

Heritage Impact Assessments

Keighley

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H388
Site Name:	Hollins Lane, Utley
Regulation 18 Site Ref	N/a
Former SHLAA Site Ref	KY/002
Site Address	Hollins Lane
Settlement	Keighley
Gross Site Area (ha)	4.06
Regulation 19 Site Status	Allocation

Site description

- 1.1 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 south-western 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 south-eastern 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 south-eastern and south-western 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

1.2 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)

1.3 Non-designated assets

- None identified

1.4 WYAAS Comments - PRN3473 crosses site. Recommend a predetermination archaeological evaluation. Immediately adjacent to a 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.

1.5 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

1.6 **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.

1.7 The ancillary structures to Whinburn Lodge include the **gate lodge** and **gates**, which date to 1912 and were designed by Simpson and Ayrton 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

1.8 The **gardens to Whinburn** are of 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.

- 1.9 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 18th 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 positioning, 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.
- 1.10 **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 19th 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

- 1.11 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.
- 1.12 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 southern section of the site 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.

- 1.13 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.
- 1.14 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

- 1.15 It is unlikely that the impact of a large residential development in close proximity to the heritage assets could be successfully mitigated to an acceptable degree. 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 harm associated with the loss of the contextual setting of the heritage assets. Development of the northern part of the site only, with the southern part being left as undeveloped is likely to have a more limited impact which may be acceptable in terms of the level of harm to the setting and significance of the heritage assets.

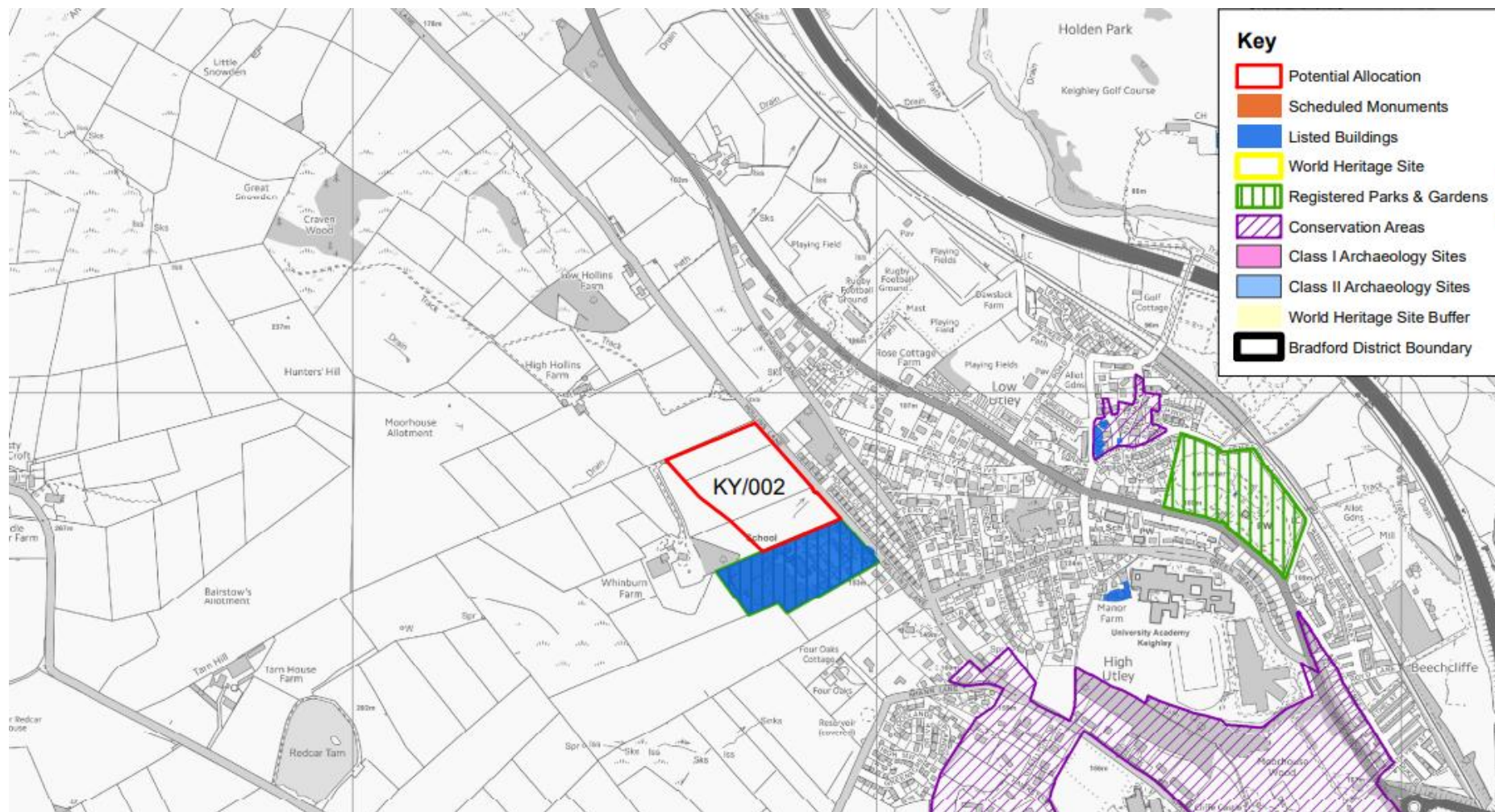
Impact on significance following mitigation measures

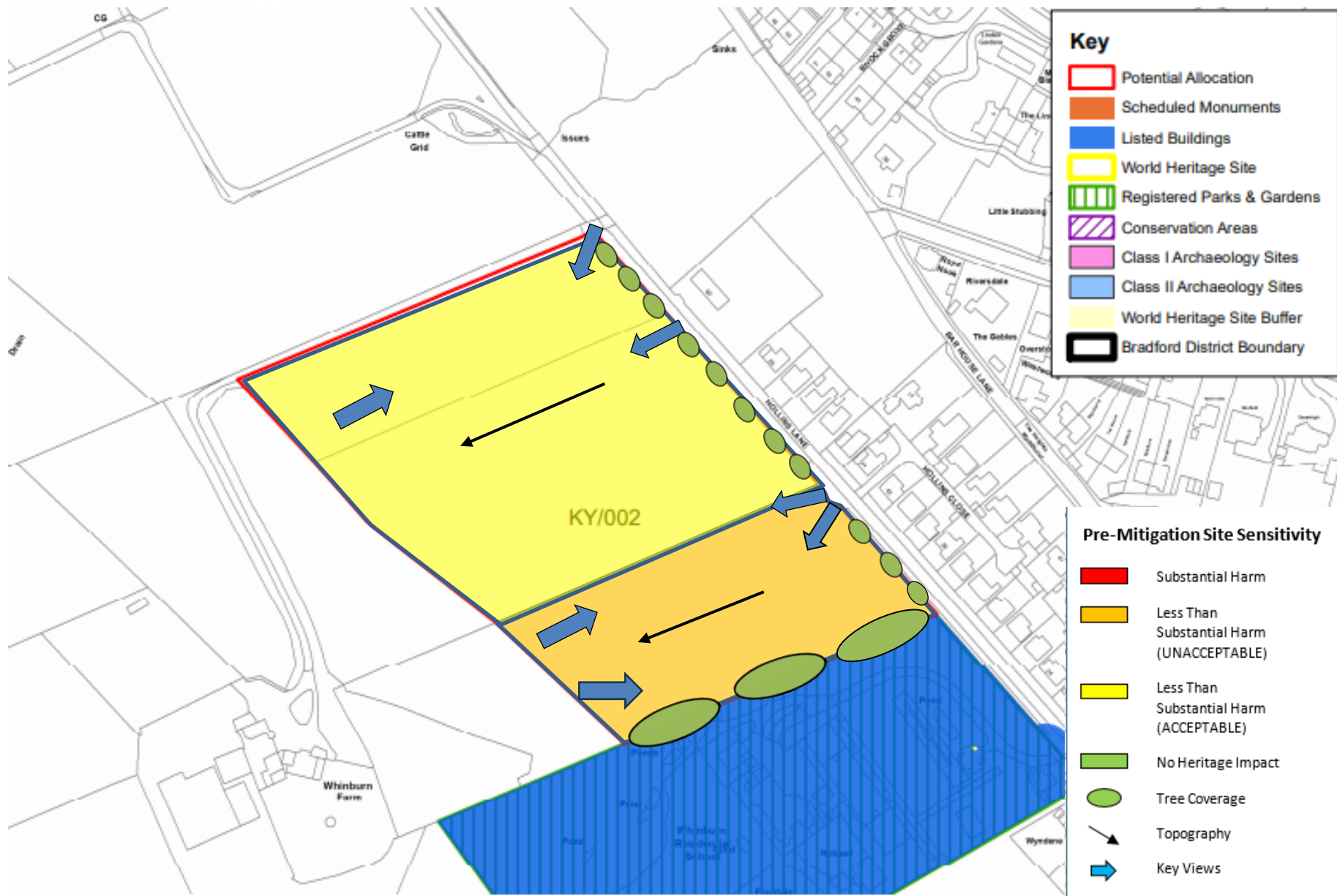
- 1.16 It is unlikely that the impact of development on the southern part of the site can be adequately mitigated to an acceptable degree and to maintain the setting of the heritage assets this part of the site should not be developed. As a result, the development of this part of the site is considered likely to result in **less than substantial harm (of an unacceptable level)**.
- 1.17 The impact of developing the remaining part 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 measures it is likely that development of this part of the site would result in **less than substantial harm (of an acceptable level)**.

Conclusion

- 1.18 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 part of the site and on the provision of a landscaped buffer to protect the setting of Whinburn and the gardens. Development of the southern part of the site is likely to be UNACCEPTABLE due to the impact on the setting on the heritage assets at Whinburn.







Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H443
Site Name:	Beck Street / Bridge Street
Regulation 18 Site Ref	KY30/H
Former SHLAA Site Ref	KY/083
Site Address	Beck Street / Bridge Street
Settlement	Keighley
Gross Site Area (ha)	0.57
Regulation 19 Site Status	Excluded

Site description

- 1.1 The site comprises of an irregularly shaped piece of land located on the southern edge of Keighley town centre. The land is set at a slightly lower level to the surrounding road network and has an unused and somewhat neglected appearance. It was formerly the site of North Brook Works (according to map evidence this building was demolished around the end of the 20th). Self-seeded trees are evident along with some small areas of spoil and fly tipping and a small hard-surfaced area. North Beck runs beneath the site (presumably culverted) and the line of Water Lane runs through the site.
- 1.2 The setting of the site is mostly urban in character with the back of the properties lining Church Street located to the north of the site, to the south of the site are a range of mostly commercial properties and the church yard of the Keighley Shared Church forms the boundary to the east of the site.

Identified heritage constraints

1.3 Designated assets

- Keighley Shared Church (of St Andrew and Temple Street Methodist, formerly Keighley Parish Church – Grade II* listed building (NHLE 1199389)
- Hattersley Crescent (29-51 Church Street) – Grade II (NHLE 1313990)
- Fountain Inn, Church Street – Grade II (NHLE 1313895)
- Commercial Inn, Church Street – Grade II (NHLE 1283412)
- Jean Junction (former Liberal Club), High Street – Grade II (NHLE 1313991)
- Keighley Town Centre Conservation Area

1.4 Non-designated assets

- Key unlisted buildings identified in the Keighley Town Centre Conservation Area Assessment (2012) along Church Street.

1.5 WYAAS Comments - Within Conservation Area. Any potential development should retain significance & enhance CA. In Keighley's medieval core. Desk based archaeological assessment in first instance related to proposed development to identify areas of potential archaeological survival. Site has been previously developed. Site includes Ivy Bank Mills (PRN10245), previously archaeologically recorded, but retain as much as possible,

1.6 Historic England Comments - The site is located within the Keighley Town Centre Conservation Area and to the rear of the Grade II listed Hattersley Crescent. A number of other Grade II listed buildings, including Keighley Shared Church (of St Andrew and Temple Street Methodist), are close to the northern boundary of the site. The development of this area could harm elements which contribute to the significance of these designated heritage assets.

1.7 The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay "special attention" to "the desirability of preserving or enhancing the character or appearance" of its Conservation Areas.

1.8 In addition, there is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.

1.9 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently undeveloped area makes to those elements which contribute to the significance of these heritage assets and what effect the loss of this site and its subsequent development might have upon their significance.

1.10 Before allocating this site for development:

(1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Buildings in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.

(2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then the

measures by which that harm might be removed or reduced need to be effectively tied into the Plan.

(3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.11 The site is located within **Keighley Conservation Area**, which was originally designated as two separate conservation areas, Church Street Conservation Area (in 1973) and Temple Street Conservation Area (in 1978). The boundary was reviewed in 2001-02 and the conservation areas joined to form Keighley Town Centre Conservation Area. The conservation area covers the historic core of Keighley and contains buildings from several eras of development and charts the development of the town, in particular its 19th century development as an industrial/mill settlement and its subsequent wealth and prestige. The southern area of the conservation area, around Church Street reflects the early organic street pattern (contrasting with later development, which had a more planned layout) and was the site of the earliest part of the settlement. Some features such as the fragment of the market cross and the location of the church remain. North Beck is an important historical element of the town as it influenced the original siting of the settlement and also provided the original power source for its 19th century industrialisation. The conservation area has a historical, aesthetic, architectural and communal value. The heritage value of the conservation area is **medium**.
- 1.12 **Keighley Shared Church** is located to the northeast of the site. It is a mid-19th century parish church, constructed of coursed dressed stone with a graduated stone slate roof. The church has an aisled nave, chancel with transepts and a south porch and vestry. The west tower is a four stage square tower with windows, gargoyles and crocketed finials to the parapet. Within the church is a font dated 1661, possibly from a previous church on the site. A long churchyard containing gravestones extends to the south of the church itself and is enclosed within stone walls. The churchyard forms the eastern boundary of the site. The church is a Grade II* listed building and is of historic, architectural, aesthetic and communal value. The heritage value of the church is **high**.
- 1.13 **Hattersley Crescent** is located immediately to the north of the site. It consists of a row of ten shops with offices over, built in 1890 for Alderman R. L. Hattersley to the designs of J Judson and Moore. The row, which forms an attractive curved terrace, is built of coursed rubble with ashlar dressings under a hipped slate roof. The ten shops retain their original and well detailed timber shopfronts with two storeys above consisting of tall sash window openings with cornices between canted and corner bay windows. The terrace presents a graceful frontage to Church Street and is Grade II listed. It is of architectural, historic and aesthetic interest and is of **medium** heritage value.
- 1.14 The **Fountain Inn** (now the Red Pig) is located on the north side of Church Street and dates to the late 18th century. The property was formerly two houses but converted to an inn. The building is simply detailed, having a stone frontage with a stone slate roof and is three storeys in height. The doorway is set within segmental stone surrounds (possibly altered from a wider opening) and to either side and above there are two and three light

mullioned windows set in flat faced surrounds. The property was previously rendered and its restoration was partly funded by the THI grant in 2015. The property is of architectural, aesthetic and historic interest and as a Grade II listed building is of **medium** heritage value.

- 1.15 Adjoining the Red Pig is the **Commercial Inn**, another Grade II listed building and traditional public house dating from the late 18th century. The property is built of coursed squared stone and is three storeys in height under a stone slate roof. The centrally located doorway is set beneath a plinth and entablature and to either side and on the upper floors are three light mullioned windows. The building is a good example of the local vernacular and is of architectural, aesthetic and historic interest and as a Grade II listed building, it is of **medium** heritage value.
- 1.16 Identified in the Keighley Town Centre Conservation Area Assessment are several **key unlisted buildings located along Church Street**. These include nos. **53-67 (odd) Church Street**, a row of c. 1888 commercial premises which follow the curbed alignment of the street and are adjacent to Hattersley Crescent. They are designed in a Classical architectural style and are attractively detailed, with pediments over the tall upper floor windows, stone detailing and traditional timber shopfronts. The **Lord Rodney public house**, located further north along Church Street and adjacent to both Hattersley Crescent and the church, is also identified as a key unlisted building in the conservation area. This public house was originally known as the Olde Red Lion but changed its name in 1780 after the naval victory of Lord Rodney. The current building is actually a modern reconstruction/rebuild but it presents a traditional appearance and contributes positively to the conservation area. These are considered to be undesignated heritage assets (though they fall within the Conservation Area, which is itself a designated heritage asset) and are of architectural, aesthetic and historic interest and are of **medium** heritage value.

Impact of development on significance

- 1.17 The site is a previously developed plot of land. Map evidence indicates that the site was occupied almost entirely by an industrial works (an iron works named North Brook Works is noted on historic OS maps) between from the late 19th century until the end of the 20th century. The presence of the beck running through the site influenced the early development of the site and a route named Water Lane, which runs across the site reflects the importance of the watercourse. Since the late 20th century the site has been mostly cleared and appears in part to have been informally used as car parking. Grass and now self seeded trees are present within the site and it has a rather neglected appearance. As such, in its current state, it does not make a positive contribution to the character and appearance of Keighley Conservation Area and it is indicated as being a negative contributor to conservation area character in the adopted assessment. The lack of buildings upon the site does facilitate views from the south of the site, and in particular from Beck Street (this is identified in the Conservation Area Assessment as a key view) and parts of Bridge Street across the site towards the church and the rear of the buildings along Church Street.
- 1.18 Development would impact on the character and appearance of the conservation area however it is acknowledged that the site was previously occupied by buildings and that it does not currently contribute positively to conservation area character. It is possible that

development could be accommodated on the site without harm to the significance of the heritage assets. The grain of development within the conservation area is urban and is characterised by high density built form and any development would need to be carefully designed to ensure that it accords with and complements the established character of the area in terms of layout, scale, design and materials.

- 1.19 With regard to the setting of the nearby listed buildings and the undesignated heritage assets along Church Street, the development site is located to the south of these assets and within their immediate setting. The listed buildings at Hattersley Crescent and the unlisted buildings on the south side of Church Street abut the development site. Due to the topography and lower land levels within the site, the rear elevations of these buildings stand at some height above the northern boundary of the site. These elevations are much more simply detailed than the street-facing frontages and it is clear that these are secondary elevations. It is possible that development could be accommodated without harm to the setting of the heritage assets, provided careful consideration is given to mitigation measures that ensure that the development remains visually and physically subordinate so that the impact on important views is minimised the visual distinction of these buildings are maintained. This is likely to mean ensuring that development heights are kept relatively low.
- 1.20 At present the development site provides an open setting to the Grade II * listed church. There are views of the church across the site from Beck Street and Bridge Street and from within the church yard there are reciprocal views southwards across the site. The churchyard is surrounded by a substantial stone wall and this provides a strong delineation between the church and the surrounding area. The trees and grass along with the strong sense of enclosure gives the churchyard an 'oasis' type sense of place. The development of the site will impact on the setting of the church to a degree and will impact on the views previously described however with careful consideration given to layout, design, landscaping and materials, it is likely that the setting of the church can be preserved.

Mitigation measures/ Opportunities to enhance significance

- 1.21 There may be means to mitigate the impact of development on the site so that the levels of harm are considered acceptable. Development of the site will need to be informed by and respond to the surrounding high quality development within the conservation area and be respectful of the setting of the listed buildings and non-designated heritage assets. It is likely that the layout, design and scale of dwellings within the site should take cues from the high density, high quality traditional buildings in the vicinity and that this should also be reflected in the materials. Careful consideration of the landscape strategy including retention of any mature existing trees should be incorporated in to the site development.
- 1.22 The presence of the beck, currently culverted beneath the site, should also influence the site layout. This could be an opportunity to restore the beck to the surface and utilise this historic water feature positively within the site. This would assist in the contribution to local distinctiveness and character and better reveal the significance the conservation area.

Impact on significance following mitigation measures

- 1.23 If development of the site accords with the above suggested measures it is likely that development could be accommodated on the site with minor harm to significance of the conservation area and with minor harm to the setting of the listed buildings and non-designated heritage assets.

Conclusion

- 1.24 Development is likely to be **ACCEPTABLE** with appropriate mitigation measures to protect the setting of the listed buildings and non-designated heritage assets and the character and appearance of Keighley Town Centre Conservation Area.



View northwards from corner of Beck Street and Bridge Street across the site towards the church and the rear of the buildings on Church Street.



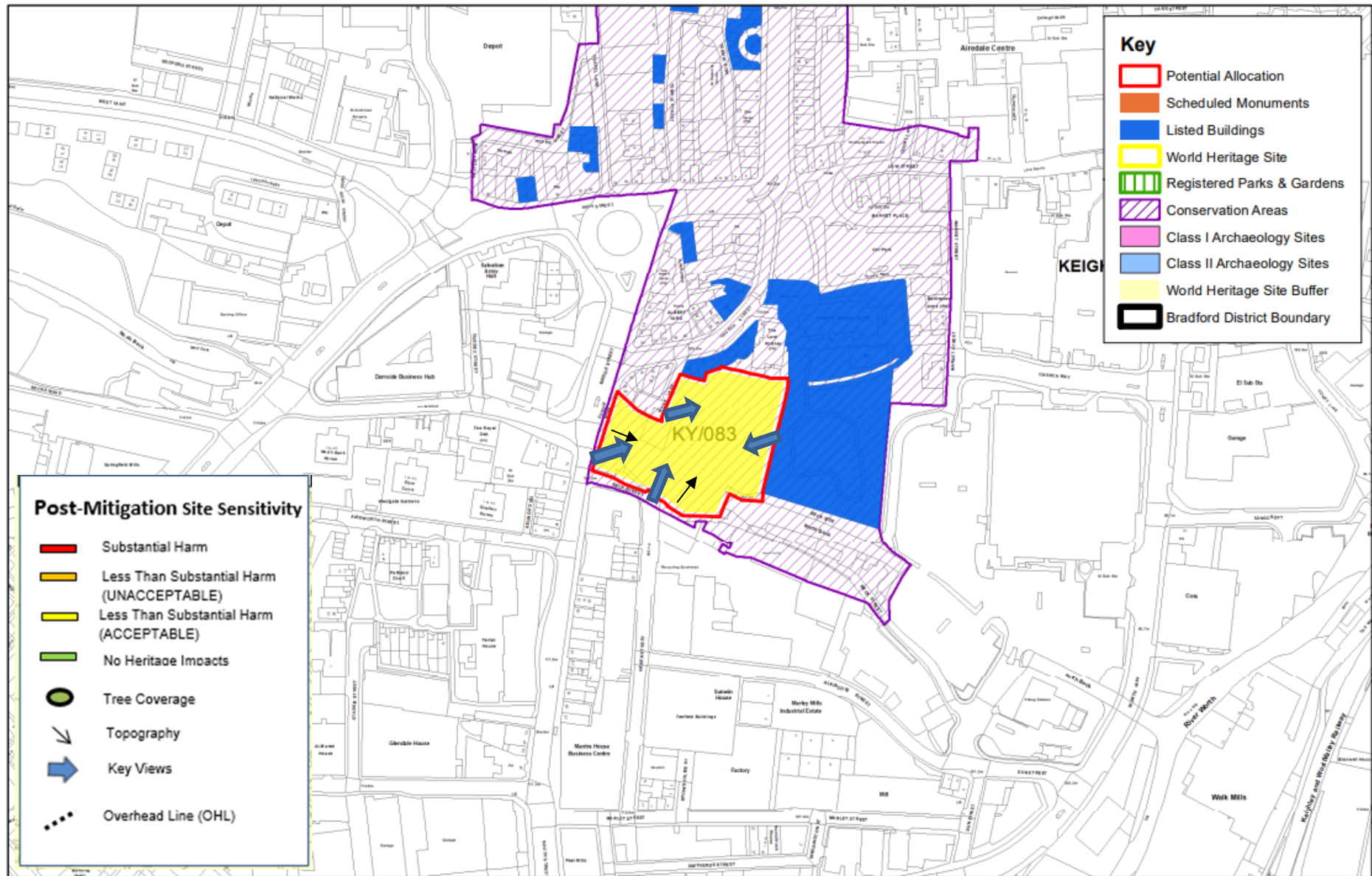
The site viewed from Beck Street



Church Street with Hattersley Crescent in the centre/right and the church beyond



The churchyard with views westwards across the site towards Beck Street



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H448
Site Name:	Woodville Road
Regulation 18 Site Ref	N/a
Former SHLAA Site Ref	KY/095
Site Address	Woodville Road / Spring Gardens Lane
Settlement	Keighley
Gross Site Area (ha)	0.77
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is a roughly rectangular 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 19th 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

1.2 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

1.3 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.

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

1.5 Historic England Comments: Object.

1.6 The site is located entirely within the Devonshire Park and Cliffe Castle Conservation Area which is included on the Heritage at Risk Register. The development of this area could harm elements which contribute to the significance of the Conservation Area. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas.

1.7 In order to demonstrate that the allocation of this area is not incompatible with the statutory duty placed upon the Council under the provisions of the 1990 Act, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this largely-undeveloped area makes to those elements which contribute to the character or appearance of the Conservation Area and what effect the loss of this site and its subsequent development might have upon them.

1.8 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Conservation Area, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

1.9 **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 19th 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**.

- 1.10 Cliffe Castle dates to the 1830s and was constructed as a modest dwelling. In the late 19th 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** date to the late 19th 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. These assets have a **medium** heritage value.
- 1.11 **Cliffe Castle** and **Devonshire Park** are both 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 19th century, at the same time the house was extended for Henry Isaac Butterfield. The part is considered to have a historical, aesthetic and communal value and has a **low** heritage value
- 1.12 **Woodville**, the original part of the late 19th 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 nonetheless the building along with the open grounds and mature trees make a strongly positive contribution to the character and appearance of the area. Woodville is considered to have a **low** heritage value.

Impact of development on significance

- 1.13 The site contains Woodville, a late 19th 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, harmful impacts

upon the trees and loss of the 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 (an undesignated 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** negative impact on significance, character and appearance of Cliffe Castle and Devonshire Park Conservation Area and a **minor** impact on the setting of the nearby listed structures at Cliffe Castle.

Mitigation measures/ Opportunities to enhance significance

- 1.14 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. They should also utilise an appropriate palette of materials and retain the openness of the grounds and protect/retain the trees. Car parking should be considered carefully and the area of hard surfacing should not extend beyond the current limits.
- 1.15 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, its 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 or harm to 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.
- 1.16 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

- 1.17 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**.

- 1.18 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

- 1.19 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 as the impact would result in **less than substantial harm (of an unacceptable level)**.

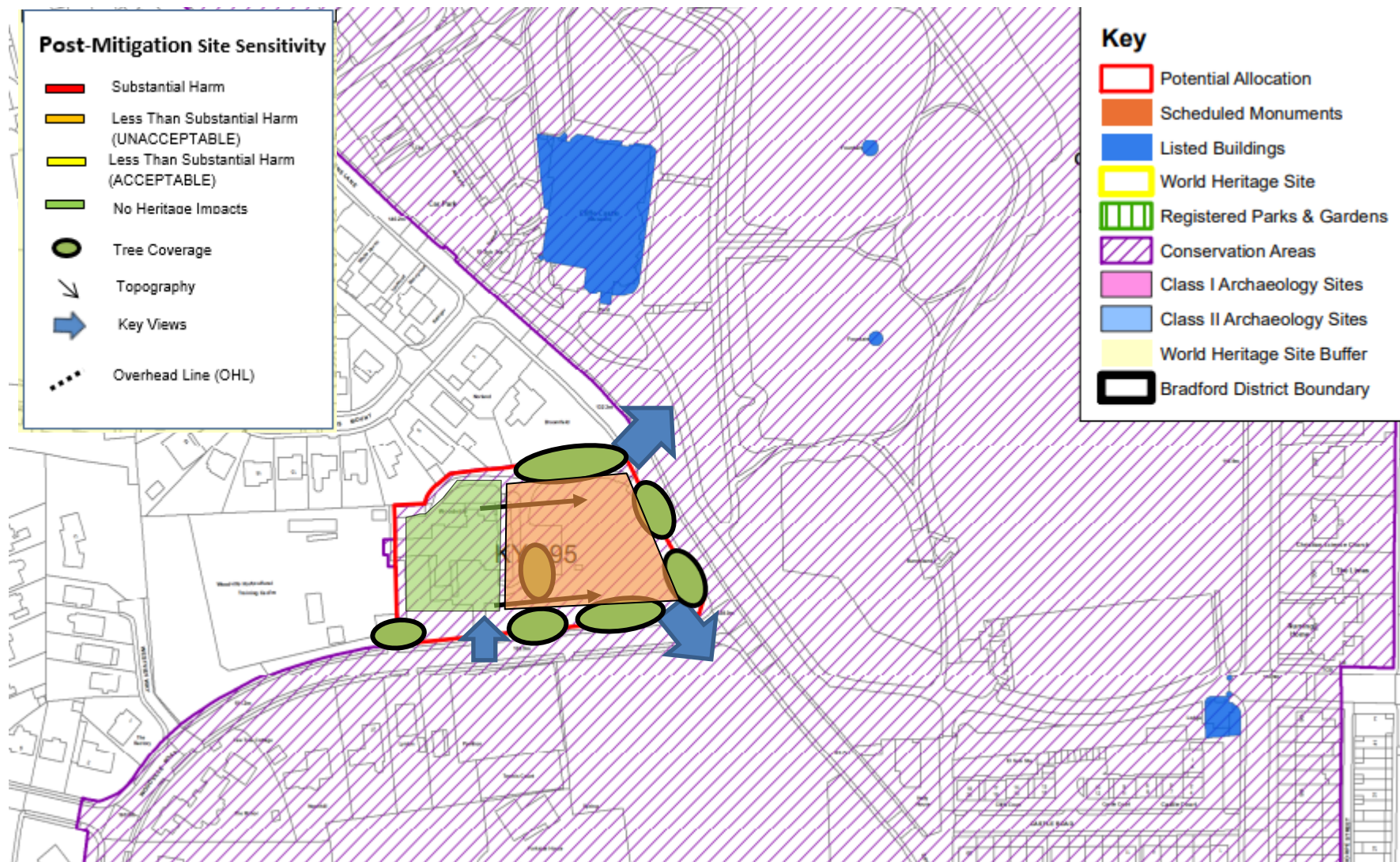
Site photographs



Photo 1: Woodville, taken from Woodville Road



Photo 2: Boundary wall on to Spring Gardens Lane



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H493
Site Name:	Bradford Road / Bronte Street
Regulation 18 Site Ref	KY38/H
Former SHLAA Site Ref	KY/158
Site Address	Bradford Road / Bronte Street
Settlement	Keighley
Gross Site Area (ha)	0.21
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is roughly square in shape and located on the western side of Keighley. The site is currently used as a car sales yard/showroom and is occupied by a single storey modern structure and hard standing commensurate with this use. Much of the site is relatively level but the land drops away towards the rear of the site and behind the buildings is a steep bank on which are several mature trees.
- 1.2 The site is bordered to the NW by Bradford Road and beyond this Victoria Park. The setting to the SW and SE is a mix of terraced housing and commercial warehouses. To the NE is The Beeches, a Toby Carvery restaurant/public house and Travelodge.

Identified heritage constraints

- 1.3 Designated assets
 - Eastwood House (now Victoria Hall) in Victoria Park, Hard Ings – Grade II listed (NHLE 1283252)
- 1.4 Non-designated assets
 - None identified
- 1.5 WYAAS Comments - No apparent significant archaeological implications.
- 1.6 Historic England Comments - Object

- 1.7 Eastwood House in Victoria Park, a Grade II Listed Building, is located 150 metres west of the site. The development of this area could harm elements which contribute to the significance of this designated heritage asset. Whilst we welcome the inclusion of a reference to the proximity of this designated heritage asset as a Constraint in the sites pro forma, we consider that the third bullet point under the Development Considerations for this site should be amended to be worded more positively.
- 1.8 Whilst the park is undoubtedly part of the setting to Eastwood House it is not mentioned in the list description for this building. The pro forma for this site incorrectly refers to Grade II Listed Building north-west of the site as Victoria Park. This should be corrected so as to avoid any confusion.
- 1.9 Site KY39/H: a) Replace the third bullet point under the Development Considerations for this site with the following: 'Consider the impact of development on the setting of the Grade II Eastwood House in Victoria Park and appropriately avoid/minimise any harm caused.' b) Correct the references made in the site pro forma to the designated heritage asset north-west of the site from 'Victoria Park' to 'Eastwood House in Victoria Park'.

Significance of assets

- 1.10 **Eastwood House** is located approximately 200m to the west of the site, at the rear of Victoria Park. The house dates to 1819 and was built for William Sugden, a mill owner and was set in extensive grounds. The house and grounds were sold in 1889 and were bought for the town of Keighley by public subscription. The grounds opened as Victoria Park in 1893.
- 1.11 Eastwood House is a two storey villa constructed in ashlar stone with a Greek Doric portico with pediment above. The house has sash windows and decorative stone detailing including a moulded stone cornice, parapet and pedestal acroteria. The property was previously used as Keighley Corporation Museum for many years. It is now known as Victoria Hall and adjoins a modern leisure centre. Victoria Park, though not included in the listing of the house, is an important element of its setting and contributes positively to the significance of the heritage asset. It is Grade II listed and is of historical, aesthetic and evidentiary significance and is considered to be **medium** value.

Impact of development on significance

- 1.12 The development site is located some distance (approx. 200m) from Victoria Hall however Victoria Park, which forms a key element of the setting of the Hall is situated on the opposite side of Bradford Road. The site is located almost directly to the east of the principle elevation of the hall, which looks out across the park (its former grounds) and therefore there is some inter-visibility between the heritage asset and the site. It is possible, therefore, that there could be some impact of residential development of the site on the setting of the listed building however given the varied existing built form located all around the park and Victoria Hall it is considered likely that the impact will be slight and that suitable mitigation measures can be adopted which will negate this harm.

Mitigation measures/ Opportunities to enhance significance

- 1.13 Much of the existing built form located to the east and south of Victoria Hall and the park dates to the late 19th and early 20th centuries. As a consequence, the design, form and materials of these buildings are traditional. The site itself is relatively small and it is possible that a residential development could blend harmoniously with existing built form in the general setting of the listed hall and its parkland however care would need to be taken to ensure that an appropriate scale and design of development and palette of harmonious materials (probably utilising natural stone and slate) are utilised to ensure that the setting of the heritage asset is maintained.

Impact on significance following mitigation measures

- 1.14 If development of the site accords with the above suggested measures it is likely that development could be accommodated on site with minor/negligible harm to the setting of the nearby designated heritage assets and with adequate mitigation measures, development would result in no heritage impacts.

Conclusion

- 1.15 Development is likely to be **ACCEPTABLE** with appropriate measures.

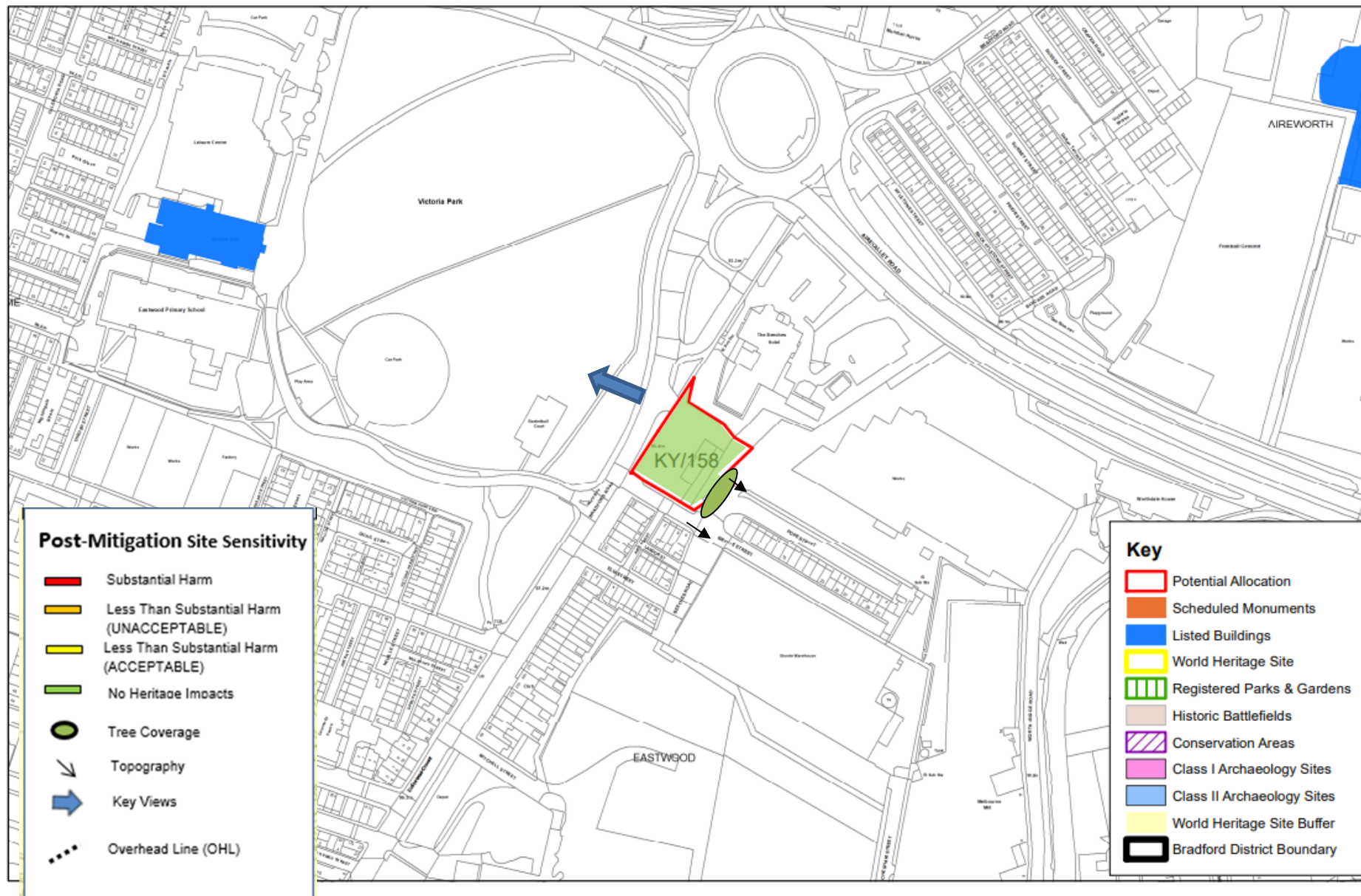
Site Photographs



The development site (Photo: Google Streetview)



Victoria Hall and Victoria Park (Photo: Google Streetview)



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H496
Site Name:	East Parade, Greasley Road
Regulation 18 Site Ref	N/a
Former SHLAA Site Ref	KY/161
Site Address	East Parade, Greasley Road
Settlement	Keighley
Gross Site Area (ha)	1.44
Regulation 19 Site Status	Excluded

Site description

- 1.1 The site comprises of an irregularly shaped piece of land located on the south-eastern edge of Keighley town centre. The land is relatively level and has an unused and somewhat neglected appearance. It is currently surrounded by temporary fencing/hoardings and contains building rubble and scattered self-seeded trees and vegetation. In the southern corner of the site is a late 19th century stone warehouse fronting on to Coney Lane and adjacent to this is the former Cricketers public house, also late 19th century and ruined former two-storey stone cottage.
- 1.2 Historically the site has been used for various different commercial and industrial uses, including an iron foundry, worsted/textile mills and railway goods yard and warehousing. The former mill pond (probably associated with Low Mill) is also indicated on historic OS maps. The site is not within the conservation area and there are no listed buildings within the site however the former industrial uses may well result in unrecorded archaeological remains being present.
- 1.3 The setting of the site is mostly urban in character with mostly late 19th century shops and commercial buildings providing active frontages on to East Parade to the north of the site and more modern industrial and commercial buildings and associated spaces located to south, east and west.

Identified heritage constraints

- 1.4 Designated assets

- Mill buildings at Low Mills, Low Mill Lane – Grade II* listed building (NHLE 1200162)
- Large mill building on Low Mills fronton on to Low Mill Lane – Grade II (NHLE 1313920)
- Royal Arcade Crown buildings (1, 3, 9 Fleece Street and 67-81 Low Street) – Grade II (NHLE 1133998)
- Keighley Town Centre Conservation Area

1.5 Non-designated assets

- 1.6 WYAAS identify several undesigned heritage assets as being recorded within the site. These include the remains of Low Street Mill and attached buildings, Coney Lane (demolished), 102-106 East Parade (late 19th century shops, demolished), the former railway warehouse (demolished) and the goods yard on East Parade (demolished) as well as the infilled mill pond to Grade II* listed Low Mill just to the south of the site boundary.
- 1.7 Within the site boundary are two remaining 19th century buildings, the four storey stone warehouse and The Cricketers public house, both fronting on to Coney Lane. The Cricketers is now closed. Further information would be needed to understand whether these are considered to be undesigned heritage assets however due to their age and their contribution to the sense of place and the streetscape they are considered to contribute positively to local distinctiveness.
- 1.8 WYAAS Comments - Site of various undesigned heritage assets (PRN9971, 10097, 7225 & 10420 plus site of filled in mill pond for PRN6283_. Recommend archaeological recording condition to be attached to any planning permission should site be developed.
- 1.9 Historic England Comments - There are a number of Grade II listed building in the vicinity of the site including a large mill building at Low Mills to the north east and the Royal Arcade Crown Buildings to the west of the site. A further Grade II* mill building at Low Mills 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

- 1.10 **Low Mill** is located a short distance, approx. 60m, to the east of the site. It is a late 18th century three storey mill building built of stone and originally with a stone slate roof. The mill was formerly part of a larger mill complex, much of which has been demolished. The mill is considered to be historically significant as it was the first cotton mill in the town of Keighley. The original mill building was constructed for Ramsdens of Halifax and completed by Clayton and Walshman, who began cotton spinning in 1780. It was powered by water diverted from the River Worth and a mill pond stood a short distance to the south of the mill (now infilled but the location of the pond abuts the development site). The machinery within the mill was constructed under the direction of Richard Arkwright and employees from the mill were sent to Arkwright's mill in Derbyshire to learn the required skills to use

the machinery. In the 19th century the mill was converted to worsted production and extensive sheds and warehouses were added (now demolished). The mill has been empty for several decades and is now in very poor condition with exposed roof timbers and no glazing in the windows. Recently the water features within the mill have been removed (currently under investigation) and the building is on the Heritage at Risk register. It is however recognised as being of **high** heritage significance due to its historical, architectural and communal value and is Grade II* listed.

- 1.11 To the north of Low Mill is **Low Mills**, a large 19th century worsted mill building. The building is built of coursed rubble stone and with a slate roof. The NE elevation faces on to Low Mill Lane and is 39 bays in length and three storeys in height. Unusually for this type of building, some of the window openings have decoration in the form of arched and segmental heads. The SW elevation (facing towards the site) is 34 bays in length and have a two bay gabled section with taking-in doors. Many of the windows are blocked. The property is currently in use for furniture retail. It is Grade II listed and is **medium** heritage significance due to its historic and architectural value.
- 1.12 **Royal Arcade** is a late 19th century shopping arcade located approx.. 40m to the NW of the site. The arcade was built in 1899 for Turner and Fowlds and incorporates an early 19th century building. The arcade buildings are constructed of ashlar stone with slate roofs on which are ten stone chimneystacks. The facades are well detailed having ornate stone decoration in the form of moulded bands, pilasters with carved capitals and a parapet along the roof line with ball finials as well as the inscription in stone of 'Crown Buildings' along the parapet and 'Royal Arcade' over the arched entrance to the arcade. On the corner of Low Street and Fleece Street is an octagonal cupola (dome now missing). The Fleece Street elevations are similarly detailed. Within the arcade many of the shops retain their original shopfronts along with the glazed roof and balcony. The Royal Arcade is of architectural, aesthetic and historic interest and is of **medium** heritage value. It is Grade II listed.
- 1.13 The site is located approximately 200m to the east of the boundary of **Keighley Conservation Area**. It was originally designated as two separate conservation areas, Church Street Conservation Area (in 1973) and Temple Street Conservation Area (in 1978). The boundary was reviewed in 2001-02 and the conservation areas joined to form Keighley Town Centre Conservation Area. The conservation area covers the historic core of Keighley and contains buildings from several eras of development and charts the development of the town, in particular its 19th century development as an industrial/mill settlement and its subsequent wealth and prestige. The southern area of the conservation area, around Church Street reflects the early organic street pattern (contrasting with later development, which had a more planned layout) and was the site of the earliest part of the settlement. Some features such as the fragment of the market cross and the location of the church remain. North Beck is an important historical element of the town as it influenced the original siting of the settlement and also provided the original power source for its 19th century industrialisation. The conservation area

has a historical, aesthetic, architectural and communal value. The heritage value of the conservation area is **medium**.

- 1.14 There are several other listed buildings in the vicinity of the site including Keighley Railway Station (Grade II), the water tower on the railway platform (Grade II) and nos. 4-80 Cavendish Street (Grade II) however due to distance and/or intervening built form it is not considered likely that the development of the site will impact on the setting of these assets above and beyond that of the existing situation.
- 1.15 There are two standing buildings within the site, both date to the mid/late 19th century and are located at the southern end of the site, fronting on to Coney Lane. The four storey stone built warehouse may have been associated with Low Street Mills. It is built of courses, blackened stone with a slate roof. At ground floor it has segmental arched windows. The building is vacant and several windows are broken or blocked up. The Cricketers public house adjoins the south elevation of the warehouse and is a smaller building, being two storeys in height and probably dating to the middle of the 19th century. The Cricketers is much altered externally but appears to be a good example of a small scale public house that predates much of the surrounding larger scale developments. The public house has closed in recent years and both buildings are vacant and in deteriorating condition. They are examples of the type of developments that typified Keighley's booming growth of the 19th century – warehouses to facilitate the storage and movement of goods and public houses to serve the workers. They are surviving examples of their building type in an area that is increasingly being subject to redevelopment.

Impact of development on significance

- 1.16 The site is a previously developed plot of land located close to Keighley town centre. Map evidence indicates that from the middle of the 19th century onwards much of the site has been occupied by developments associated with the surrounding industries and railways. The mill pond to Low Mill was located across the southern edge of the site and the 1907 OS maps shows a goods yard shed and railways sidings as well as warehousing, textile mills and an iron foundry at the very southern end of the site. Smaller buildings are indicated along the southern side of East Parade, possibly shops. The site was cleared in recent years and most of the buildings demolished. Within the site the only standing buildings remaining are the late 19th century 4 storey warehouse and the Cricketers public house on Coney Lane.
- 1.17 Grass and some young self-seeded trees are present within the site and it has a rather neglected appearance. As such, in its current state, it does not make a positive contribution to the streetscape, general character of the area or the setting of the nearby heritage assets. As the land has been previously developed and given the context of its setting within an urban landscape, the development of the site in principle is likely to be acceptable in heritage terms. Development would need to take in to account the possibility of below ground archaeological remains and archaeological recording is likely to be required before the commencement of development. The last remaining buildings within the site, the stone built warehouse and the former Cricketers public house on Coney Lane, are of some

age (dating to the mid/late 19th century) and are examples of the type of built form that typified industrial and commercial developments of that time in the town. The buildings are now in deteriorating condition, with boarded/broken windows evident. The public house is a small two storey building which has been much altered externally. Attached to the public house are the ruined remains of what appears to have been a two storey cottage/dwelling. It would be strongly preferable for the warehouse and the former Cricketers public house to be retained and incorporated in to the development. The warehouse appears to have its roof intact and similar types of buildings have been converted successfully in to houses or commercial/mixed use developments. The former Cricketers is a small property but it would seem entirely possible that it could be converted in to a dwelling. The retention of these remaining standing structures within the site would help inform the design, materials and layout of development within the site and would enhance the sense of place, local distinctiveness and character of development within the site.

- 1.18 As regards the remainder of the site, this is an edge of town centre development with an important street frontage on a main thoroughfare. It also is located within the setting of several heritage assets. It is important that any development should maintain an active frontage on to East Parade with appropriately scaled, designed development utilising a palette of materials to complement the high quality traditional buildings on the opposite side of the road. This frontage will be within the setting of the Royal Arcade and therefore particular care will be required to ensure that development impacts positively and respectfully on the streetscape.
- 1.19 Development may impact on the setting of the nearby mills around Low Mill Lane however the impact of development is likely to be less significant due to existing surrounding built form. It is important that development does not prejudice the future use of Grade II* listed Low Mill in terms of impacts on access and setting.
- 1.20 Due to the distance and existing built form, development would not have a significant impact on the setting of the conservation area, providing care is taken in terms of the scale, layout and design of development on the site as it is acknowledged that the site was previously developed and is located within an established urban setting.
- 1.21 Overall, it is possible that development could be accommodated on the site without harm to the significance or setting of the heritage assets. The grain of development within the conservation area is urban and is characterised by high density built form and any development would need to be carefully designed to ensure that it accords with and complements the established character of the surrounding area in terms of layout, scale, design and materials.

Mitigation measures/ Opportunities to enhance significance

- 1.22 There may be means to mitigate the impact of development on the site so that the levels of impact are acceptable. This will include retaining the existing buildings on the site if possible and incorporating them in to development and the recording of any features of archaeological interest.

- 1.23 Development of the site will need to be informed by and respond to the surrounding high quality development along East Parade and within the conservation area and be respectful of the setting of the listed buildings and non-designated heritage assets. It is likely that the layout, design and scale of dwellings within the site should take cues from the high density, high quality traditional buildings in the vicinity and that this should also be reflected in the materials. Careful consideration of the landscape strategy should be incorporated in to the site development and a strong emphasis placed upon the treatment of the site boundaries and retention of a high quality, active frontage on to East Parade will be of particular importance.

Impact on significance following mitigation measures

- 1.24 If development of the site accords with the above suggested measures it is likely that development could be accommodated on the site without harm to the setting of the listed buildings, non-designated heritage assets and the setting of the conservation area.

Conclusion

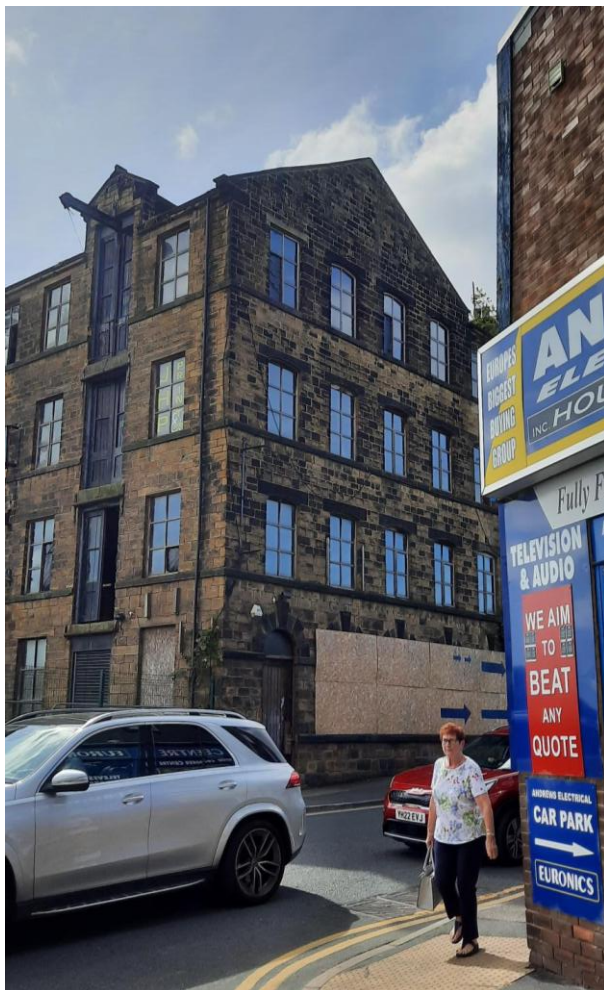
- 1.25 Development is likely to be **ACCEPTABLE** with appropriate mitigation measures to protect the setting of the listed buildings and non-designated heritage assets and the setting of Keighley Town Centre Conservation Area.

Site Photographs

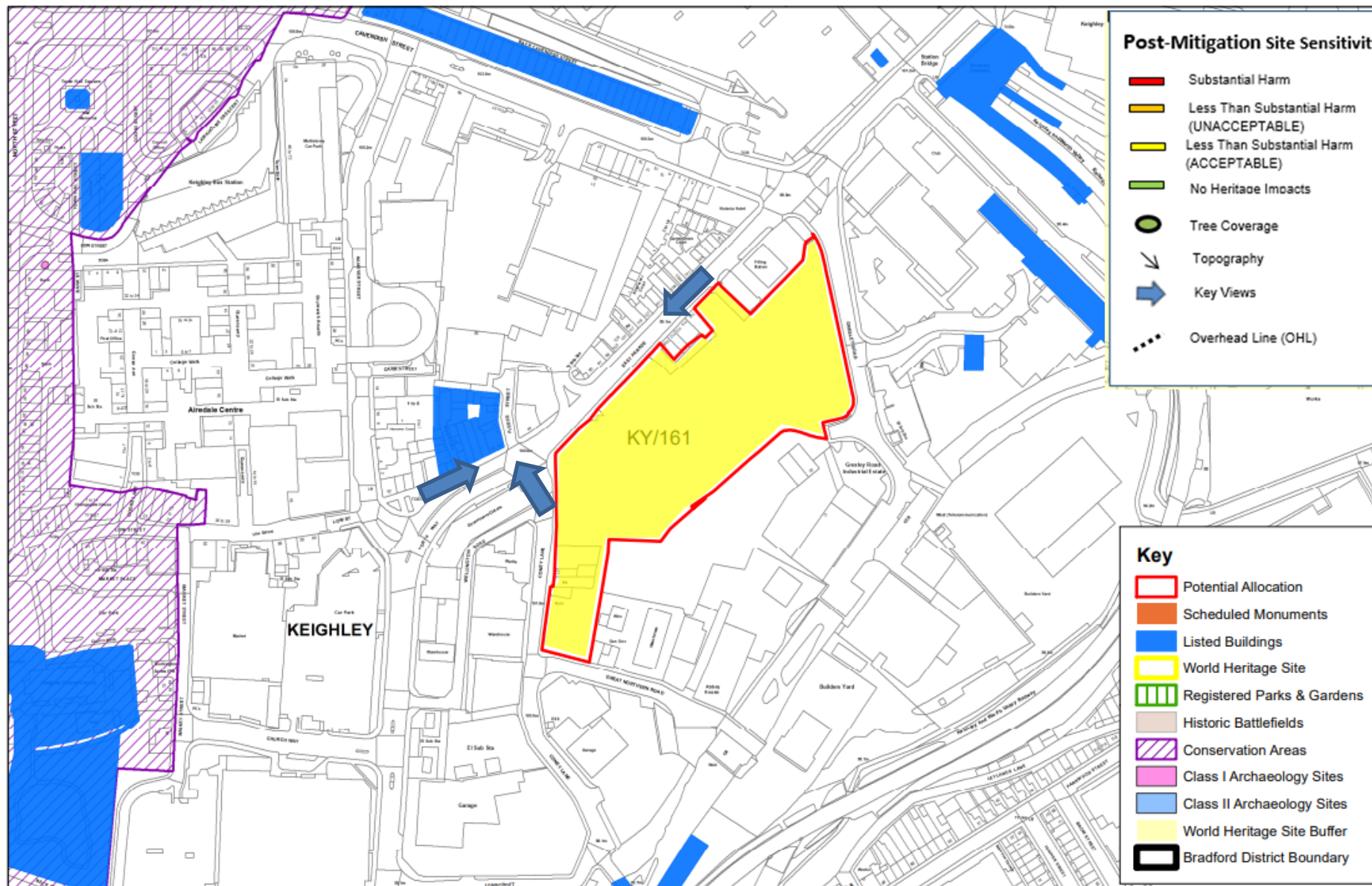


Views across the site from East Parade/Coney Road through the existing site boundary fencing





Four storey stone warehouse on Coney Lane and within the site (left) and the Royal Arcade on East Parade with the site in the background (below)



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H536
Site Name:	Exley Road / Oakworth Road
Regulation 18 Site Ref	KY17/H
Former SHLAA Site Ref	KY/025
Site Address	Exley Road / Oakworth Road
Settlement	Keighley
Gross Site Area (ha)	5.36
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site comprises of an irregularly shaped piece of land located on the southwestern edge of Keighley. To the south of the site is Keighley Oakbank School and its grounds and to the north, east and west are mostly houses of varying age.
- 1.2 The site is for the main part undeveloped land which is laid to grass with mostly stone boundaries around the perimeter and within the site. There are groups of trees located within and around the site, with the main group roughly forming a line running east-west across the centre and also a few isolated existing buildings. It has a sloping topography, with the land sloping down and away from Oakworth Road.

Identified heritage constraints

1.3 Designated assets

- Base of Cross a Junction with Wheat Head Lane, Oakworth Road – Grade II (NHLE 1134042)
- 67, 71, 73 and 75 Exley Road – Grade II (NHLE 1134135)
- Rose Cottage, 2 High Fold and 4 High Fold (NHLE 1283157)
- High Fold Farmhouse, 18 High Fold (NHLE 1313931)

1.4 Non-designated assets

- None identified

- 1.5 WYAAS Comments - Site immediately adj Listed cross base (PRN2428); contains PRN6068; also an early 19th century workhouse (now demolished). Recommend predetermination archaeological evaluation.
- 1.6 Historic England Comments - Object
- 1.7 The site contains a Grade II listed cross base at the junction with Wheat Head Lane. In addition, the Grade II listed Nos. 67, 71, 73 and 75 Exley Road are 30 metres from the site's northern boundary. The development of this area could harm elements which contribute to the significance of these designated heritage assets.
- 1.8 There is a requirement in the 1990 Act that "special regard" should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.
- 1.9 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this largely undeveloped area makes to those elements which contribute to the significance of these heritage assets and what effect the loss of this site and its subsequent development might have upon their significance.
- 1.10 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Buildings in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the any of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.11 Within the site, at its north-western corner near the junction with Wheat Head Lane, is the **base of a cross**. Only the sandstone base, which is in the form of a large block in a tapering polygonal shape, remains. The date of the cross base is unknown, the list entry states that it is probably 17th century but it may be older. The cross is currently set on a grass verge slightly elevated above the rest of the site and visible from the public pavement and road. The cross is of historic value and as a Grade II listed structure is considered to be of **medium** value.

- 1.12 **Nos. 67, 71, 73 and 75 Exley Road** are located a short distance (approx. 30m to the north of the site). They were originally one dwelling, now subdivided and date from the mid-late 17th century and early 18th century. The properties are stone built with a stone slate roof and are constructed in the local building vernacular with simple detailing. The principle elevation faces northwards and has mullioned windows and doors set in plain surrounds. There are some alterations evident, such as the garage doors on the front elevation. Within the interior of no. 67 is a date stone incised 'WC MC 1662 IR'. The buildings are of historic and architectural interest, recognised by their designation as Grade II listed and have an historical, architectural and aesthetic value. These heritage assets are considered to be of **medium** value.
- 1.13 Located off High Fold is **Rose Cottage** and **4 High Fold**, along with **High Fold Farmhouse**, approx. 75m to the northwest of the site boundary. Rose Cottage (2 High Fold) and 4 High Fold are a pair of stone built cottages dating from the early-mid 19th century. They are constructed of coursed, watershot stone with a stone slate roof. The cottages have flat faced mullion windows and doors set in plain surrounds. High Fold Farmhouse is located opposite and is a mid 17th century farmhouse, with later mid 18th century alterations. It is built of coursed square stone with a stone slate roof and is a good example of the local vernacular building style. The farmhouse has double chamfered mullion windows and a doorway set in a quoined surround with chamfered lintel over. The interior retains some original features of interest including a fireplace and Tudor arched doorway. These buildings are Grade II listed and are of historic and architectural interest and are considered to be of **medium** value.

Impact of development on significance

- 1.14 The site at present is mostly open, set to grass and appears to be in agricultural use for the main part. There are some field boundaries evident as well as trees standing in groups around the periphery of the site and along field boundaries.
- 1.15 The listed cross base is located within the site boundary, on its north-western edge. It is located on a grass verge at present, which is elevated above the rest of the site and highly visible from the road and pavement. The significance of the asset is taken from its evidential value as the remains of an early cross. It is not clear whether this would have been the original site of the cross, though if it is it is possible that it was a waymarker. The cross is located alongside a main road (between Keighley and Oakworth) however, the contribution that its current setting makes is relatively limited as much of the significance of the cross is taken from its evidentiary value. The development of the site, provided the cross is adequately protected from damage, is unlikely to impact harmfully upon the significance of the heritage asset. The change in the setting of the cross may impact to a small degree on its significance, for example if it were to no longer be as prominent in views from the public realm however there may also be opportunities for enhancement, interpretation and increasing awareness/public information about the cross base.
- 1.16 The development of the site would alter the setting to the south of the cottages at Exley Road however it is noted that the setting of these heritage assets has already undergone much change. They were originally part of a dispersed settlement around Exley Head and were surrounded by fields and agricultural land. During the course of

the 19th and 20th centuries the settlement of Keighley expanded and houses were built in much of the surrounding area. The site to the south is a remnant of the agricultural land but is separated from the heritage assets by other existing built form to the south of the listed buildings. Whilst development of the site will result in some harm to the significance of the assets through further loss of the open setting that they once originally set within, this is unlikely to result in significant harm, taking into account the existing situation. It is considered likely that the development could result in minor harm to the significance of the heritage asset.

- 1.17 The listed buildings around High Fold are located within an existing area of residential development and as a result, there are very limited/no visual linkages between the site and the listed buildings on High Fold due to intervening built form. It is considered unlikely that the development of the site will impact on the setting to any greater degree than that of the existing situation and therefore the likely impact of development on these buildings would be 'negligible'.

Mitigation measures/ Opportunities to enhance significance

- 1.18 It is likely that mitigation will help reduce the impact of development on the site so that the levels of harm are considered acceptable.
- 1.19 The listed cross base on Oakworth Road should be adequately protected from damage during development and it is presumed that its current position will be maintained. At present the cross base occupies a highly visible location on a grass verge adjacent to the main road however there are no explanatory signs or information to inform interested passers-by about its origins or history. The development of the site could be an opportunity to raise awareness of the cross base and offer interpretation about its origins and purpose.
- 1.20 The cottages at Exley Head have already been partially surrounded by later development, however maintaining a setback or landscaped area to the south of the buildings which then integrates in to development will prevent the cottages being 'swamped' by modern housing and will maintain some sense of openness.
- 1.21 Development of the site, and in particular the areas close to the heritage assets should respond to and take design cues from the heritage assets. This is likely to inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy.

Impact on significance following mitigation measures

- 1.22 If mitigation measures are adequate and the development carefully considered in light of the proximity and setting of the heritage assets, development of the site would result in less than substantial harm (of an acceptable level) or negligible harm.

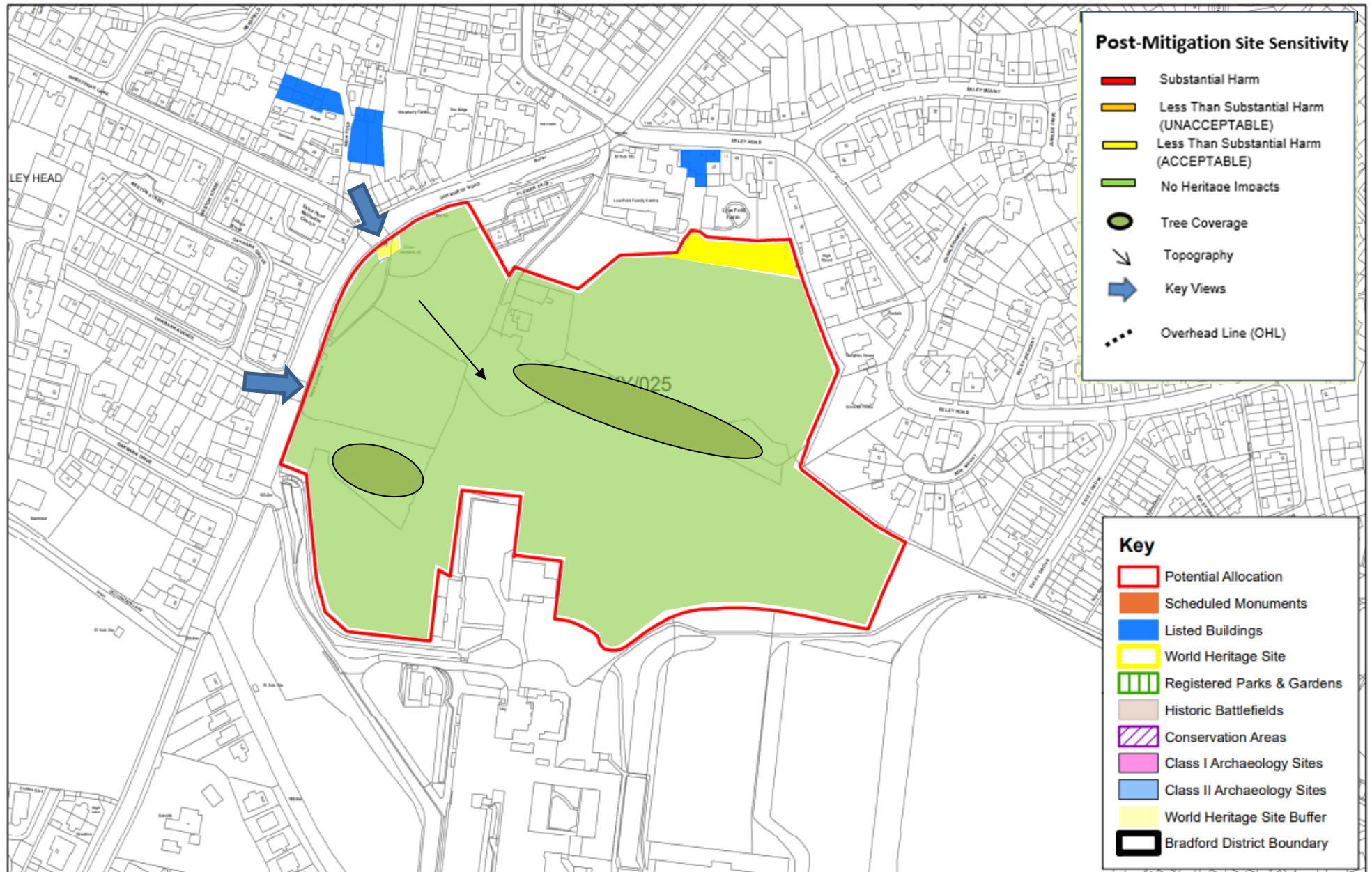
Conclusion

- 1.23 Development is likely to be **ACCEPTABLE**

Site Photograph



View SE across the site from Oakworth Road, note the listed cross base in the foreground, next to the pavement (Image taken from Google Streetview)



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H542
Site Name:	Church of Christ the King, Riddlesden
Regulation 18 Site Ref	N/a
Former SHLAA Site Ref	KY/049
Site Address	
Settlement	Keighley
Gross Site Area (ha)	0.41
Regulation 19 Site Status	Commitment – U/C

Site description

- 1.1 The site consists of a roughly rectangular in shape and is bordered by the Leeds & Liverpool Canal to the north and residential housing to the east and west. Bradford Road forms the southern boundary. The site itself consists of the former Church of Christ the King and its grounds. The now vacant church is located towards the northern end of the site and faces southwards. The remainder of the site is mostly set to rough grass. There are trees located along the southern boundary and to the north of the church building. There is evidence that several trees located within the southern part of the site have recently been removed. The site slopes downwards away from the canal and towards Bradford Road. It is bound by a stone wall.
- 1.2 The setting of the site is mix of residential developments, mostly 20th century housing with some commercial buildings interspersed along Bradford Road. To the north of the canal and to the south of Bradford Road the setting is more open and is characterised by fields.

Identified heritage constraints

- 1.3 Designated assets
 - Leeds & Liverpool Canal Conservation Area
- 1.4 Non-designated assets
 - None identified

- 1.5 The church within the site is unlikely to be considered to be a non-designated heritage asset however this would be subject to further consideration.
- 1.6 WYAAS Comments - No apparent significant archaeological implications
- 1.7 Historic England Comments - Object
- 1.8 The site adjoins the Leeds Liverpool Canal Conservation Area and consists of the former Church of Christ the King and its grounds. The development of this area could harm elements which contribute to the significance of this designated heritage asset. Whilst we welcome the inclusion of a reference to the proximity of this designated heritage asset as a Constraint in the sites pro forma, we consider that the first bullet point under the Development Considerations for this site should be amended to be worded more positively.
- 1.9 Site BI6/H, replace the first bullet point under the Development Considerations for this site with the following: 'Development should conserve and, where possible, enhance those elements which contribute to the significance of the Leeds Liverpool Canal Conservation Area.'

Significance of assets

- 1.10 The site immediately abuts the boundary of **Leeds & Liverpool Canal Conservation Area**. The Leeds & Liverpool Canal Conservation Area was first designated in 1988 and initially covered only a limited section of the canal and surrounding area at Shipley. The boundary was later extended to cover the entire length of the canal section that runs through the Bradford district and then was amended again in 2006. The designation of the canal as a conservation area recognises the historic value of the canal and its relationship to the traditional waterside buildings, settlements and spaces along its length as well as the special contribution that it makes to sense of place and local distinctiveness. It encompasses a wide variety of landscapes such as woodland and fields as well as some of the associated settlements and buildings, though in some areas the conservation area narrows to the width of the canal and the towpath alone. It incorporates fifteen locks including the five rise locks at Bingley as well as numerous bridges. The Leeds & Liverpool Canal Conservation Area is considered to be of **medium** heritage value.
- 1.11 The section of the conservation area close to where the site is located consists primarily of the canal and towpath only and does not extend to include land or buildings either side of the waterway. This part of Riddlesden was developed during the 20th century and the buildings on the south side of the canal, surrounding and including the site are reflective of this. The church was built in the late 1930s and was opened and consecrated in 1940. It is stone built and has a simple appearance with a roughly east-west alignment and two gables breaking forward on the south elevation. The building would have originally had a slate roof but this has been replaced with concrete tiles. The building has been vacant since its closure in 2006 and has suffered vandalism during this period. Most of the windows have been broken and the roof is showing signs of damage.

On the basis of the age of the property and the alterations/loss of original fabric it is unlikely that the property would be considered to be a non-designated heritage asset however it may hold communal value for the local community and is considered to have a **negligible** or **low** heritage value.

Impact of development on significance

- 1.12 The impact of development on the significance of the setting of the Leeds & Liverpool Canal Conservation Area is likely to be acceptable. From the canal and towpath, relatively little of the site can be seen due to the dense screen of vegetation along the northern site boundary. This consists of well established trees and shrubs and a steeply sloping site which drops away from the level of the towpath significantly. The retention of the trees would be expected and whilst the thinning of some of the self seeded shrubbery might be anticipated (and thus views of the site increased) it is noted that the site is previously developed and contains existing built form, though it is acknowledged that the existing building occupies a relatively small proportion of the site. The site itself is bound to either side by residential dwellings and as such houses in this location will not appear out of keeping or have an unduly significant impact on the setting of the conservation area, subject to retention of trees. From within the canal conservation area, this section of the canal and towpath have a quiet and leafy feel with good views along the canal and towpath itself but with limited visual linkages to the land to the south of the canal. There are some glimpses of houses through the trees but these are heavily filtered.
- 1.13 The retention of the existing building would be preferable, as this is a more sustainable option than demolition and construction of new buildings on the site however it is considered likely that either option will result in an relatively minor impact on the setting of the conservation area and that this is likely to result in less than substantial harm (of an acceptable level) to the setting of the heritage asset.

Mitigation measures/ Opportunities to enhance significance

- 1.14 A well designed and sympathetic conversion scheme for the existing building would be the preferred development solution, with well-designed dwellings located elsewhere in the site. Any new buildings within the site should be carefully considered in terms of design, materials, scale and layout given the proximity of the site to the conservation area. The retention of trees within the site, in particular along the northern boundary which abuts directly on to the canal towpath is expected as this will be a major contributing factor in minimising the visual impact of development on the setting of the conservation area. The retention of the existing stone boundary walls around the site would also assist in preserving local distinctiveness and contribution to the streetscape along Bradford Road.

Impact on significance following mitigation measures

- 1.15 It is anticipated that if development is proposed in accordance with the above that it could be accommodated on the site with **less than substantial harm (of an acceptable level)** on the northern portion of the site and with no heritage impacts on the southern portion of the site.

Conclusion

1.16 Development is likely to be **ACCEPTABLE** with appropriate measures.

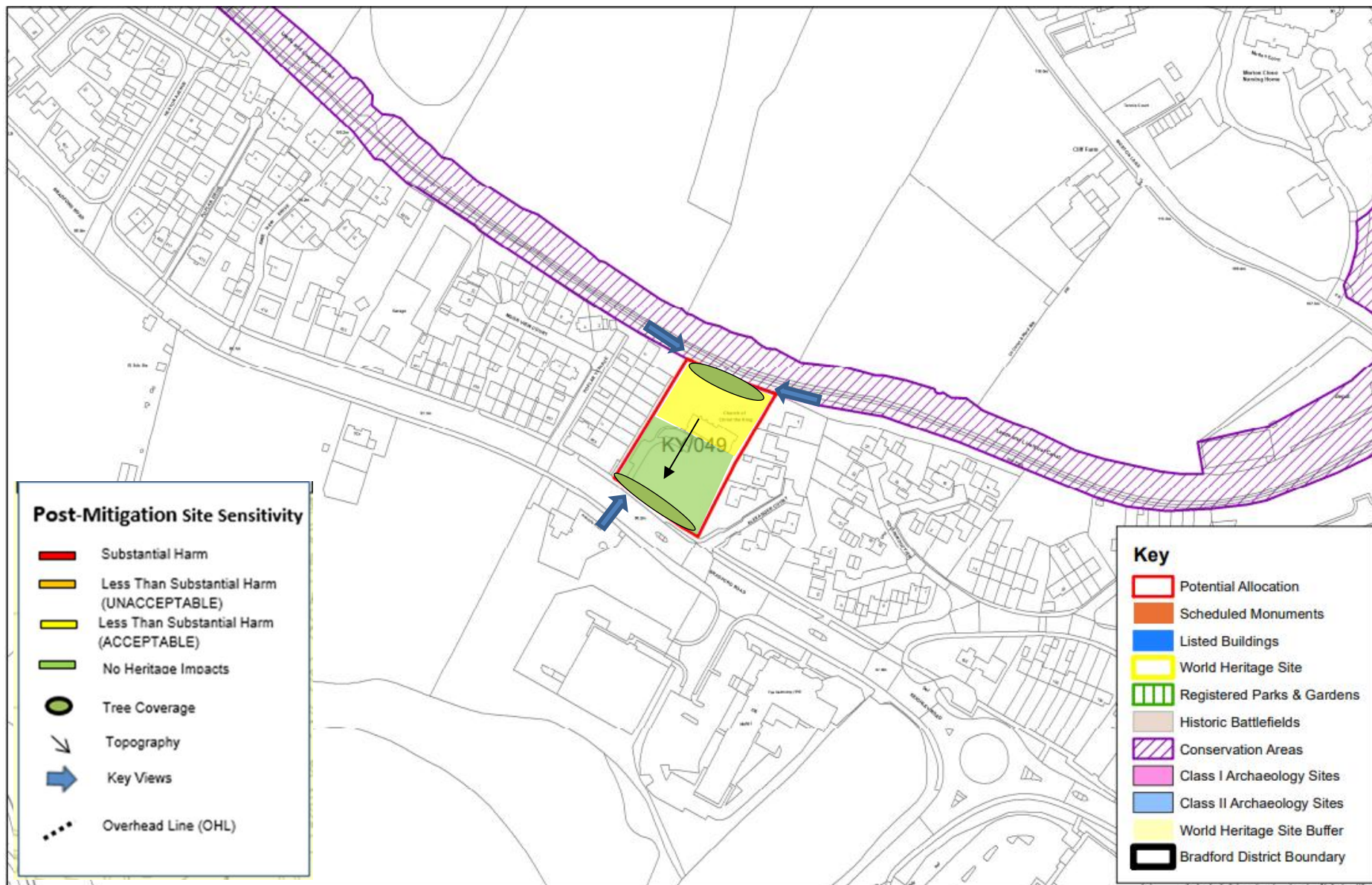
Site Photographs



View of site including the former Church of Christ the King from the site entrance on Bradford Road



Canal towpath looking westwards adjacent to the site. The site is on the left (not visible through the trees and vegetation).



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1354
Site Name:	Hollins Lane (South), Utley, Keighley
Regulation 18 Site Ref	KY1/H
Former SHLAA Site Ref	KY/003A
Site Address	Hollins Lane
Settlement	Keighley
Gross Site Area (ha)	2.37
Regulation 19 Site Status	Allocation

Site description

- 1.1 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 to the northwest of the site and existing residential properties border the site to the south, east and northeast.

Identified heritage constraints

1.2 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)

1.3 Non-designated assets

- None identified

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

1.5 Historic England Comments: Support

Please note- these comments were provided by HE in relation to the smaller site, initially assessed and any may not be applicable to the current, larger site under assessment.

1.6 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. The development of this area could harm elements which contribute to the significance of these designated heritage assets. The Heritage Impact Assessment for this site, which includes land to the south-west of the allocated site, considered that mitigation measures are likely to be less effective in the south-western quarter of the site where the steeply sloping topography is likely to mean any development is highly visible. The HIA concluded that with appropriate mitigation, the lower sections of the site (which includes the area allocated in the Draft Plan) are likely to result in less than substantial harm (of an acceptable level). Historic England would concur with this analysis and with the assessment of the degree of harm that the development of this site would be likely to cause. Historic England would also endorse the removal of the area of land identified as being of medium sensitivity in the HIA from the allocated site, and the mitigation measures which have been put forward in the Heritage Impact Assessment. We consider that these are likely to be effective in reducing the harm to the level indicated. Historic England welcome the requirement for a Heritage Impact Assessment to be prepared in support of any planning application on this site.

Significance of assets

1.7 **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.

1.8 The ancillary structures to Whinburn Lodge include the **gate lodge** and **gates**, which date to 1912 and were designed by Simpson and Ayrton 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

- 1.9 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 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 principal 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.
- 1.10 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 18th 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.
- 1.11 **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 19th 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

- 1.12 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. 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) and the field immediately to the south of the Whinburn is likely to impact to some degree on the contextual setting of Whinburn. It would be desirable to retain the open field between the site and Whinburn as this, with bolstered landscaping, could be used to provide a buffer between the development and the proposed site. The current proposal to include this site will bring development much closer to the Whinburn and will impact on its immediate setting and ability to perceive the heritage asset in isolation. 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; however acceptability is likely to depend on the success of mitigation measures.
- 1.13 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.
- 1.14 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

- 1.15 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. Including a substantial and meaningful undeveloped buffer immediately to the south of Whinburn may assist in mitigating the impact of development of the field closest to the heritage asset, but this is unlikely to significantly mitigate the harmful impacts on the setting of the heritage assets to an acceptable degree. Notwithstanding this, adding an increased landscape buffer would increase the screening between the development site and the heritage assets., particularly if the most sensitive elements of the immediate setting are left undeveloped. This could 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 western areas 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

- 1.16 If sufficient mitigation measures are employed on the site then the lower sections of the site are likely to result in **less than substantial harm (of an acceptable level)**. The impact of developing the remaining areas of the site, which is located on the highest land and within much of the field closest to Whinburn, will be more difficult to mitigate and without further information, it is considered likely to result **less than substantial harm (of an unacceptable level)**.

Conclusion

- 1.17 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 and with close proximity to the southern boundary of the heritage assets. 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 significant landscaped buffer to protect the setting of Whinburn and the gardens and potentially development only on the lower sections of the site and the areas further away from the boundary of Whinburn, subject to further evaluation and potentially a landscape visual impact assessment.

Site Photograph



