

## **REF – IL/013 Wheatley Grange**

Site Ref	IL/013
Site NGR (centred)	SE137480
Site Address	Wheatley Grange, Leeds Road Ilkley
Site Area	
Site Capacity	-
Allocation Area	

## **Site description**

The site is a single field currently set as grassland pasture. To the west is a long run of dwellings. The southern section of these is a long terrace of large Victorian houses, a stone setted back street abutting the site. The continuation is a block of 1970s townhouses with further large terraced houses stretching north until Leeds Road. The south-eastern boundary is formed by a farm track edged with hedgerow and timber fencing. South of this are further open fields. On the eastern side are modern agricultural buildings and the more traditional stone structures of Wheatley Grange Farm. The north east and northern boundary to Leeds Road is formed of a post and rail fence and then a coursed stone wall. The site is open, and slopes slightly towards the north. The land continuing east is all open meadow and pasture.

## **Identified heritage constraints**

### **Designated assets**

- Wheatley Grange, Grade II listed, NHLE 1283137
- Outbuildings enclosing the farmyard of Wheatley Grange on the north, west and south to the west of the house, Grade II listed, NHLE 1314245
- Barn south of Wheatley Grange, adjacent to house and in same axis, Grade II, NHLE 1133481
- Walling to drive entrance to Wheatley Grange, west section of which extends almost to north east corner of house, Grade II, NHLE 1314226

### **Non-designated assets**

## **Significance of assets**

Wheatley Grange and its outbuildings and driveway walls were all listed in May 1976. The house is stated as a symmetrical farmhouse of good quality and dating from the 18<sup>th</sup> century. It is interesting to note however that it does not appear on the first edition Ordnance Survey of 1850.

It is built of dressed stone under a blue slate roof. The east front has 3 bays of windows, equally set, surrounding a doorway with fanlight and projecting stone canopy on brackets. All windows retain original glazing bar sashes. To the rear is an arched stair window. The chimneys are corniced and the roof verges have kneelers in the 18<sup>th</sup> century vernacular manner. The single storey outbuildings surround 3 sides of a courtyard and presumably would have served as stables, dairy and other ancillary uses. The barn is of 2 storey height and plain. It has a stone slate roof. The driveway walls are well crafted in coursed stone with semi-circular copings. The walls splay out where the drive meets Leeds Road.

The farmstead is an attractive and well preserved example of a planned agricultural enterprise. In this it is somewhat unusual as farm buildings are often developed incrementally and have sustained much alteration over time. Wheatley Grange has an air of a small estate-type farm and the original buildings are very legible as remaining in the same form and appearance as they were built. The farm buildings are highly visible, standing in open farmland. The front of the farmhouse can be viewed from some distance when approaching Ilkley along Leeds Road.

Despite being of later construction than the listing entry suggests, Wheatley Grange is a good example of a planned farmstead. It remains largely unaltered from the time of construction, continues in agricultural use and stands in a landscape setting unchanged since the 19<sup>th</sup> century. The buildings have individual and group merit and a **Medium** significance.

### **Impact of development on significance**

Proposed site IL.013 is situated between Wheatley Grange and the row of dwellings on Wheatley Lane. Wheatley Lane essentially forms the edge of the built area of Ben Rhydding and Ilkley and is an obvious and defensible boundary.

A component of the significance of Wheatley Grange farm is that it remains in its unchanged agricultural use and setting. The proposed site affords good views from Leeds Road towards the farmstead, in its pastoral setting. The single storey outbuildings can be readily seen with the house and barn beyond. If the full site was to be developed this view would be lost. Views of the farm at a greater distance are possible from the south-west where the farm access track joins Wheatley Lane. This view of the farm in its context would also be lost if the site was developed. Any development of the proposed site would result in Wheatley Grange farm merging with the built form of Ben Rhydding and losing its definition in the landscape. Although the fabric of the listed buildings would not be impacted directly, the setting of the farm would be partly obliterated, harming its significance. Both the visual definition of the farm complex would be compromised as well as partial loss of the understanding of the farm set in its supporting land holding. Development of the proposed site is assessed as having a **Moderate to Major** negative impact on the immediate setting of the listed buildings at Wheatley Grange farm.

### **Mitigation measures/ Opportunities to enhance significance**

Consideration has been given to whether partial development of the site would be feasible without causing unacceptable harm to the setting of the heritage assets. However the configuration of the site, its openness without any existing screening from the heritage assets,

and its relationship with the assets, preclude development of any part without having comparable harmful impact as that which would derive from entire development. Partial development would potentially be unviable, and landscape buffer planting would appear incongruous in this otherwise open environment.

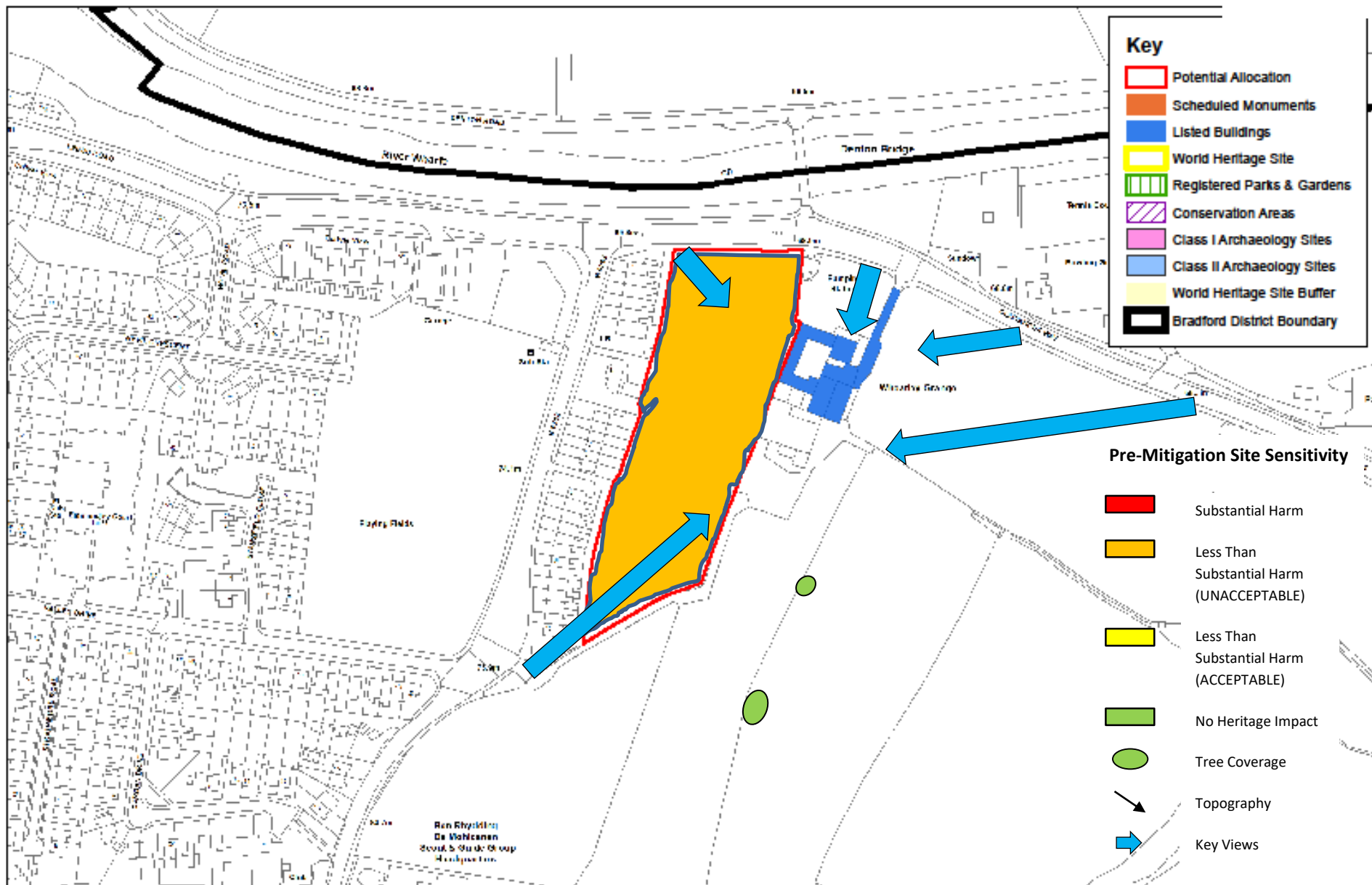
Any form of development on the proposed site would appear intrusive and incongruous and this could not be mitigated without such measures appearing equally incongruous. It is concluded that mitigation measures would not assist in reducing the negative impacts on heritage significance.

### **Impact on significance following mitigation measures**

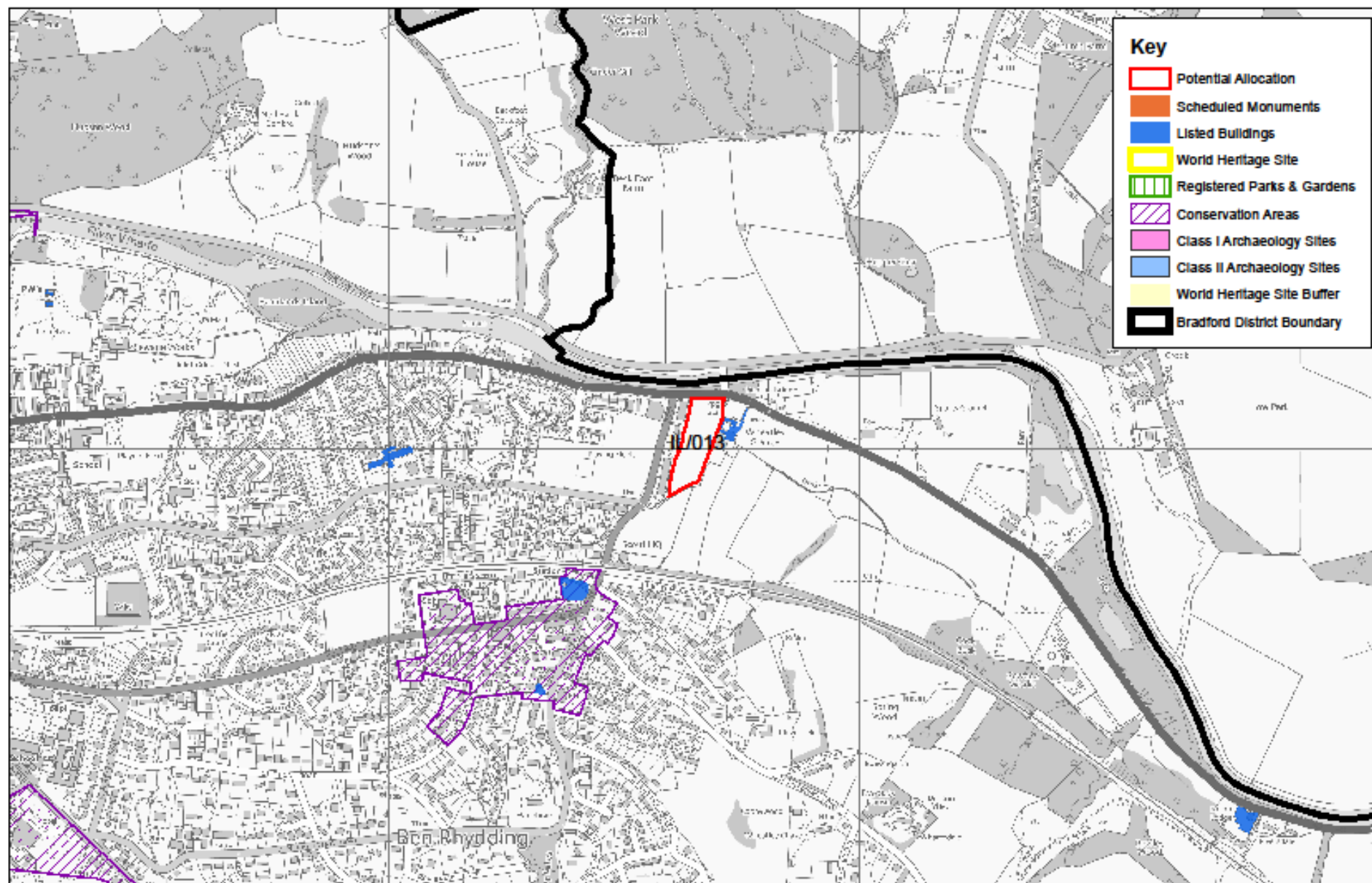
N/A

### **Conclusion**

Development of the proposed site is concluded to have resulting **Less than substantial harm of an unacceptable level** which is not capable of mitigation to achieve a less harmful impact on heritage significance.







## **REF – IL.014 Coutances Way**

Site Ref	IL.014
Site NGR (centred)	SE102483
Site Address	Wheatley Lane/Leeds Road Ilkley
Site Area	
Site Capacity	-
Allocation Area	

## **Site description**

The site is a block of 4 fields currently set as grassland pasture together with the buildings comprising Wheatley Grange farm. To the west is a single narrow field, also under consideration as a potential site, IL.013 with beyond, a long run of dwellings. The southern section of these is a long terrace of large Victorian houses, a stone setted back street abutting the site. The continuation is a block of 1970s townhouses with further large terraced houses stretching north until Leeds Road. The south-western boundary is formed by Wheatley Lane. Adjacent to the south-western corner is the premises and site of the local scout troop. The southern boundary is defined by the embankment carrying the Wharfedale line railway. A public footpath abuts the south eastern corner. The eastern edge is defined by a small stream in a slight depression, forming the field boundary. A line of trees identifies this edge. Beyond this are further open fields. The north-eastern edge is a field boundary comprising mainly post and wire fencing with more open fields beyond. The site projects north to include the modern agricultural buildings and the more traditional stone structures of Wheatley Grange Farm. Beyond is a small paddock and the wall-lined driveway leading to Leeds Road. The site is open with occasional large mature trees, and slopes gently towards the north. The land adjoining to the north and east is all open meadow and pasture, indistinguishable in character from the proposed site.

## **Identified heritage constraints**

### **Designated assets**

- Wheatley Grange, Grade II listed, NHLE 1283137
- Outbuildings enclosing the farmyard of Wheatley Grange on the north, west and south to the west of the house, Grade II listed, NHLE 1314245
- Barn south of Wheatley Grange, adjacent to house and in same axis, Grade II, NHLE 1133481
- Walling to drive entrance to Wheatley Grange, west section of which extends almost to north east corner of house, Grade II, NHLE 1314226

## **Non-designated assets**

### **Significance of assets**

Wheatley Grange and its outbuildings and driveway walls were all listed in May 1976. The house is stated as a symmetrical farmhouse of good quality and dating from the 18<sup>th</sup> century. It is interesting to note however that it does not appear on the first edition Ordnance Survey map of 1850. It is built of dressed stone under a blue slate roof. The east front has 3 bays of windows, equally set, surrounding a doorway with fanlight and projecting stone canopy on brackets. All windows retain original glazing bar sashes. To the rear is an arched stair window. The chimneys are corniced and the roof verges have kneelers in the 18<sup>th</sup> century vernacular manner. The single storey outbuildings surround 3 sides of a courtyard and presumably would have served as stables, dairy and other ancillary uses. The barn is of 2 storey height and plain. It has a stone slate roof. The driveway walls are well crafted in coursed stone with semi-circular copings. The walls splay out where the drive meets Leeds Road.

The farmstead is an attractive and well preserved example of a planned agricultural enterprise. In this it is somewhat unusual as farm buildings are often developed incrementally and have sustained much alteration over time. Wheatley Grange has an air of a small estate-type farm and the original buildings are very legible as remaining in the same form and appearance as they were built. The farm buildings are highly visible, standing in open farmland. The front of the farmhouse can be viewed from some distance when approaching Ilkley along Leeds Road.

Despite being of later construction than the listing entry suggests, Wheatley Grange is a good example of a planned farmstead. It remains largely unaltered from the time of construction, continues in agricultural use and stands in a landscape setting unchanged since the 19<sup>th</sup> century. The buildings have individual and group merit and a **Medium** significance.

### **Impact of development on significance**

Proposed site IL.014 includes Wheatley Grange and 4 fields adjacent to the south. Part of the western boundary is formed by Wheatley Lane. Wheatley Lane essentially forms the edge of the built area of Ben Rhydding and Ilkley and is an obvious and defensible boundary.

A component of the significance of Wheatley Grange farm is that it remains in its unchanged agricultural use and setting. The proposed site comprises a substantial part of the pastoral setting of the farm buildings. The proposed site forms the backdrop to the farm buildings in views from the east and north. The open backdrop enables appreciation of the farm buildings in their agricultural setting, and longer distance views of the farm in its surroundings, including up towards Ilkley Moor. If the proposed site was developed, views from the footpath adjoining the site to the south would be entirely lost. Development would also be evident in views from the east where the farm can be seen set in its landscape environment. Any development of the proposed site would result in Wheatley Grange farm merging with the built form of Ben Rhydding and losing its definition in the landscape.

The proposed site includes the farm buildings themselves, and if no longer a working farm, alternative uses for the agricultural buildings would be required to ensure their retention. The single storey buildings on 3 sides of the courtyard in particular could be difficult to adapt and enabling an alternative use could affect the significance of the listed buildings.

A significant part of the setting of the farm would be obliterated, harming its significance. Both the visual definition of the farm complex would be compromised as well as partial loss of the understanding of the farm set in its supporting land holding. Development of the proposed site is assessed as having a **Major** negative impact on the immediate setting of the listed buildings at Wheatley Grange farm.

### **Mitigation measures/ Opportunities to enhance significance**

Consideration has been given to whether partial development of the site would be feasible without causing unacceptable harm to the setting of the heritage assets. However the configuration of the site, its openness without any existing screening from the heritage assets, and its relationship with the assets, preclude development of any part without having comparable harmful impact as that which would derive from entire development. Landscape buffer planting would appear incongruous in this otherwise open environment.

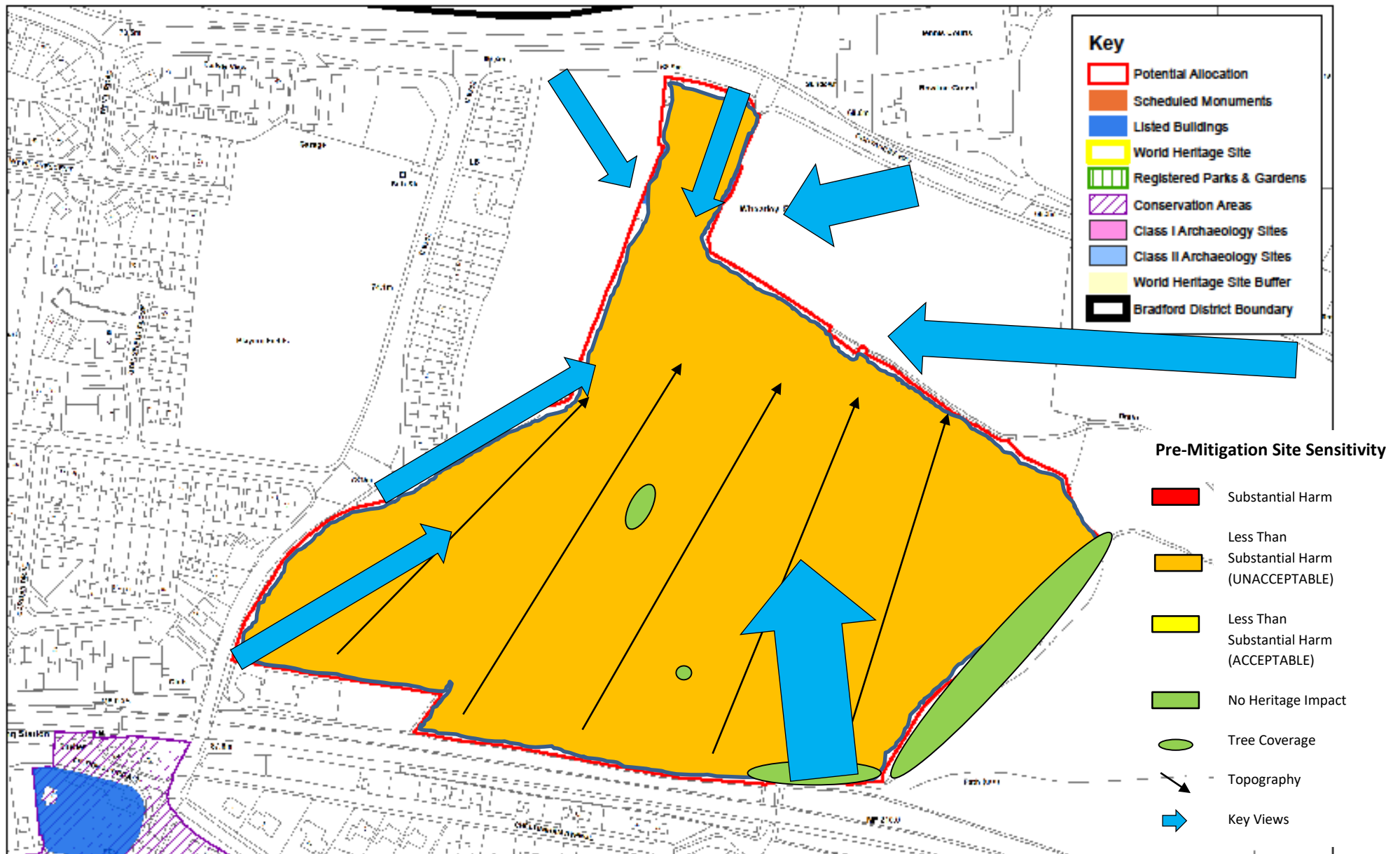
Any form of development on the proposed site would appear intrusive and incongruous and this could not be mitigated without such measures appearing equally incongruous. It is concluded that mitigation measures would not assist in reducing the negative impacts on heritage significance.

### **Impact on significance following mitigation measures**

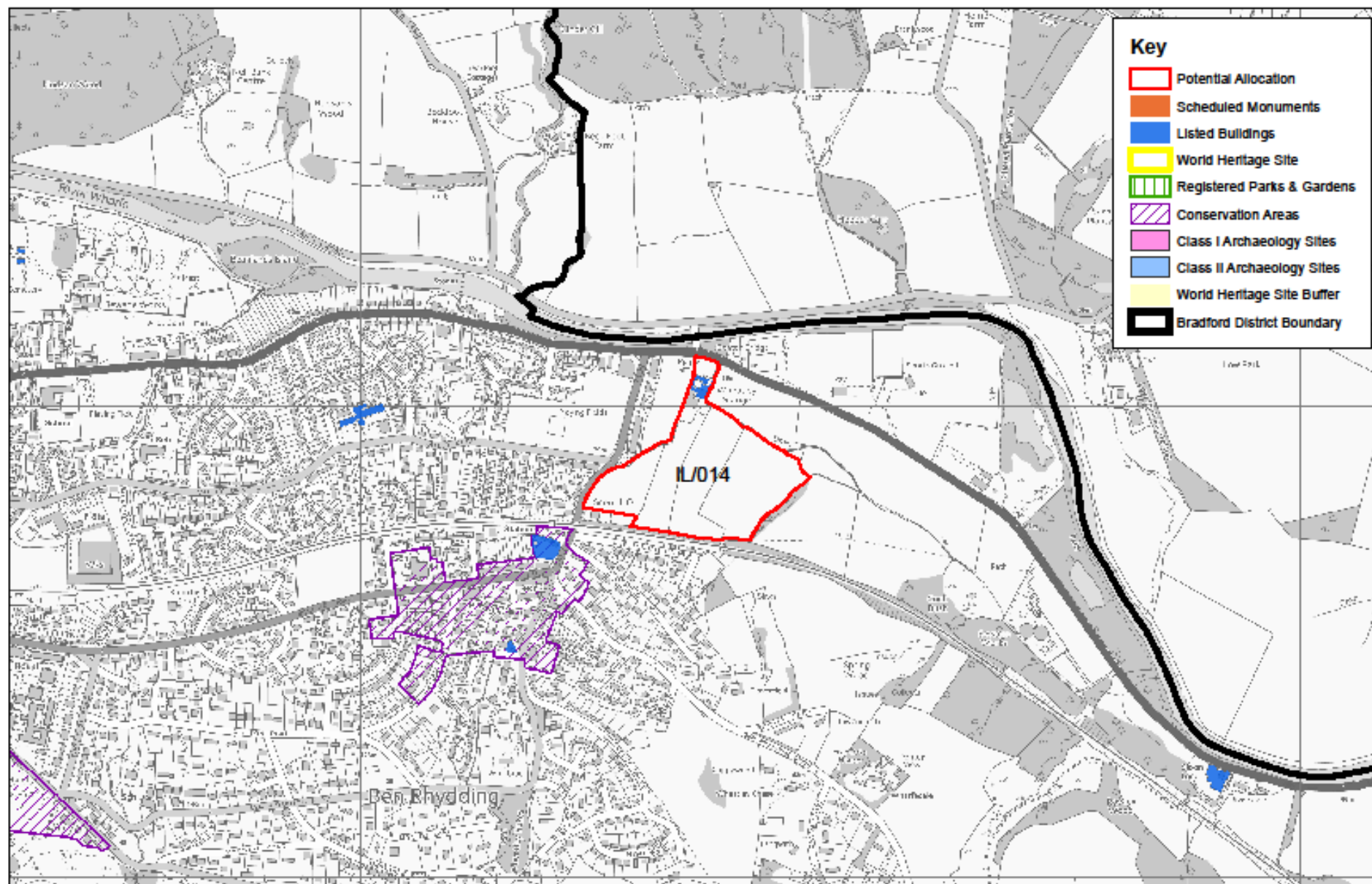
N/A

### **Conclusion**

Development of the proposed site is concluded to have resulting **Less than substantial harm of an unacceptable level** which is not capable of mitigation to achieve a less harmful impact on heritage significance.







## **KY/002 – Hollins Lane, Keighley**



<b>Site Ref</b>	KY/002
<b>Site NGR (centred)</b>	
<b>Site Address</b>	Hollins Lane, Keighley
<b>Site Area</b>	
<b>Site Capacity</b>	
<b>Allocation Area</b>	-

### **Site description**

The site comprises of open agricultural land which is set to grazing and located to the southwest of Hollins Lane. The site has a sloping topography which rises upwards from Hollins Lane initially with quite a shallow slope but then more steeply towards the southwestern boundary. There are field walls dissecting the site from east to west and a small stream (which appears to be culverted before it reaches Hollins Lane) in the southeastern portion of the site. The boundary wall to Hollins Lane is a good quality stone wall topped with copingstones. A recessed field gate provides access from Hollins Lane and is defined by substantial stone gate piers with pyramidal finials that are of some age. The gate itself is a modern field gate. Trees are located along the southeastern and southwestern boundaries of the site. Whinburn Hall is located immediately to the south of the site and existing residential properties border the site to the east. Further areas of farmland (and some farm buildings) provide the setting to the north and west of the site.

### **Identified heritage constraints**

#### **Designated assets**

- Whinburn (Hall) Lodge and attached stable block and coach house - Grade II listed (NHLE 1245704)
- Gate Lodge and gates to Whinburn Lodge – Grade II (NHLE 1271720)
- Upper Garden Pavilion at Whinburn – Grade II (NHLE 1392978)
- Whinburn – Grade II registered park/garden (NHLE 1001643)
- Devonshire Park and Cliffe Castle Conservation Area

- Guidestone at junction with Barr House Lane, opposite Cairn Croft – Grade II (NHLE 1134080)

## **Non-designated assets**

### **WYAAS Comments**

PRN3473 crosses site. Recommend a predetermination archaeological evaluation. Immediately adj to Registered Park & garden so setting a major issue. Field boundaries are those shown on mid 19th century OS maps & should be retained where possible if developed.

### **Historic England Comments**

The site is adjacent to the Grade II listed Whinburn Lodge & ancillary listings and the Grade II Whinburn Registered Park and Garden. The garden is included on the Heritage at Risk Register. Development of this area could harm elements which contribute to the significance of these heritage assets.

## **Significance of assets**

Whinburn Lodge (also known as Whinburn Hall) is a large house with attached stable block dating to c.1890 but rebuilt in 1912-13 to the designs of Sir John W Simpson and Maxwell O Ayrton of London. It is an imposing building which incorporates good details in the Arts and Crafts vernacular tradition and is Grade II listed. From outside the site, very little can be seen of the house from the nearby public highways due to the dense tree cover within the grounds and the steeply sloping topography. The house is considered to have evidential and aesthetic value and has a **medium** heritage value.

The ancillary structures to Whinburn Lodge include the gate lodge and gates, which date to 1912 and were designed by Simpson and Aytron of London. The lodge (which is vacant and in deteriorating condition) and gates are prominent features on Hollins Lane. They are Grade II listed. The upper garden pavilion, located to the southeast of the house and adjacent to the southeast boundary of the grounds, also dates to 1912 and was designed by the same architects but with later modifications by T Mawson, a noted landscape designer. The pavilion is also Grade II listed and along with the lodge and gates are considered to have evidential and aesthetic value and a **medium** heritage value.

The gardens to Whinburn are a Grade II registered park/garden. They were partly laid out in 1897 when Whinburn Lodge was constructed but additional formal landscaping and ancillary structures were added between 1912 and 1938, around the same time that the house was redesigned and extended. A contemporary source (Frederick J Mitchell, c.1925-32) described the house as being set within a series of terraced rose gardens with a natural stream running through grounds which were landscaped for the outlook across the Aire valley (Dalesman, 1974). The grounds occupy roughly 3ha of steeply rising land. The principle building, Whinburn, is located centrally within the gardens with



formal terraces and a carriage driveway providing the approach from Hollins Lane and tree cover now mostly occupying the area to the SW of the house. The grounds largely retain the layout and principal formal landscape features that are indicated on the 1934 OS map, though it is currently on the Heritage at Risk register as the gardens are overgrown and its buildings and structures in need of repair. The grounds of Whinburn are considered to have an evidential and aesthetic value and a **medium** heritage value.

Located approximately 250m to the southeast of the boundary of the site (on Spring Gardens Lane, just before the junction between Hollins Lane and Barr House Lane) is a guidestone dating to the mid/late 18<sup>th</sup> century. The road was adopted by the Keighley Kendal turnpike trust in 1733 and old Barr House Lane was opened in 1782. The guidestone is inscribed with the names 'Skipton' and 'Keighley' with a carved hand pointing in the respective directions. The stone is a rare survival and much of its interest and significance is derived from its setting, being located on the former turnpike route between Keighley and Skipton. The stone is considered to have evidential and aesthetic value and a **medium** heritage value.

Cliffe Castle and Devonshire Park Conservation Area is located some distance to the south of the site (approximately 400m) and covers an area of suburban development to the north of Keighley Town Centre. The area became popular during the mid/late 19<sup>th</sup> century with wealthy industrialists associated with Keighley's booming textile and machine industries. Cliffe Castle was built in the 1830s within formal grounds and an estate that covered 300 acres. Devonshire Park was opened in 1888 and the area became established as a desirable and fashionable place to live. Development occurred in a piecemeal fashion and many of the houses within the conservation area reflect the architectural fashions of the time and are set within large gardens (though some have since been built upon). The site is located a short distance to the north of the Conservation Area and therefore development may affect the setting of the heritage asset. The Conservation Area and its large areas of parkland have a historical, aesthetic and communal value. The heritage value of the Conservation Area is **medium**.

## **Impact of development on significance**

The site is currently set to grassland/grazing and mostly bound by dry stone walls. There are views into and across the site from Hollins Lane and its openness, the presence of trees around the boundary and typical agricultural features such as drystone boundary walls provide a strong rural character and appearance.

The heritage assets at Whinburn are located immediately to the south of the site. Trees line the boundary between the site and Whinburn. Notwithstanding this there are clear visual linkages between Whinburn and the proposed site and due to the steeply sloping topography, development particularly of the south-eastern section of the site (the

highest ground) is likely to impact to significantly on the contextual setting of the heritage assets at Whinburn which have traditionally enjoyed a rural setting and long ranging views. The contextual setting of these assets, originally enjoyed within the rural surroundings of farmland and with few competing 'visual detractors' on this side of Hollins Lane contributes to their significance. The loss of this immediate setting is likely to result in harm to the significance of the assets.

The setting of the guide stone has a defined setting and draws much of its significance and understanding of its function from its location alongside the former turnpike road. Providing the guide stone does not need to be moved, due to potential traffic mitigation measures, it is unlikely that the significance or setting of the listed structure will be harmed and therefore the impact would be negligible.

The setting of Devonshire Park and Cliffe Castle Conservation Area is unlikely to be impacted due to the distance between the site and the heritage asset, the intervening built form and relative topography, all of which severely limit visual linkages and the sense of proximity.

### **Mitigation measures/ Opportunities to enhance significance**

It is unlikely that the impact of a large residential development in close proximity to the heritage assets could be successfully mitigated. The screening along the northern boundary of Whinburn will limit some but not all of the visual impacts of development however it is unlikely to reduce the loss of the contextual setting of the heritage assets. Development of the northern half of the site only, with the southern half being left as undeveloped is likely to have a more limited impact.

### **Impact on significance following mitigation measures**

It is unlikely that the impact of development on the southern half of the site can be adequately or realistically mitigated and to maintain the setting of the heritage assets this part of the site should not be developed. As a result the development of this part of the site is considered likely to result in **substantial harm or less than substantial harm (of an unacceptable level)**.

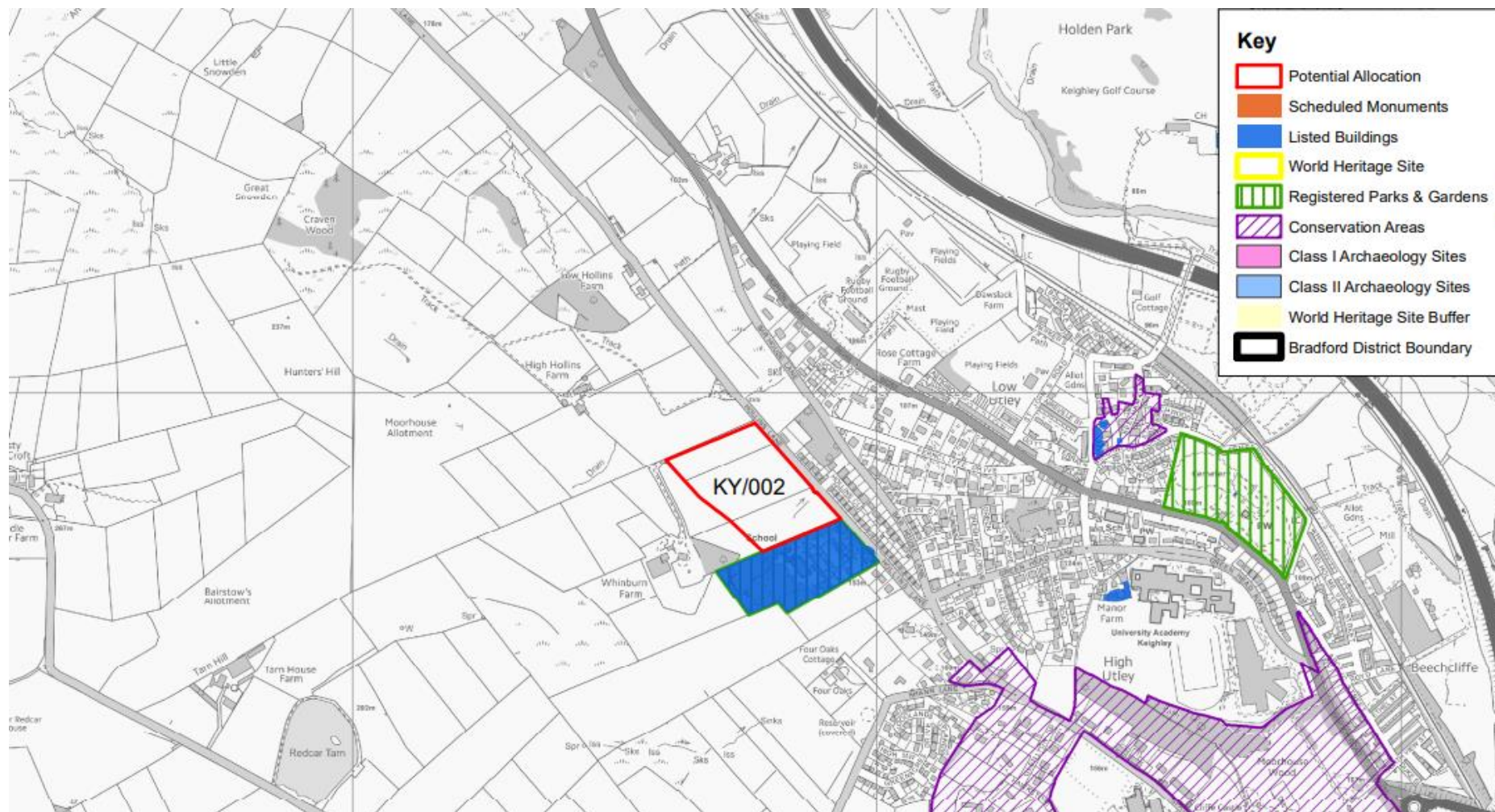
The impact of developing the remaining half of the site, which is located further away, could be mitigated through the retention of the southern half of the site as undeveloped and open land and through substantial areas of landscaped screening and careful consideration of development and layout, particularly on the steeply sloping parts of the site where visibility and potential impact on the setting of the heritage assets are likely to be higher. Following mitigation measure it is likely that development of this part of the site would result in **less than substantial harm (of an acceptable level)**.

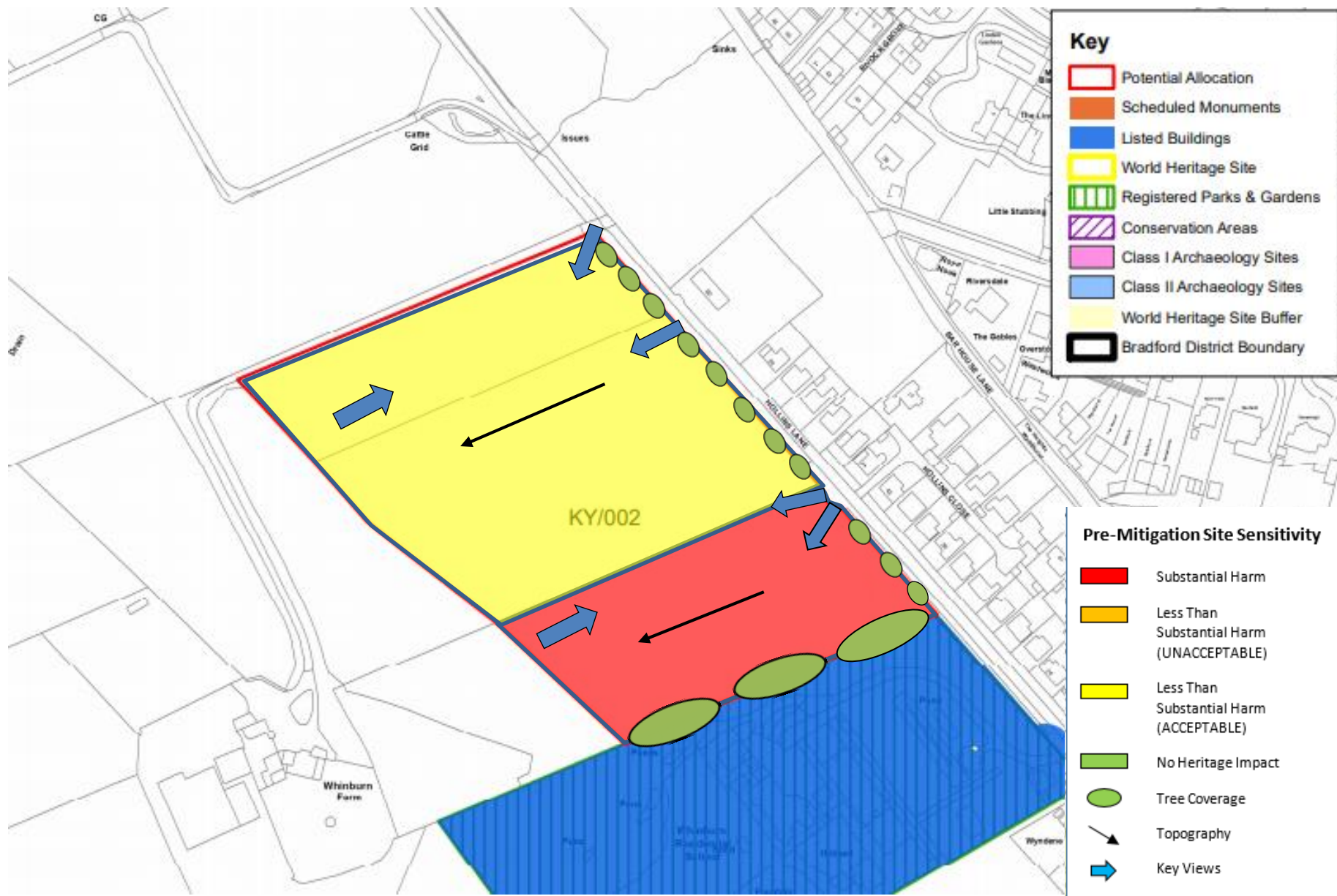
## **Conclusion**

The impact of development on the setting of the nearby listed structures at Whinburn and the registered garden is likely to increase in close proximity and also with the rising topography of the site. Development is likely to only be ACCEPTABLE within the northern half of the site and on the provision of a landscaped buffer to protect the setting of Whinburn and the gardens. Development of the southern half of the site is likely to be UNACCEPTABLE due to the impact on the setting on the heritage assets at Whinburn.









## **KY/003A – Woodville Road/Spring Gardens Lane, Keighley**

<b>Site Ref</b>	KY/003A
<b>Site NGR (centred)</b>	
<b>Site Address</b>	Hollins Lane, Keighley
<b>Site Area</b>	
<b>Site Capacity</b>	
<b>Allocation Area</b>	-

### **Site description**

The site comprises of open agricultural land which is set to grazing and located to the southwest of Hollins Lane. The site has a steeply sloping topography which slopes upwards from Hollins Lane. The site is bound by dry stone field walls with tree cover providing screening to the north-western and south-eastern boundaries. The site has some relict field boundaries which are orientated NW-SE and NE-SW identified by the remains of dry stone walls. Whinburn Hall is located a short distance to the northwest of the site and existing residential properties border the site to the south, east and northeast.

### **Identified heritage constraints**

#### **Designated assets**

- Whinburn (Hall) Lodge and attached stable block and coach house - Grade II listed (NHLE 1245704)
- Gate Lodge and gates to Whinburn Lodge – Grade II (NHLE 1271720)
- Upper Garden Pavilion at Whinburn – Grade II (NHLE 1392978)
- Whinburn – Grade II registered park/garden (NHLE 1001643)
- Devonshire Park and Cliffe Castle Conservation Area
- Guidestone at junction with Barr House Lane, opposite Cairn Croft – Grade II (NHLE 1134080)

#### **Non-designated assets**

## **WYAAS Comments**

Potential impact setting Registered Park & Garden (PRN11515). Directly opposite Listed Guidestone opposite side of road. No apparent direct archaeological implications.

## **Historic England Comments**

The site is close to the Grade II listed Whinburn Lodge & ancillary listings and the Grade II Whinburn Registered Park and Garden. The garden is included on the Heritage at Risk Register. Development of this area is likely to cause harm to elements which contribute to the significance of these heritage assets.

## **Significance of assets**

Whinburn Lodge (also known as Whinburn Hall) is a large house with attached stable block dating to c.1890 but rebuilt in 1912-13 to the designs of Sir John W Simpson and Maxwell O Ayrton of London. It is an imposing building which incorporates good details in the Arts and Crafts vernacular tradition and is Grade II listed. From outside the site, very little can be seen of the house from the nearby public highways due to the dense tree cover within the grounds and the steeply sloping topography. The house is considered to have evidential and aesthetic value and has a **medium** heritage value.

The ancillary structures to Whinburn Lodge include the gate lodge and gates, which date to 1912 and were designed by Simpson and Aytrton of London. The lodge (which is vacant and in deteriorating condition) and gates are prominent features on Hollins Lane. They are Grade II listed. The upper garden pavilion, located to the southeast of the house and adjacent to the southeast boundary of the grounds, also dates to 1912 and was designed by the same architects but with later modifications by T Mawson, a noted landscape designer. The pavilion is also Grade II listed and along with the lodge and gates are considered to have evidential and aesthetic value and a **medium** heritage value

The gardens to Whinburn are Grade II registered park/garden. They were partly laid out in 1897 when Whinburn Lodge was constructed but additional formal landscaping and ancillary structures were added between 1912 and 1938, around the same time that the house was redesigned and extended. A contemporary source (Frederick J Mitchell, c.1925-32) described the house as being set within a series of terraced rose gardens and with a natural stream running through grounds which were landscaped for the outlook across the Aire valley (Dalesman, 1974). The grounds occupy roughly 3ha of steeply rising land. The principle building, Whinburn is located centrally within the gardens with formal terraces and a carriage driveway providing the approach from Hollins Lane and tree cover now mostly occupying the area to the SW of the house. The grounds largely retain the layout and principal formal landscape features that are indicated on the 1934 OS map, though it is currently on the Heritage at Risk register as the gardens are overgrown and its buildings and structures in need of repair. The



grounds of Whinburn are considered to have an evidential and aesthetic value and a **medium** heritage value.

Located close to the north-eastern boundary of the site (on Spring Gardens Lane, just before the junction between Hollins Lane and Barr House Lane) is a guidestone dating to the mid/late 18<sup>th</sup> century. The road was adopted by the Keighley Kendal turnpike trust in 1733 and old Barr House Lane was opened in 1782. The guidestone is inscribed with the names 'Skipton' and 'Keighley' with a carved hand pointing in the respective directions. The stone is a rare survival and much of its interest and significance is derived from its setting, being located on the former turnpike route between Keighley and Skipton. The stone is considered to have evidential and aesthetic value and a **medium** heritage value.

Cliffe Castle and Devonshire Park Conservation Area covers an area of suburban development to the north of Keighley Town Centre. The area became popular during the mid/late 19<sup>th</sup> century with wealthy industrialists associated with Keighley's booming textile and machine industries. Cliffe Castle was built in the 1830s within formal grounds and an estate that covered 300 acres. Devonshire Park was opened in 1888 and the area became established as a desirable and fashionable place to live. Development occurred in a piecemeal fashion and many of the houses within the conservation area reflect the architectural fashions of the time and are set within large gardens (though some have since been built upon). The site is located a short distance to the north of the Conservation Area and therefore development may affect the setting of the heritage asset. The Conservation Area and its large areas of parkland have a historical, aesthetic and communal value. The heritage value of the Conservation Area is **medium**.

## **Impact of development on significance**

The site is currently open and undeveloped and set to grassland/grazing. Its openness and typical agricultural features such as dry stone boundary walls contribute to the rural character and sense of place of the locality. An open field separates the site from the south-eastern boundary of Whinburn and there is a belt of trees located along the northern boundary of the site however there are clear visual linkages between Whinburn and the proposed site and due to the steeply sloping topography, development particularly of the south-eastern section of the site (the highest ground) is likely to impact to some degree on the contextual setting of Whinburn. The presence of the field between the site and Whinburn is likely to provide a buffer between the development and the proposed site however due to the topography of the site and the likely prominence of development, it is likely that there will be some harm to the setting of the listed structures at Whinburn (particularly the house) and to the setting of the registered garden. This harm is likely to be less than substantial, acceptability is likely to depend on the success of mitigation measures.



The setting of the guide stone has a defined setting and draws much of its significance and understanding of its function from its location alongside the former turnpike road. Providing the guide stone does not need to be moved, due to potential traffic mitigation measures, it is unlikely that the significance or setting of the listed structure will be harmed and therefore the impact would be negligible.

The setting of Devonshire Park and Cliffe Castle Conservation Area is unlikely to be impacted due to the distance between the site and the heritage asset, the intervening built form and relative topography, all of which severely limit visual linkages and the sense of proximity.

### **Mitigation measures/ Opportunities to enhance significance**

It may be possible to mitigate some of the impacts on the setting of Whinburn and the registered gardens through the strengthening of the landscaped/tree boundary along the north-western and south-western boundaries of the site and retaining/rebuilding the dry stone boundary walls. This would increase the screening between the two sites, would assist in maintaining the green and rural setting of Whinburn and minimise impact on views of and from the heritage assets. There may be some limitations in the effectiveness of this in the south-western quarter of the site where the steeply sloping topography is likely to mean any development is highly visible. An imaginative approach to layout, design, scale and landscaping which address the constraints of the topography whilst respecting the nearby heritage assets and their setting may also assist in mitigating the impacts.

### **Impact on significance following mitigation measures**

If sufficient mitigation measures are employed on the site then the lower sections of the site (roughly two-thirds of the area within the red line) are likely to result in **less than substantial harm (of an acceptable level)**. The impact of developing the remaining third of the site, which is located on the highest land, will be more difficult to mitigate and without further information (site sections, layout etc) it is not possible to evaluate whether development will result in **less than substantial harm (of an acceptable level)** or **less than substantial harm (of an unacceptable level)**.

### **Conclusion**

The impact of development on the setting of the nearby listed structures at Whinburn and the registered garden is likely to increase with the rising topography of the site. At the present time, there is some screening along northwestern and to a lesser degree, the southwestern boundary of the site. There is concern that due to the topography, the open nature of the site and potential building heights that development will harm the significance and setting of these assets. Development is likely to only be ACCEPTABLE on the provision of a landscaped buffer to protect the setting of Whinburn and the gardens and potentially development only on the lower sections of the site, subject to further evaluation and potentially a landscape visual impact assessment.





## **KY/095 – Woodville Road/Spring Gardens Lane, Keighley**



<b>Site Ref</b>	KY/0095
<b>Site NGR (centred)</b>	
<b>Site Address</b>	Woodville Road/Spring Gardens Lane, Keighley
<b>Site Area</b>	0.77
<b>Site Capacity</b>	
<b>Allocation Area</b>	-

### **Site description**

The site is a roughly triangular shaped plot located on the junction of Spring Gardens Lane and Woodville Road. Immediately to the east of the site is Spring Gardens Lane and on the opposite side of the road, the grounds of Cliffe Castle. Woodville Road forms the southern boundary of the site and to the north is residential development and the west a horticultural training centre. The site is bound by a substantial stone wall. Within and located towards the western end of the site is Woodville, a late 19<sup>th</sup> century stone-built house which has been extended previously. There are good quality mature trees standing around the boundary walls of the site and within the garden areas. The topography of the site slopes down from west to east.

### **Identified heritage constraints**

#### **Designated assets**

- Devonshire Park and Cliffe Castle Conservation Area
- Cliffe Castle (museum) – Grade II listed (NHLE 1200609) approx. 80m to the NE of the site
- Turnpike gate to Cliffe Castle – Grade II (NHLE 1200627) approx. 75m to the NE of the site
- Twin fountains in the park of Cliffe Castle – Grade II (NHLE 1134052) approx. 60m to the E of the site
- Lodge and entrance to Cliffe Castle – Grade II (NHLE 1200467) approx. 100m to the SE of the site

## **Non-designated assets**

- Cliffe Castle and Devonshire Park – locally recognised park/garden. Identified in the Replacement Unitary Development Plan (2005)
- Woodville – the original element of the house is identified as a key unlisted building in Devonshire Park and Cliffe Castle Conservation Area appraisal (2007) and the grounds are identified as key open space.

### **WYAAS Comments**

Within Conservation Area. Any potential development should retain significance & enhance CA. No apparent direct archaeological implications.

### **Historic England Comments**

The site is entirely within the Devonshire Park and Cliffe Castle Conservation Area and adjacent to the Grade II listed Castle Cliffe Museum. The conservation area is on the Heritage at Risk Register. Development of this area could harm elements which contribute to the significance of these heritage assets.

## **Significance of assets**

Cliffe Castle and Devonshire Park Conservation Area covers an area of suburban development to the north of Keighley Town Centre. The area became popular during the mid/late 19<sup>th</sup> century with wealthy industrialists associated with Keighley's booming textile and machine industries. Cliffe Castle was built in the 1830s within formal grounds and an estate that covered 300 acres. Devonshire Park was opened in 1888 and the area became established as a desirable and fashionable place to live. Development occurred in a piecemeal fashion and many of the houses within the conservation area reflect the architectural fashions of the time and are set within large gardens (though some have since been built upon). The Conservation Area and its large areas of parkland have a historical, aesthetic and communal value. The heritage value of the site is **medium**.

Cliffe Castle dates to the 1830s and was constructed as a modest dwelling. In the late 19<sup>th</sup> century the property was extended to create a fashionable mansion for Henry Isaac Butterfield, a prominent local textile manufacturer in a 'Tudor castle' style and the extensive grounds were modelled to create a fitting setting to the house. In the 1950s the house was altered and some of the Tudor detailing, such as the battlements were removed. The lodge and listed structures such as the fountains and lodge date to the late 19<sup>th</sup> century and as a group they contribute to the understanding of the development of the area as well as the architectural fashions of the time. The house and its associated listed structures are Grade II listed and have a historical, aesthetic and communal value. The heritage value of these assets are **medium**.

Cliffe Castle and Devonshire Park are considered to be parks of local historic interest and are identified in the adopted RUDP (2005) and on the Council's website. Though both are included within the Cliffe Castle and Devonshire Park Conservation Area (and within Cliffe Castle parklands are several Grade II listed structures) the actual parklands themselves are considered to be of additional interest and are considered to be non-designated heritage assets. Devonshire Park was first opened in 1888 on land presented to the people of Keighley by the Duke of Devonshire. The park retains much of its original layout in the form of serpentine paths around formal planting, the park is considered to have a historical, aesthetic and communal value and has a **low** heritage value. The parkland at Cliffe Castle were extended in the late 19<sup>th</sup> century, at the same time the house was extended for Henry Isaac Butterfield. The park is considered to have a historical, aesthetic and communal value and has a **low** heritage value

Woodville, the original part of the late 19<sup>th</sup> century house, is identified as a key unlisted building in the Devonshire Park and Cliffe Castle Conservation Area appraisal (Feb 2007) and the grounds are identified in the same document as being key open space within the Conservation Area. Woodville is an attractive, traditionally detailed dwelling located in mature grounds surrounded by a high stone boundary wall. The property is architecturally simple compared to some of the other key unlisted buildings in the conservation area, but the building along with the open and leafy grounds make a strongly positive contribution to the character and appearance of the area nonetheless. Woodville is considered to have a **low** heritage value.

## **Impact of development on significance**

The site contains Woodville, a late 19<sup>th</sup> century Victorian residence (and key unlisted building in the Conservation Area) and its grounds enclosed within a substantial stone boundary wall. The eastern part of the site appears quite open and the entire site slopes down from west to east towards Spring Gardens Lane. There are several trees within the site with the majority apparently around the periphery of the plot, close to the boundary wall. Development could impact harmfully on both the principle building within the site and could result in loss of openness of the grounds and harmful impacts upon the trees and boundary wall, which is a key feature of the streetscape. It therefore has the potential to harm the significance, character and intrinsic landscape qualities of Woodville (undesigned heritage asset), its grounds and the wider Conservation Area. Development could also result in potentially negative impacts on the setting of the nearby listed buildings/structures and to a much lesser degree on the setting of the nearby parks of local historic interest. Development has the potential to have a **moderate/major** negative impact on significance, character and appearance of Devonshire Park and Cliffe Castle Conservation Area and a **minor** impact on the setting of the listed heritage assets in and around Cliffe Castle and the setting of the nearby local listed parks.



## **Mitigation measures/ Opportunities to enhance significance**

There may be means by which to mitigate the impact of development of the site. The sensitive conversion of Woodville to residential flats/dwellings is likely to have an acceptable impact on the significance of the heritage assets. It is anticipated that an acceptable conversion would retain elements that contribute positively to the building and the wider Conservation Area and that any alterations/extensions would be undertaken sensitively and to a high quality, and utilise an appropriate palette of materials and retain the openness of the grounds and trees. Car parking should be considered carefully and the area of hard surfacing should not extend beyond the current limits.

Development within the grounds has the potential to have a more significant harmful impact on the character and appearance of the Conservation Area. Much of the sense of place and understanding of the historical development of the area is derived from the relationship between the substantial Victorian dwellings and the large gardens in which they stand. The interrelationship of the buildings and spaces around them contributes to the identity of the area, the landscape qualities and its sense of openness. The development of the grounds will undoubtedly impact on the openness of the gardens and could lead to a substantial loss of trees. That being said, some of these impacts may be mitigated if it is possible to undertake a very low density, carefully designed high quality development however this would need to be accommodated without harm or loss of the existing trees (which are mostly around the boundary of the grounds) and within the confines of the high boundary walls. An acceptable development would also need to maintain a high degree of openness and soft landscaping within the grounds and it is very difficult to see whether this could reasonably be undertaken within the limits of the identified constraints.

Development is likely to have a limited impact on the setting of the nearby listed buildings due to the distance separating the site from the assets and very limited visual linkages. The development of the site will result in some loss of the contextual setting of the assets but this is likely to be quite limited.

## **Impact on significance following mitigation measures**

The retention and sensitive heritage-led conversion of Woodville is likely to maintain the character and appearance of the Conservation Area and the setting of the nearby heritage assets and would have **no heritage impacts**.

Due to the difficulty of mitigating the impacts of a residential development in the grounds, then it is likely that development will result in **less than substantial harm of an unacceptable level**.

## **Conclusion**

Conversion of Woodville is likely to have an **ACCEPTABLE** impact however development of the grounds is only likely to ACCEPTABLE if mitigation measures (as suggested) are possible however due to the difficulty in reasonably achieving this, development of the grounds is most likely to be result in an **UNACCEPTABLE** impact.









Photo 1: Woodville, taken from Woodville Road





Photo 2: Boundary wall on to Spring Gardens Lane

**NW/054**



<b>Site Ref</b>	NW/054
<b>Site NGR (centred)</b>	
<b>Site Address</b>	Land to rear of Fearnside Terrace and Whetley Mills
<b>Site Area</b>	
<b>Site Capacity</b>	
<b>Allocation Area</b>	

## **Site description**

The site consists of a Grade II listed mill complex, Whetley Mills and associated land and structures to the rear. The site is roughly triangular in shape and is enclosed by Hockney Road to the west, Thornton Road to the south, the 19<sup>th</sup> century terraced housing around Fearnside Street to the east and Prism City Farm to the north. The mill complex is comprised of two parallel ranges to Thornton Road, the road block being five storeys and the range to the rear six storeys in height. The ranges are constructed of sandstone brick under slate roofs. An office block and lodge stands to the right of the entrance and a tall mill chimney between the two ranges. To the north of the main building complex are a number of northlight sheds of varying ages, a car park, mill pond and areas of cleared land.

## **Identified heritage constraints**

### **Designated assets**

- Two parallel blocks (5-storey to road, 6-storey to rear) with chimney between and office block and lodge to right of entrance at Whetley Mills (D Illingworth and Sons Mills), Thornton Road – Grade II (NHLE 1314117)
- Main 3 and 4-storey block, parallel office range to right of entrance and chimney stack to Nos 296 and 298 (premises of H Hey and Co Ltd), Thornton Road – Grade II (NHLE 1291202)

- Gate House and 3-storey block to right fronting road, to No 224 (Weber, Cook and Garnham Ltd), City Road – Grade II NHLE 1314376)
- 220 and 222, City Road (The City Public House) – Grade II (NHLE 1133217)
- Two 3-storey blocks and a chimney stack to Try Mills (Thornton Spinning Company) opposite No 244 and part of No 254 Thornton Road – Grade II (NHLE 1133691)
- Whetley Grove Conservation Area

## **Non-designated assets**

### **WYAAS Comments**

PRN3658 Whetley Mills are Listed. Significant elements will need retention. Mill complex should be archaeologically recorded prior to development.

### **Historic England Comments**

The site contains the Grade II listed Whetley Mills complex. Development of this area could harm elements which contribute to the significance of these heritage assets.

## **Significance of assets**

Whetley Mills was built around 1863-5 to the designs of local Bradford architects Milnes and France. It comprises of a mostly complete worsted spinning mill complex with a large warehouse, combing shed, engine house, spinning mill, offices and foreman's house around a small yard. The chimney and boiler house are located within the yard. The main mill is of fireproof construction. Combing sheds were added later in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The mill is considered to be excellent example of a large scale worsted spinning mill which had its own combing capacity and the mill chimney is noted (in the list description) as 'being one of the finest extant mill chimneys in Bradford'.

Whetley Mills is now considered one of the most architecturally and historically significant remaining mill complexes in Bradford. The mill dams to the rear would have provided essential ancillary functions, of water provision for power generation, cleansing and cooling. They should be considered as curtilage structures. Whetley Mills is of **Medium** heritage significance.

The main 3 and 4-storey block, parallel office range to right of entrance and chimney stack to Nos 296 and 298 (premises of H Hey and Co Ltd): Built as the Brick Lane mills, 1865. Effective massing of 2 main blocks and chimney stack. Three and 4-storeys sandstone "brick," with ashlar dressings. Four-storey block has gable end to road with 18 bay side range. Plain console brackets to eaves of slate roof. Cambered ashlar lintels to ground floor windows. Three bay gable end has round-headed outer windows. Stair turret surmounted by water tank to south-west corner, with quoin pilasters and string courses, narrow paired round-headed windows and moulded eaves cornice below water tank. The 3-storey range has 26 bays to road and similar return elevation to that of 4-storey block. Doorway with block pediment. Tall graceful tapering octagonal mill chimney with cornice capping. To the right hand of entrance gates is a single-storey office range with narrow end to road. Hipped slate roof. Plinth and impost band linking stilted segmental arched windows.

Sadly following a serious fire and subsequent disuse of the main 3 and 4 storey blocks, these have had to be demolished. The chimney, a roadside 3 storey block and the gate lodge still stand and remain listed, with some heritage significance. As the buildings remain listed, they are of **Medium** heritage significance.

Gate House and 3-storey block to right fronting road, to No 224 City Road: Built as the Oakwood Dyeworks. Architect Eli Milnes, 1861. The gatehouse is a strongly modelled Italianate design of sandstone ashlar. Short 4-storey tower with pyramidal roof. Louvred top bell stage; string courses, quoins and plinth. Narrow round headed windows. Two-storey 3 bay screen to right containing large gateway. Semi-circular voussoir. The 3-storey road block extending to east has had its parapet rebuilt in sandstone "brick". The ground floor has cyclopean rustication, rusticated quoins, plat bands and roll band. Panelled quoin pilasters to upper floors. The buildings remain in use and in good repair. The former Oakwood Dyeworks is of **Medium** heritage significance.

220-222 City Road, the former City Public House: Circa 1860 public house. Two-storeys, grooved ashlar ground floor and stuccoed first floor. Bed mould to deep frieze. Moulder eaves cornice and steep slate roof with flanking chimneys. Three gabled dormers. Three bay front, the first floor windows round headed with thin impost string and sill band. Segmental arched ground floor windows and doorway. Unusual use of stucco for this period of building in Bradford. Included for group value with dyeworks and mill complex. Although no longer in use as a public house, the building is of **Medium** heritage significance.

Two 3-storey blocks and a chimney stack to Try Mills (Thornton Spinning Company) opposite No 244 and part of No 254 Thornton Road: Circa 1850-60 worsted mill consisting of 2 blocks. The range fronting the road is of 3-storeys with basement and attic storey. Sandstone "brick" with ashlar sill bands and spaced dentils to eaves of hipped slate roof. Fifteen windows, close set to left hand, those on second floor with aprons and rounded arches. Small square windows to attic storey. Centre of ground floor has semi-circular waggon arch with ashlar voussoirs. The rear range is of 3-storeys

and basement, similar details, and terminates with an octagonal, cornice capped sandstone "brick" chimney. The buildings remain intact and are of **Medium** heritage significance.

Whetley Grove conservation area is a distance to the north. It is a small area of suburban mid-Victorian terraced housing and a row of attractive almshouses. The conservation area is of **Medium** heritage significance.

## **Impact of development on significance**

Although the former weaving sheds in the west of the site are actively used, the multi-storey buildings at Whetley Mills are seriously under-used and under maintained. The rear former spinning mill is exhibiting serious and worrying deterioration of the roof and most windows are not protected. The engine house is also abandoned and deteriorating. Areas of weaving sheds and ancillary buildings to the rear and east of the site are neglected to a point of structural failure. The site itself is reasonably well presented, with the ponds open and locally appreciated as an amenity.

All of the buildings would be capable of return to active sustaining varied uses, including residential, mixed use, educational, commercial or social. Respectful conversion would provide an assured future for the buildings and resolve emerging listed buildings at risk. It would be expected that the buildings would be retained and incorporated in any development proposals given their heritage significance. A comprehensive master plan for the site would be expected informed by an evaluation of heritage significance to avoid piecemeal or less favourable development approaches. A key consideration will be how circulation around the site would function if all buildings were in active use and what parking and servicing provision would be. This could limit any undeveloped space which might remain available for new construction.

It is accepted that the retention of the existing buildings presents some constraints to development. However, the scale and extent of the buildings, and the available land in the east of the site which is not occupied by historic buildings does present opportunities for significant numbers of residential units. The urban grain to the east of the site would accommodate new structures on multiple levels if appropriately designed, or more conventional residential development.

Provided any development demonstrated that full regard was had for the setting and significance of the mill in terms of layout, appearance, form and scale, then development of the site is considered potentially acceptable. The mill itself could be put to a variety of uses and is regarded as being eminently adaptable. Its preservation and regeneration are considered to be key objectives and development of the wider site might stimulate this, also serving as an economic boost to the area.

The heritage designations do not preclude allocation or development of the site.

It is expected that development would have a **Moderate** impact on the significance of the listed building, but if properly managed in accordance with adopted national and local policy that this would not cause harm and could have a **Positive** impact on setting, improving upon the existing unsightly derelict setting and sustaining the listed building. **Less than substantial harm of an acceptable degree** should be the expected outcome.

The other designated assets identified are all at sufficient distance from the proposed site to not be capable of harmful or evident impact by potential allocation or development.

### **Mitigation measures/ Opportunities to enhance significance**

Full regard to be given to retention of the heritage assets and their sympathetic conversion. This must be the primary objective but the regeneration of the wider site will support the viability of this. Development of the site to embody the objectives of enhancing the sustainability of the assets and enhancing their settings through appropriate design and landscaping.

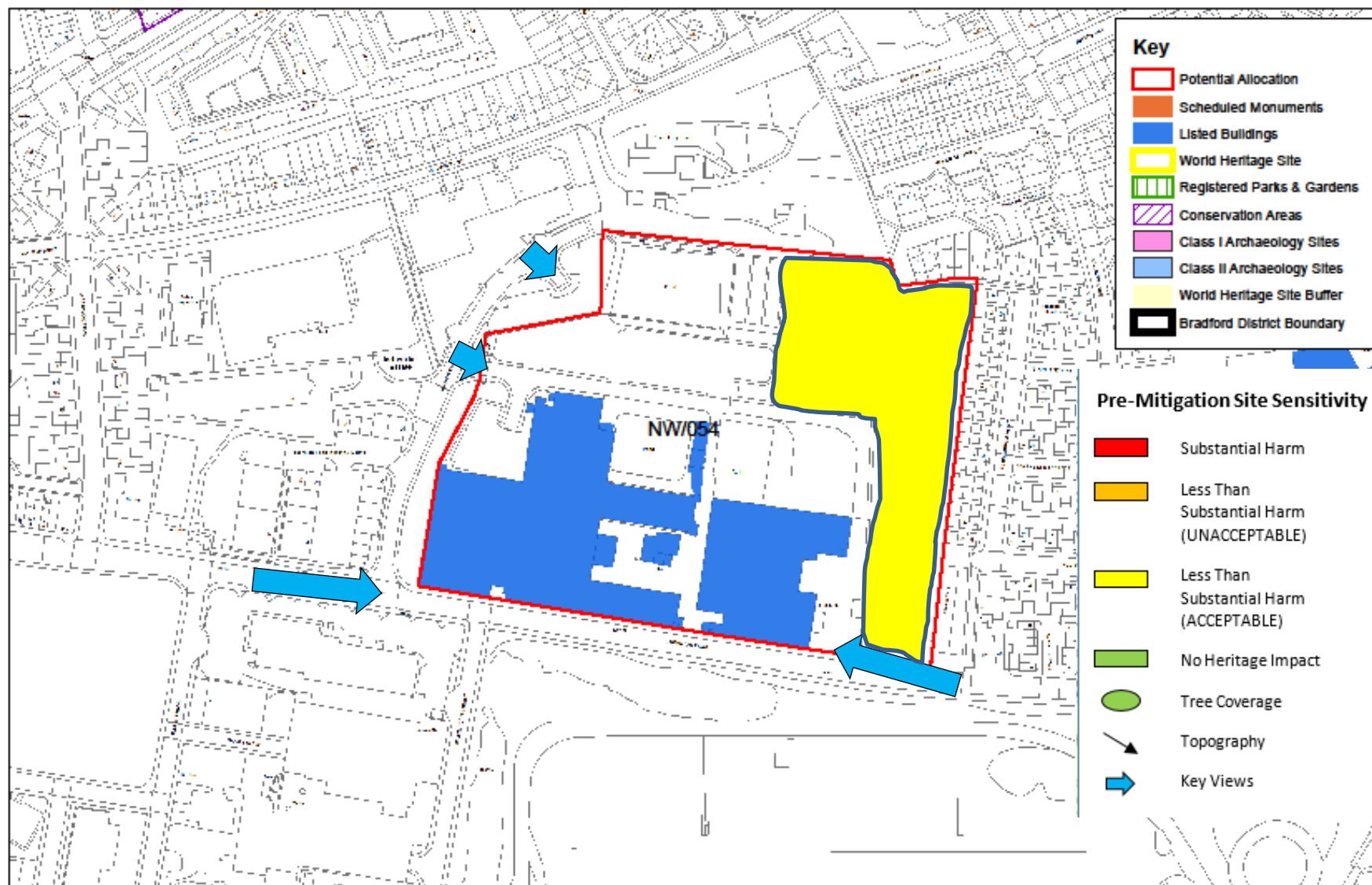
### **Impact on significance following mitigation measures**

N/A

### **Conclusion**

Development of the proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** with the potential to improve the setting of the listed buildings and support their regeneration and optimum use.





## **QB/004 Black Dyke Mill**

Site Ref	QB/004
Site NGR (centred)	SE105300
Site Address	Black Dyke Mill, Brighthouse Road Queensbury
Site Area	
Site Capacity	-
Allocation Area	

## **Site description**

An irregular shaped site orientated south-west to north-east. The north east edge of the site fronts Brighthouse Road, opposite the Royal Eastern restaurant. This edge of the site is fronted by a substantial stone wall and has a line of mature trees. Further south east is a row of established terraced houses. The north western edge of the site is defined by Old Mill Dam Lane, a new highway which serves residential development further to the west. The south-eastern edge of the site is bounded by traditional terraced houses on higher ground at Vale Grove. To the west of these is an open space, affording views across the site towards Black Dyke Mills and the village centre. The continuing south-eastern boundary is then bordered by semi-detached inter-war dwellings at Hillcrest Road. Behind these is a belt of mature trees which may be partly within the site. A public footpath runs from Vale Grove close to the eastern and southern edge of the site. The ground generally slopes from south-east to north-west, steeply in parts. It is generally rough unmanaged grass.

## **Identified heritage constraints**

### **Designated assets**

- Grade II Listed Black Dyke Mills (the principal 5 and 4 storey blocks to the south of the complex. List entry 1283342)
- Grade II listed mill chimney approximately 3m to south of principal mill buildings at Black Dyke Mills. List entry 1314180
- Queensbury conservation area.

### **Non-designated assets**

**HER ref. 944249 (SE13 SW59)**

Post Medieval **Worsted Mill 1835-1835**

Post Medieval **Woollen Mill 1835-1835**

## **Significance of assets**

Mill buildings. East part built between 1842 and 1848, extension to west between 1848 and 1851, and the slightly larger block to far west between 1854 and 1868. For John Foster and Son. Hammer-dressed stone. Stone slate roofs. East block and extension 5 storeys, west block 4 storeys, both with basement and attic. South side: east block of 15 bays and industrial 6-pane casements, the centre 5 bays breaking forward slightly. The 9-bay extension to left is similar and has a rounded stair and hoist tower to right which rises above eaves and has pyramidal roof. The later block to left is slightly taller and wider and has 27 bays of similar casements and one bay of loading doors surmounted by a small triangular pediment. To right is a round-arched carriageway with alternate, rusticated quoins and voussoirs. Also, towards the right end is a square tower with pyramidal roof and round-arched lights in archivolted groups of 3 and 2. Dentil eaves cornice and roof lights to both blocks. North side similar but with some later additions. West gable end of 4 bays with central square projecting tower with small round-arched lights and pyramidal roof. Single-storey sheds on north side not included in the item. E. M. Sigsworth, Black Dyke Mills, A History, 1958

Mill chimney. Built between 1854 and 1868 for John Foster and Son. Hammer-dressed stone with ashlar dressings. Tall octagonal tapering chimney on square base. Broad moulded cornice. Iron tie-rings.

Queensbury conservation area covers the busy centre of the settlement, following roughly the line of the main routes through the village. The conservation area encompasses the predominately Victorian and industrial heart of the settlement:

- |                          |  |
|--------------------------|--|
| 1740                     | The settlement of Queensbury developed after the completion of the turnpike road between Bradford and Halifax in 1740. Present day High Street follows the line of the turnpike road. The village took its name from the Queen's Head, a coaching inn and the first building to be built on High Street.   |
| 19 <sup>th</sup> century | Within a century the village had established itself as an important centre with a church, Baptist chapel and Sunday School. Black Dyke mill was built in 1835 as a worsted mill. The Forster family, who founded the mill were responsible for much of the later development of Queensbury, including the construction of Victoria Hall, the Albert Memorial and much of the terraced housing off Sand Beds and High Street. |
| 1845                     | Holy Trinity church was consecrated in 1845 and was the first step in making Queensbury into its own Parish.   |
| 20 <sup>th</sup> century | The slower rate of change in the conservation area after 1900 has meant that many of the buildings have survived relatively unchanged. Queensbury is considered to be a good example of a Victorian era industrial village.  |

## **Key Characteristics of Queensbury**

The following summarises the key elements of the character of Queensbury conservation area:

- Excellent example of a well preserved Victorian industrial village

- Range of buildings reflecting the development of Queensbury
- Victorian architecture evident on residential, industrial and civic buildings
- Earlier buildings tend to be more organic and lack uniformity, later Victorian buildings are more regular in their architecture and layout.
- Traditional, natural building materials
- Natural elements such as trees and green spaces complement the fine grain of the buildings
- Strong commercial core surrounded by quieter residential areas
- Historic street pattern, particularly the width and orientation of High Street.

## **Impact of development on significance**

In the case of all of the designated assets, the site is adjacent and would affect their setting. By virtue of the elevated ground to the south-east at Vale Grove, excellent views of Black Dyke Mills are possible. The dominance of the buildings and chimney in the village, even to this day are fully evident, and the architectural detail and scale of the buildings can be appreciated. Views of the mill are also possible from Brighthouse Road, beyond the northern end of the existing terrace of dwellings. Any development on the northernmost end of the site would largely obscure these views given ground levels. The loss of these views and the opportunity to appreciate the mill in its setting are harmful in terms of heritage and local amenity. This would be contrary to the principles of policies EN3, SC1 (11) and SC9. Development on this part of the site would have a **Moderate** negative impact on the heritage significance of the Black Dyke Mills heritage assets.

Development on the narrowest central part of the site is probably prevented by the steepness of the ground. Beyond this to the south, the steepness reduces and there may be some scope for development. The southernmost part of the mills site is a 20<sup>th</sup> century single storey former weaving shed, of no historic or architectural significance. Construction in proximity to this would cause no heritage loss of significance, if there is no adverse impact on views or the setting of the designated listed assets.

Views northwards through the site to the heritage assets are prevented by a high stone wall between the public footpath and the site. This wall continues along the south-eastern boundary and is accompanied by a belt of trees. Thus there are no views possible from the footpath or any public vantage point beyond the site to the south or south-east until the perimeter abuts Vale Grove. The screening provided by the wall and trees would result that development on this southern part of the site would not harm views or the setting of the heritage assets. Development would not have an adverse effect on the assets when experienced from Old Mill Dam Lane due to the intervening modern Low Mills structures. Development of this part of the potential allocation is regarded as having a **Minor to Negligible** impact on heritage significance.

## **Mitigation measures/ Opportunities to enhance significance**

Mitigation measures would not overcome harm to the setting and appreciation of the heritage assets which would arise from development of the northern part of the proposed site. This area could be considered for enhancement as a pocket park or recreation area to benefit local ecology and amenity. Should development of the southern part be regarded as appropriate, retention of

the mature tree belt should be ensured. The design, layout and appearance of any development here would be expected to enhance local distinctiveness.

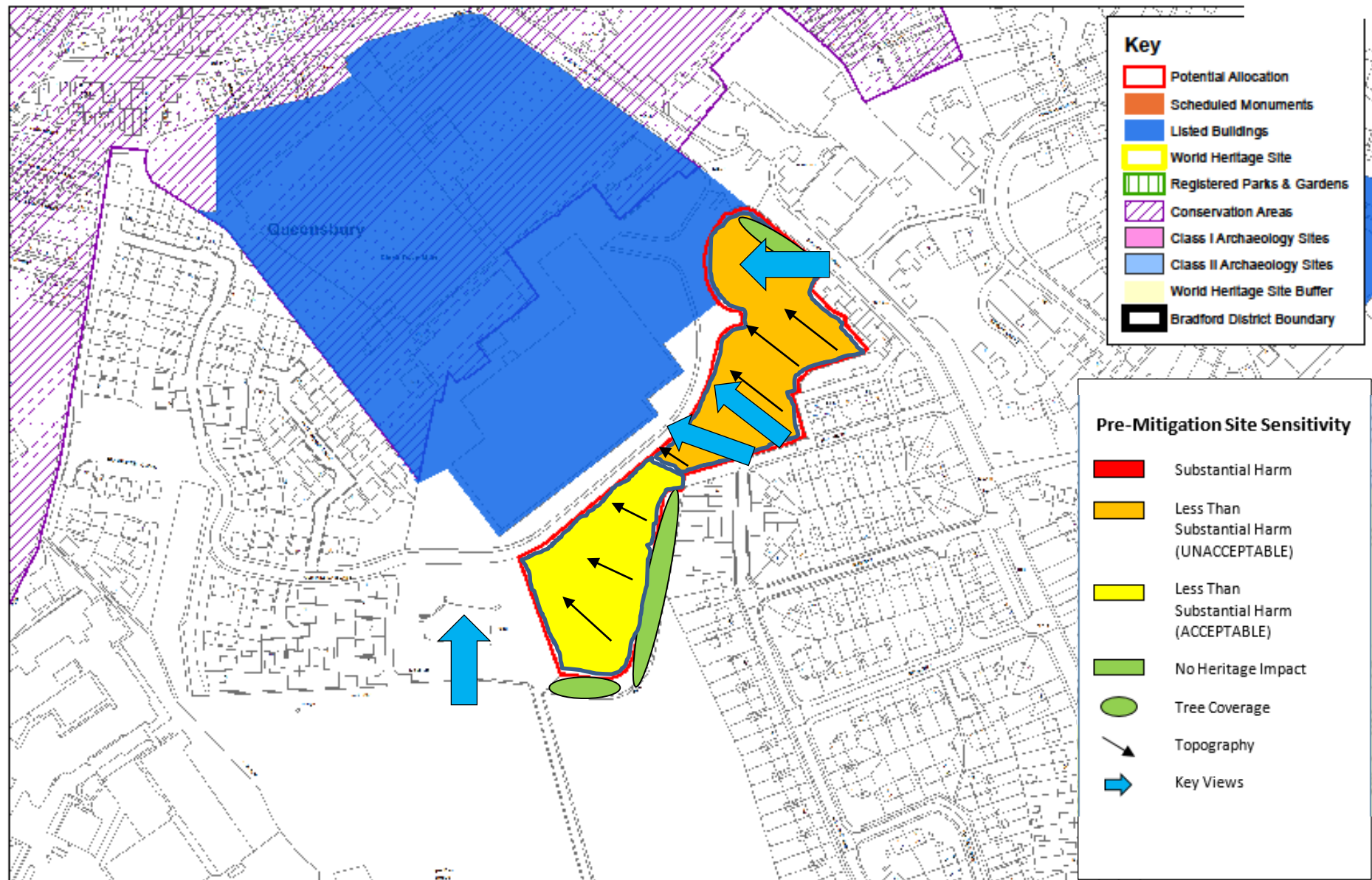
### **Impact on significance following mitigation measures**

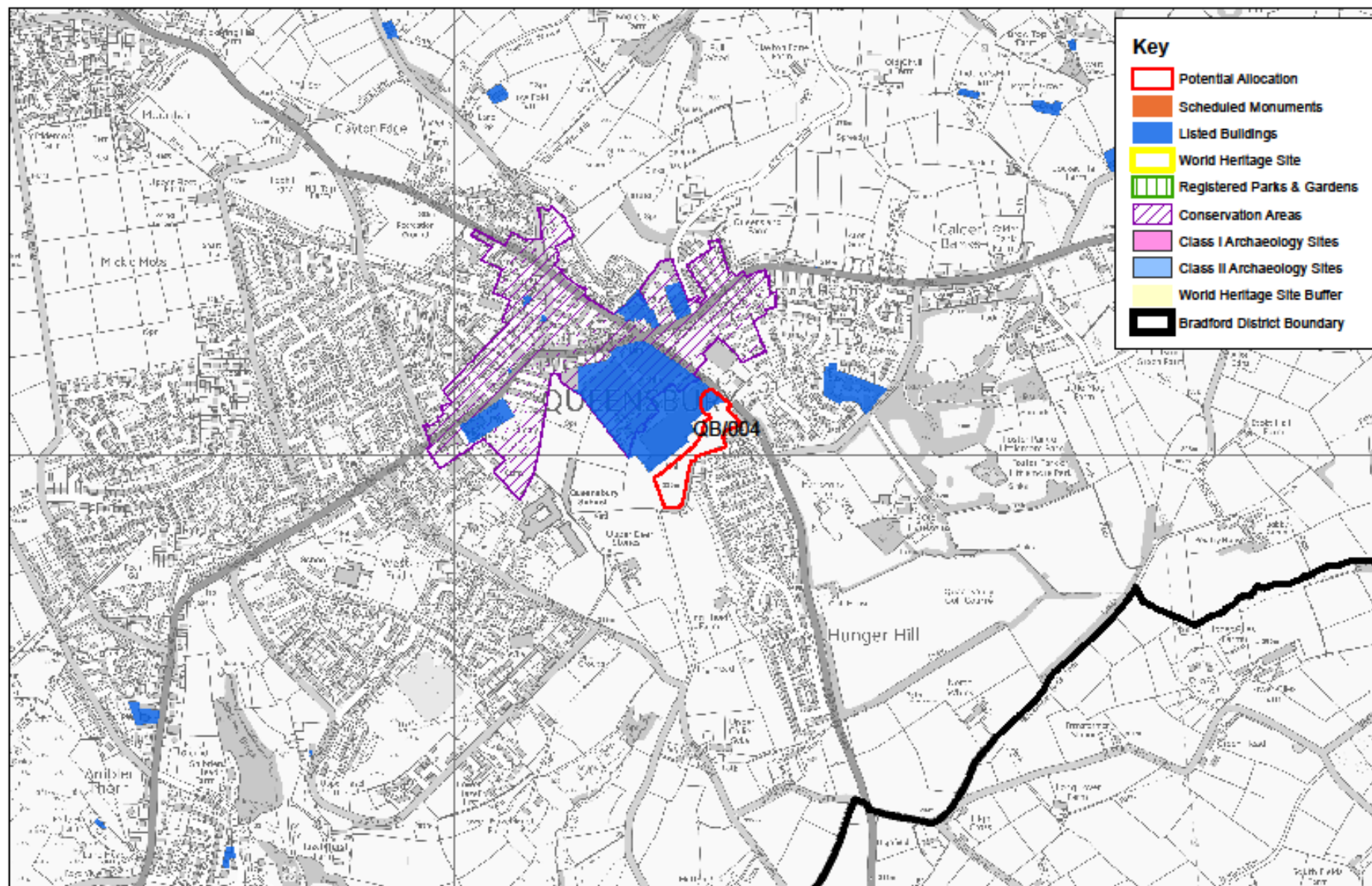
Development of the northern part of this site could not be acceptably mitigated without causing harm. Development here would cause **less than substantial negative harm (of an unacceptable level)**. Development on the southern part of the site, subject to carefully considered mitigation, landscaping and design could achieve a **less than substantial (of acceptable level) negative impact**.

### **Conclusion**

Development of the northern portion of the proposal site is considered UNACCEPTABLE as there is no opportunity to acceptably mitigate the resulting effect of development. Development to the southern part of the site, could be designed and mitigated to become ACCEPTABLE.







## **SW/002 – Back Fold, Clayton**

Site Ref	SW/002
Site NGR (centred)	SE120322
Site Address	Back Fold, Clayton
Site Area (ha)	1.55
Site Capacity	30
Allocation Area	Bradford SW

## **Site description**

The proposal site comprises a grouping of agricultural fields to the east of Town Bottom Farm. The site is bounded by Deep Lane, Back Fold, The Maltings and a commercial unit to the south.

## **Identified heritage constraints**

### **Designated assets**

- Malt Kiln House (NHLE 1291010)
- Town Bottom Farmhouse and adjoining barn to east (NHLE 1133668)
- Barn to north of Town Bottom Farmhouse (NHLE 1220353)
- 1, 3 & 5 Town End Road (NHLE 1133670)
- 2 Town End Road (NHLE 1314144)
- 6 & 8 Town End Road (NHLE 1133669)
- 10 Town End Road (NHLE 1220372)
- 7,9,11 & 13 Town End Road (NHLE 1314145)
- 12 & 14 Town End Road (NHLE 1133671)
- 176-182 Bradford Road (NHLE 1186110)
- 160-164 Bradford Road (NHLE 1183286)
- 224-230 Bradford Road (NHLE 1314338)
- 232 -240 Bradford Road (NHLE 1186132)
- Clayton Conservation Area.

**Historic England comment:** The site adjoins the Clayton Conservation Area and close to a large group of Grade II Listed Buildings. Development of this area could harm elements which contribute to the significance of these heritage assets.

### **Non-designated assets**



**WYAAS comment:** No apparent direct archaeological implications. Adjacent to Clayton Conservation Area, so setting an issue. Most field boundaries there mid-19th century so should be retained as much as possible within grain of any development.

## **Significance of grouped assets**

Town End forms the original core of the village and extends along and away from Town End Road from the northern extreme of the village to the junction with Bradford Road, The Avenue and Green End. The majority of buildings in this area date from the 16th century through to the early 19th century and reflect the evolution of the settlement from agriculture to textile manufacture. **Town Bottom Farmhouse (NHLE 1133668)** is the oldest surviving dwelling, originally constructed of timber frame in the 16<sup>th</sup> century. The farmhouse was cased in stone in the 17th century and the detached barn (**NHLE 1220353**) built in the late 18th century.

Although farming was central to the development of the local economy, during the late 18th century, farms engaged some of their capital in spinning yarn, combing wool and/or weaving cloth. Over time, the manufacture of textiles became increasingly lucrative and in some cases became more important than farming. Several ‘farmer clothiers’ took the step of building cottages for weavers to house their workers in this developing industry. A further shift away from the traditional farming activity of the village in the late 18<sup>th</sup> century was the relaxing of the rights of the lord of the manor to stone, coal and minerals. This led to the establishment of several stone quarries, and a couple of collieries in the vicinity of the conservation area. It was during this period that the majority of the identified designated heritage assets- **1, 3 & 5 Town End Road (NHLE 1133670), 2 Town End Road (NHLE 1314144), Malt Kiln House (NHLE 1291010), 12 & 14 Town End Road (NHLE 1133671), 176-182 Bradford Road (NHLE 1186110), 160-164 Bradford Road (NHLE 1183286), 224-230 Bradford Road (NHLE 1314338) and 232 -240 Bradford Road (NHLE 1186132)** were constructed.

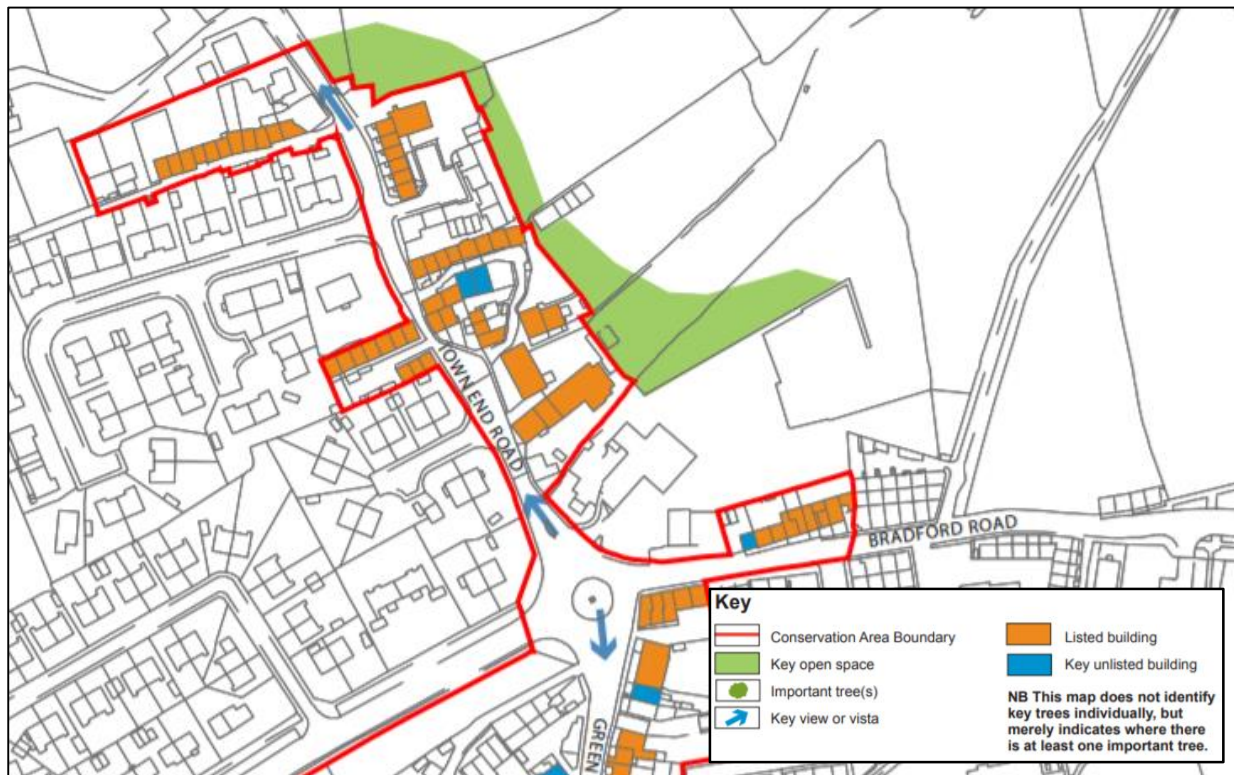
All of the designated heritage assets fall within the boundary of the Clayton Conservation Area. The proposal site is not part of the conservation area. The Conservation Area Appraisal (2006) identifies that the conservation area retains a large amount of its original character and appearance with good examples of local vernacular architecture, open rural aspects and a number of key views and vistas.

Through the appraisal it is established that in the vicinity of the proposal site the most common buildings are cottages which were built for textile workers, quarrymen and other labourers. They are generally unadorned and often have plain stone surrounds to openings, recessed doors, dentil blocks and corniced chimneys. Much of their interest is derived from the piecemeal, organic development of rows and folds over time. The appraisal identifies that there are very few significant areas of natural open spaces or even trees around Town End due to the density of development and a prevalence of traditionally hard spaces; hence the greenery provided by the setting of this character is especially important.

The importance of the listed buildings and the conservation area is **Medium**

## **Impact of development on significance**

Development of the proposal site has the potential to impact on the rural setting and character of the conservation area and listed buildings. The Conservation Area Appraisal identifies the fields to the east of Town End Farm to be key open space (Figure 1.).



*Figure 1. Heritage Constraints - Clayton Conservation Area Appraisal 2006*

It is acknowledged that the majority of listed properties at Town End are inward facing and new development to the east will not directly impact upon them. The scale of impact on the rural character and setting of the conservation area should be considered **Moderate** - The proposed changes will directly or indirectly negatively alter the significance, overall character and/or setting of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised through positive mitigation.

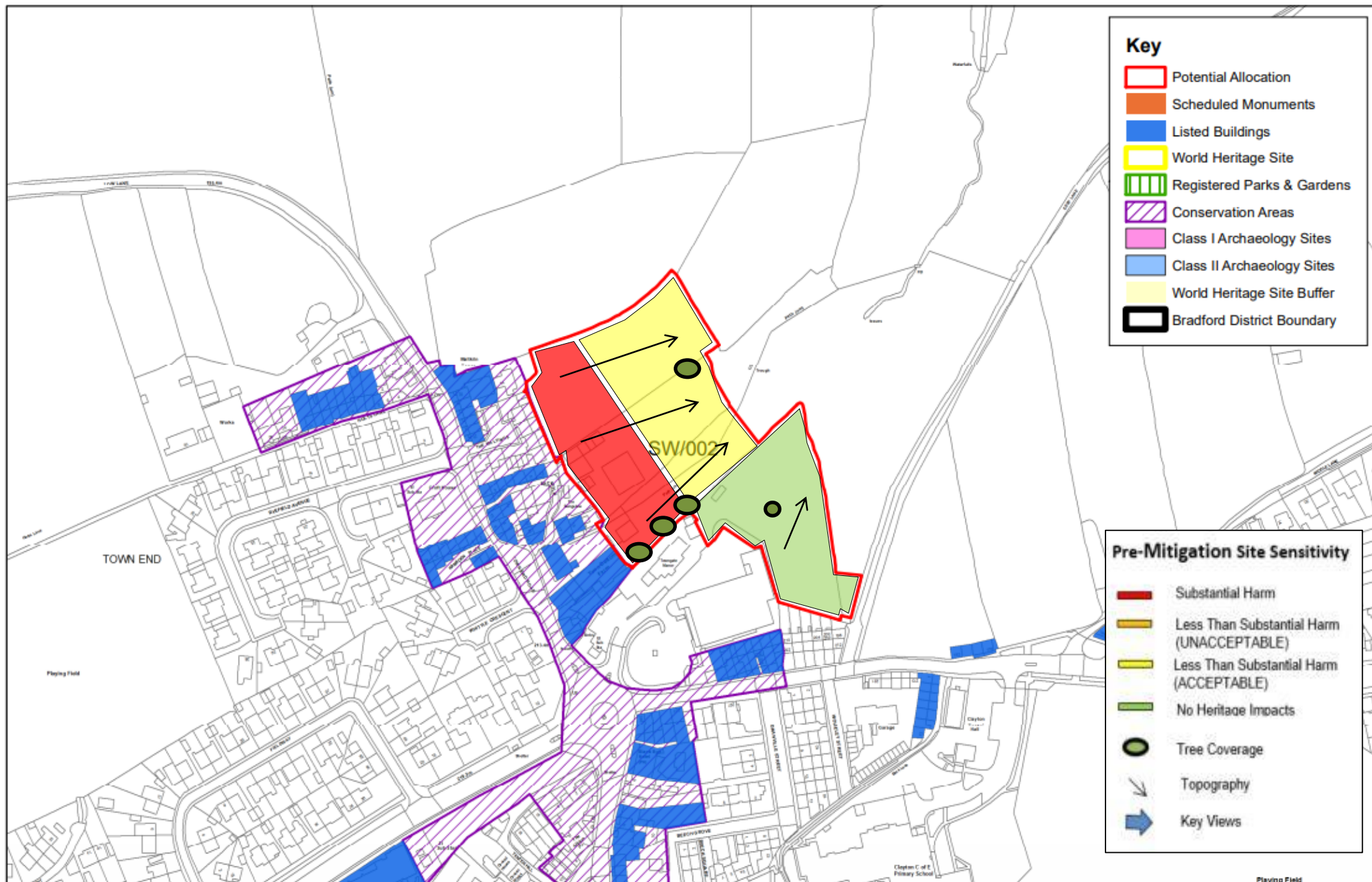
### **Mitigation measures/ Opportunities to enhance significance**

In order to preserve the rural character and setting of the conservation area, any proposal must retain the identified key open space. Development around the modern commercial unit should be considered acceptable as this will have no impacts on the identified heritage assets. Development beyond a landscaped green buffer that retains the key open space may be considered acceptable

### **Conclusion**

Limited development of this site may be considered **ACCEPTABLE** if the key open space is retained.





## **SW/022 – Stocks Lane, Old Dolphin Clayton**

Site Ref	SW/022
Site NGR (centred)	SE117304
Site Address	Stocks Lane, Clayton
Site Area	0.83ha
Site Capacity	35
Allocation Area	Bradford SW

### **Site description**

The site is an irregular shaped pastoral grazing field to the west of Stocks Lane. Chapel Lane Church graveyard is situated to the immediate north of the site and modern housing development is located along Stocksfield View to the north west. The site is bound by dry stone walling and has a gradual sloping topography from north-east to south-west. A wide depression runs centrally along the centre of the site north-west to south-east. The site accessed via a gate at its north-east corner off Stocks Lane.

### **Identified heritage constraints**

#### **Designated assets**

- 20 and 22 New House Lane G.II (NHLE 1132931)
- 24-38 New House Lane G.II (NHLE 1132932)
- 12-18 New House Lane (NHLE 1314534)
- 6,8 & 10 New House Lane (NHLE 1132930)
- 2 & 4 New House Lane (NHLE 1209803)

**Historic England comment:** The site is located south east of a group of Grade II listed buildings concentrated around Highgate Road and New House Lane. Development of this area could harm elements which contribute to the significance of these heritage assets.

#### **Non-designated assets**

**West Yorkshire Archaeological Advisory Services (WYAAS) comment:** No apparent significant archaeological implications

### **Significance of assets**

A linear grouping of terraced and semi-detached grade II listed properties are located towards the north end of New House Lane, with the closest being approximately 75m north west of site

SW/022. These grade II listed properties comprise of early 19<sup>th</sup> century single storey low houses and two storey cottages, all of which retain evidential value through their architectural character, styling and features. The low houses and cottages are illustrative of the agricultural development of the area. The heritage value of these properties is **low (local)**.

### **Impact of development on significance**

Modern housing development along the east side of New House lane and at Stocksfield View blocks all views towards the site from the listed properties along New House Road. There will similarly be no obtainable views of the site from the listed properties behind New House Road at Old Dolphin.

The original rural setting of the designated heritage assets and their open views towards the site have been curtailed by modern housing development. Repurposing of the screened site would have no further negative impact on the character or setting of the listed properties. Future development of the site would result in **No Change** to the character and setting of any designated heritage assets.

Vehicle access to the site is via Stocks Lane. The suitability of this carriageway for an increased volume of traffic will be assessed by the Highways Team. Any necessary widening of the road would need to be undertaken towards Asa Briggs Park to avoid disturbing the burial grounds at Chapel Lane Church and the former burial ground to the rear of Chapel Court.

### **Mitigation measures/ Opportunities to enhance significance**

A natural landscape buffer should be introduced along the north boundary of the proposal site to screen future development from the graveyard.

### **Impact on significance following mitigation measures**

There will be no impact on any designated heritage assets. Tree planting along the shared boundary of the graveyard would mitigate the impact on its setting.

### **Conclusion**

Development of this site would be considered **ACCEPTABLE**.

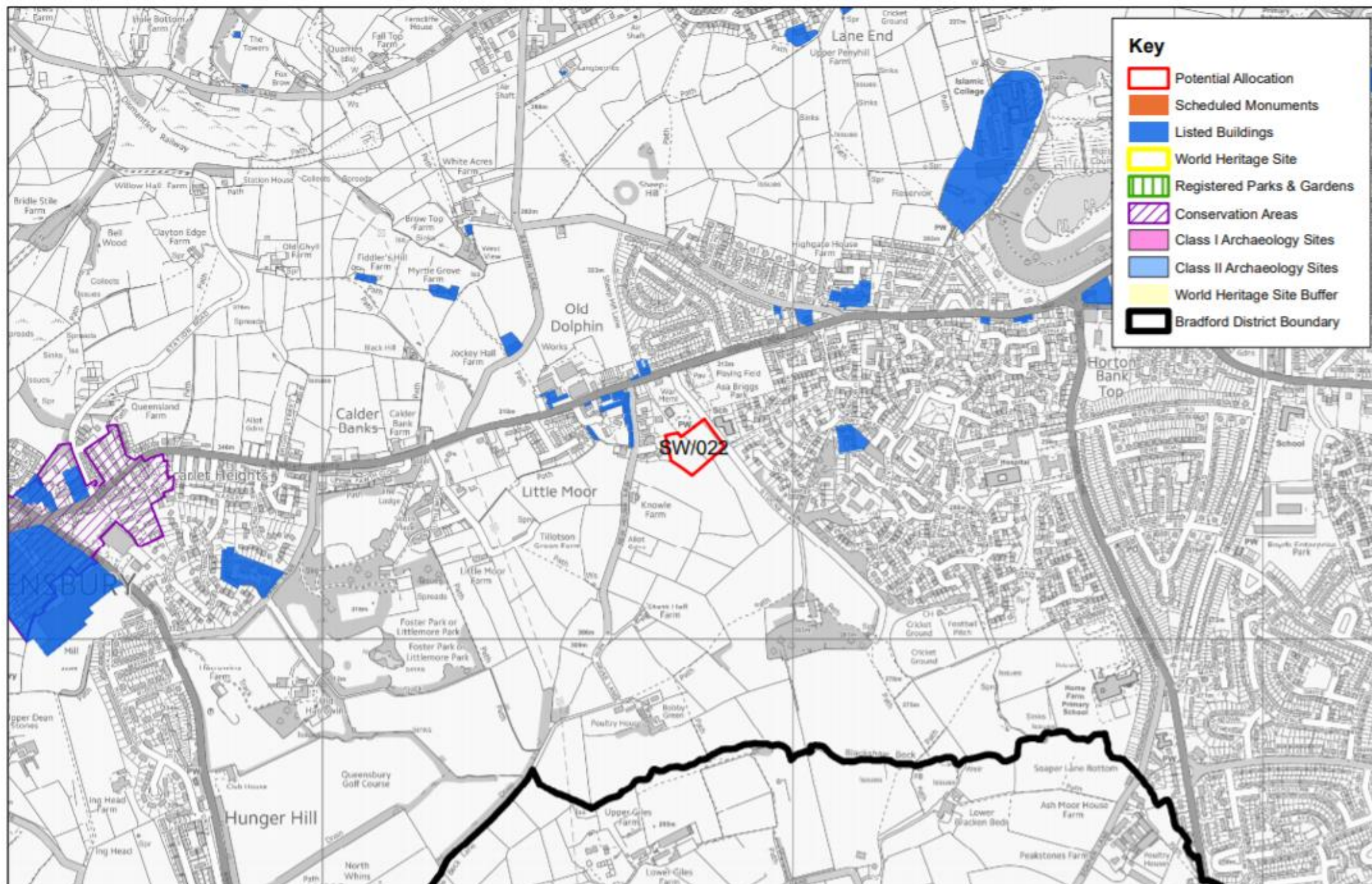


Figure 1 SW/022 Looking North West



Figure 2 SW/022 Looking South West









**Dr4f**

**SW/054 The Meadows, Wibsey**



<b>Site Ref</b>	SW/054
<b>Site NGR (centred)</b>	
<b>Site Address</b>	The Meadows, Wibsey
<b>Site Area</b>	
<b>Site Capacity</b>	
<b>Allocation Area</b>	-

**Site description**

The site is a roughly rectangular shaped plot which is bound by Chapel Street to the south, The Meadows to the north and east and houses located along Acre Lane and Lockwood Street to the west. The site is relatively level, topographically and presents as mostly rough grass with some self seeded trees and shrubs, piles of soil and occasional storage containers.

**Identified heritage constraints**

**Designated assets**

- 48-56 Chapel Street – Grade II listed (NHLE 1133246) approx. 20m to the SW of the site
- 130-138 High Street – Grade II listed (NHLE 1133110) and 140 High Street (NHLE 1133111) approx. 70m to the SW of the site
- 116, 118 and 120 High Street – Grade II listed (NHLE 1133109) and 122 and 124 High Street (NHLE 1083588) approx. 60m to the SW of the site

**Non-designated assets**

- Site of the former Zion Congregationalist Chapel and graveyard

**WYAAS Comments**

Site of chapel various 19th/ 20th century OS maps. No sign of burial ground marked but need to check. Note: if told that it has been cleared in WYAAS' experience on a number of "cleared" burial sites, is that it is very rare that clearance has been complete and bodies and parts of bodies often remain. Burials up to 1900 currently regarded as

archaeologically significant. If no burials made on site remains of chapel not of archaeological significance.

### **Historic England Comments**

The site is close to a group of Grade II listed buildings on the corner of Chapel Street and Acre Lane. Development of this area could harm elements which contribute to the significance of these heritage assets.

## **Significance of assets**

The listed buildings around the junction of Chapel Street, Acre Lane and High Street are Grade II listed and are principally a collection of stone-built two-storey vernacular cottages dating from between the late 17<sup>th</sup> century to the mid-19<sup>th</sup> century. The buildings share common characteristics such as stone slate roofs, corniced chimneystacks, stone kneelers and mullion windows (though some later alterations are evident) and are modestly detailed. The closest designated heritage assets to the application site are nos. 48-56 Chapel Street. No. 50 has an original doorway with a roll moulded edge and lintel which is inscribed with the letters T E A and the date 1704. No. 52 also has an original doorway with a moulded jamb and lintel which is inscribed E over T A and the date 1684. The listed buildings have individual and group merit and have a **medium** heritage value.

The former burial grounds and site of the Zion Congregationalist Chapel could be considered to be a non-designated heritage asset. The chapel was demolished in the late 20<sup>th</sup> century and the last interment in the graveyard may possibly have been as recent as the 1970s. Since this time the site has been cleared of all standing headstones however the remains are still interred beneath the ground. The chapel was purportedly located at the western end of the site. Currently the site is set to rough grass and shrubs however due to the sensitive nature of the previous land use, the site may hold some communal value to members of the community and the pre-19<sup>th</sup> century burials may be of archaeological interest. The site of the former chapel and burial ground is considered to have **low** heritage value.

## **Impact of development on significance**

The development of the site will necessitate the careful removal of the buried remains that exist within the former graveyard. These remains apparently date from the 19<sup>th</sup> century through to the late 20<sup>th</sup> century. This is a sensitive issue and may result in some emotive responses from the local community and potentially from relatives of those whose remains are buried within the former graveyard. This would result in **moderate** impact on the significance of the non-designated asset as whilst there are no above ground structures or headstones that are of interest, the removal of the remains is an

emotive and sensitive issue which would result in the site being completely cleared of all physical evidence of its previous use above and below ground.

The site is located within a densely built up area with the closest listed buildings, 48-56 Chapel Street, being located approximately 20m to the southwest of the site. The grain of development around Chapel Street and Acre Lane is typified by modestly sized two-storey buildings with small gardens set amongst narrow, sometimes setted, streets. To the north of the site is a modern housing development but the setting to the south and west is generally of older built form with a tighter urban grain. The development of the application site is likely to impact to a limited degree on the setting of the nearby heritage assets. The visual linkages between the application site and the group of listed buildings on Chapel Street are fairly limited as intervening built form blocks direct views however there are views along Chapel Street, which is a characterful and traditional streetscape and the application site provides the wider contextual setting to the heritage assets. The listed buildings around High Street are located further from the application site and there are no visual linkages between these assets and the site. Their setting will not be impacted upon by the potential development of the application site. Overall, development has the potential to have a **minor or negligible** impact on the impact on the setting and significance of the assets.

### **Mitigation measures/ Opportunities to enhance significance**

The development of the site will necessitate the removal of all the buried remains of those interred within the former graveyard. This will remove any physical evidence of the former use of the application site and could potentially result in an emotive reaction from the local community and any living relatives. The site is considered to be an undesignated heritage asset due to the potential for archaeological interest, however notwithstanding this, in order to develop the site, it would be necessary for the remains to be removed following the correct legal avenues and if this was permitted, there would be no means of mitigating the impact of development other than through archaeological recording.

It is likely that any impacts on the setting of the nearby listed buildings, in particular nos. 46-58 Chapel Street could be mitigated with careful control of design, layout, massing and materials and with special regard given to the impact on the streetscape along Chapel Street. Chapel Street itself is a characterful and traditional lane which still retains its original stone setts however its condition is poor. The surface has deep potholes and is rutted with several areas of stone setts missing. It would appear unlikely that in its current condition that it would be safely useable for additional vehicular traffic. The loss of the original surfacing would impact harmfully upon the setting of the heritage assets and upon the general character and local distinctiveness of the area.

## **Impact on significance following mitigation measures**

The development is likely to result in **less than substantial harm of an acceptable level** however there are obvious difficulties associated with development of this site, namely the necessary lengthy and expensive legal processes involved with gaining permission to exhume and relocate the buried remains of those who rest within the former graveyard.

## **Conclusion**

Development is likely to have an **acceptable** impact if mitigation measures are followed and would result in less than substantial harm of an acceptable level.



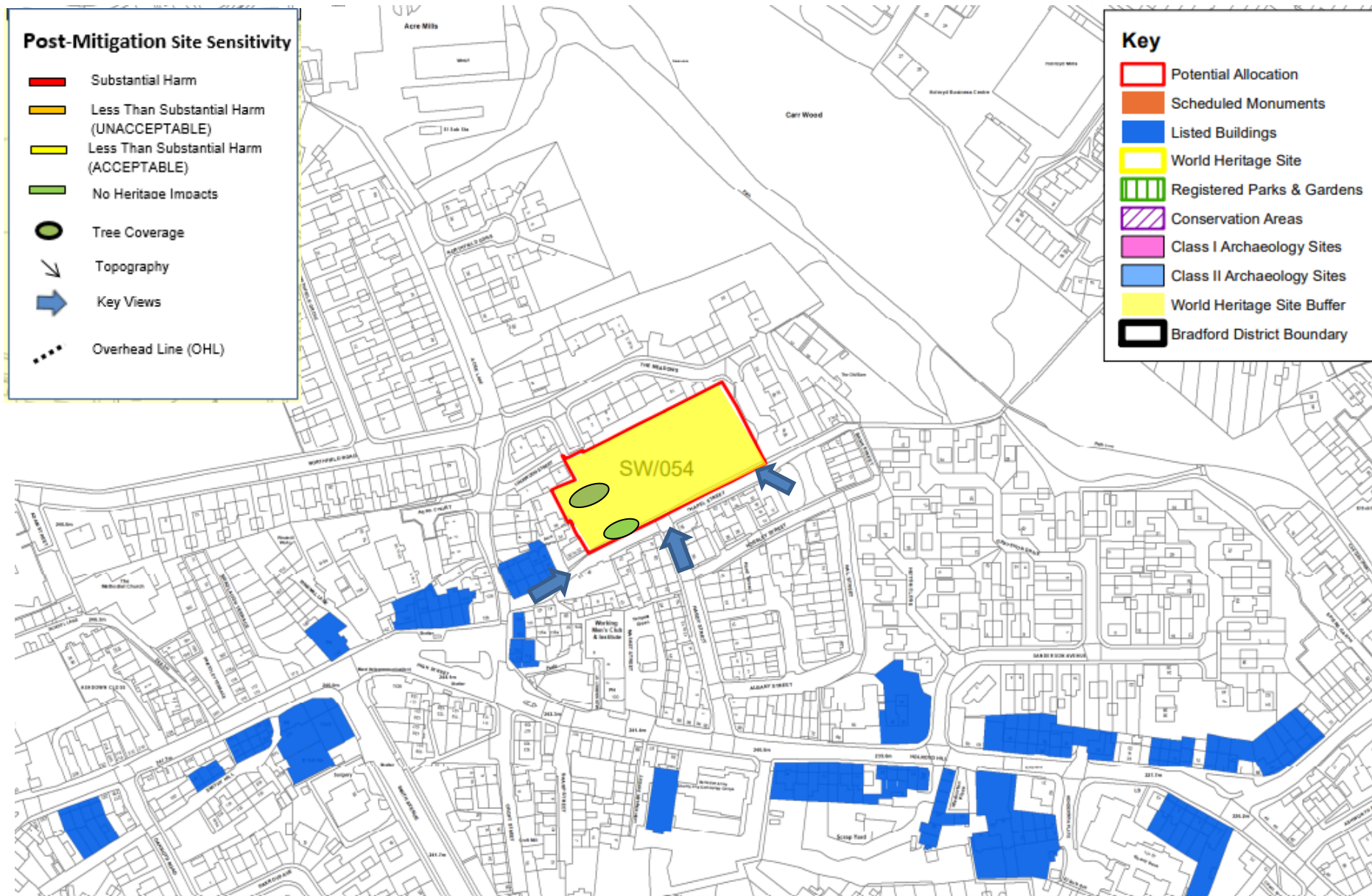






Photo of site taken from the southeast corner on Chapel Street.