

Heritage Impact Assessments

Queensbury

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H835
Site Name:	Black Dyke Mills
Regulation 18 Site Ref	QB3/H
Former SHLAA Site Ref	QB/004
Site Address	Black Dyke Mill, Brighouse Road
Settlement	Queensbury
Gross Site Area (ha)	1.32
Regulation 19 Site Status	Rejected

Site description

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

Identified heritage constraints

1.2 Designated assets

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

1.3 Non-designated assets

- **HER ref. 944249 (SE13 SW59)**
- Post Medieval **Worsted Mill 1835-1835**
- Post Medieval **Woollen Mill 1835-1835**

Significance of assets

- 1.4 Mill buildings. East part built between 1842 and 1848, extension to west between 1848 and 1851, and the slightly larger block to far west between 1854 and 1868. For John Foster and Son. Hammer-dressed stone. Stone slate roofs. East block and extension 5 storeys, west block 4 storeys, both with basement and attic. South side: east block of 15 bays and industrial 6-pane casements, the centre 5 bays breaking forward slightly. 'The 9-bay extension to left is similar and has a rounded stair and hoist tower to right which rises above eaves and has pyramidal roof. The later block to left is slightly taller and wider and has 27 bays of similar casements and one bay of loading doors surmounted by a small triangular pediment. To right is a round-arched carriageway with alternate, rusticated quoins and voussoirs. Also, towards the right end is a square tower with pyramidal roof and round-arched lights in archivolted groups of 3 and 2. Dentil eaves cornice and roof lights to both blocks. North side similar but with some later additions. West gable end of 4 bays with central square projecting tower with small round-arched lights and pyramidal roof. Single-storey sheds on north side not included in the item. E. M. Sigsworth, Black Dyke Mills, A History, 1958
- 1.5 Mill chimney. Built between 1854 and 1868 for John Foster and Son. Hammer-dressed stone with ashlar dressings. Tall octagonal tapering chimney on square base. Broad moulded cornice. Iron tie-rings.
- 1.6 Queensbury conservation area covers the busy centre of the settlement, following roughly the line of the main routes through the village. The conservation area encompasses the predominately Victorian and industrial heart of the settlement:
- | | |
|--------------------------|--|
| 1740 | The settlement of Queensbury developed after the completion of the turnpike road between Bradford and Halifax in 1740. Present day High Street follows the line of the turnpike road. The village took its name from the Queen's Head, a coaching inn and the first building to be built on High Street. |
| 19 th century | Within a century the village had established itself as an important centre with a church, Baptist chapel and Sunday School. Black Dyke mill was built in 1835 as a worsted mill. The Forster family, who founded the mill were responsible for much of the later development of Queensbury, including the construction of Victoria Hall, the Albert Memorial and much of the terraced housing off Sand Beds and High Street. |
| 1845 | Holy Trinity church was consecrated in 1845 and was the first step in making Queensbury into its own Parish. |
| 20 th century | The slower rate of change in the conservation area after 1900 has meant that many of the buildings have survived relatively unchanged. |

Queensbury is considered to be a good example of a Victorian era industrial village.

Key Characteristics of Queensbury

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

Impact of development on significance

- 1.8 In the case of all of the designated assets, the site is adjacent and would affect their setting. By virtue of the elevated ground to the south-east at Vale Grove, excellent views of Black Dyke Mills are possible. The dominance of the buildings and chimney in the village, even to this day are fully evident, and the architectural detail and scale of the buildings can be appreciated. Views of the mill are also possible from Brighthouse Road, beyond the northern end of the existing terrace of dwellings. Any development on the northernmost end of the site would largely obscure these views given ground levels. The loss of these views and the opportunity to appreciate the mill in its setting are harmful in terms of heritage and local amenity. This would be contrary to the principles of policies EN3, SC1 (11) and SC9. Development on this part of the site would have a **Moderate** negative impact on the heritage significance of the Black Dyke Mills heritage assets.
- 1.9 Development on the narrowest central part of the site is probably prevented by the steepness of the ground. Beyond this to the south, the steepness reduces and there may be some scope for development. The southernmost part of the mills site is a 20th century single storey former weaving shed, of no historic or architectural significance. Construction in proximity to this would cause no heritage loss of significance, if there is no adverse impact on views or the setting of the designated listed assets.
- 1.10 Views northwards through the site to the heritage assets are prevented by a high stone wall between the public footpath and the site. This wall continues along the south-eastern boundary and is accompanied by a belt of trees. Thus there are no views possible from the footpath or any public vantage point beyond the site to the south or south-east until the perimeter abuts Vale Grove. The screening provided by the wall and trees would result that development on this southern part of the site would not harm views or the setting of the heritage assets. Development would not have an adverse effect on the assets when experienced from Old Mill Dam Lane due to the

intervening modern Low Mills structures. Development of this part of the potential allocation is regarded as having a **Minor to Negligible** impact on heritage significance.

Mitigation measures/ Opportunities to enhance significance

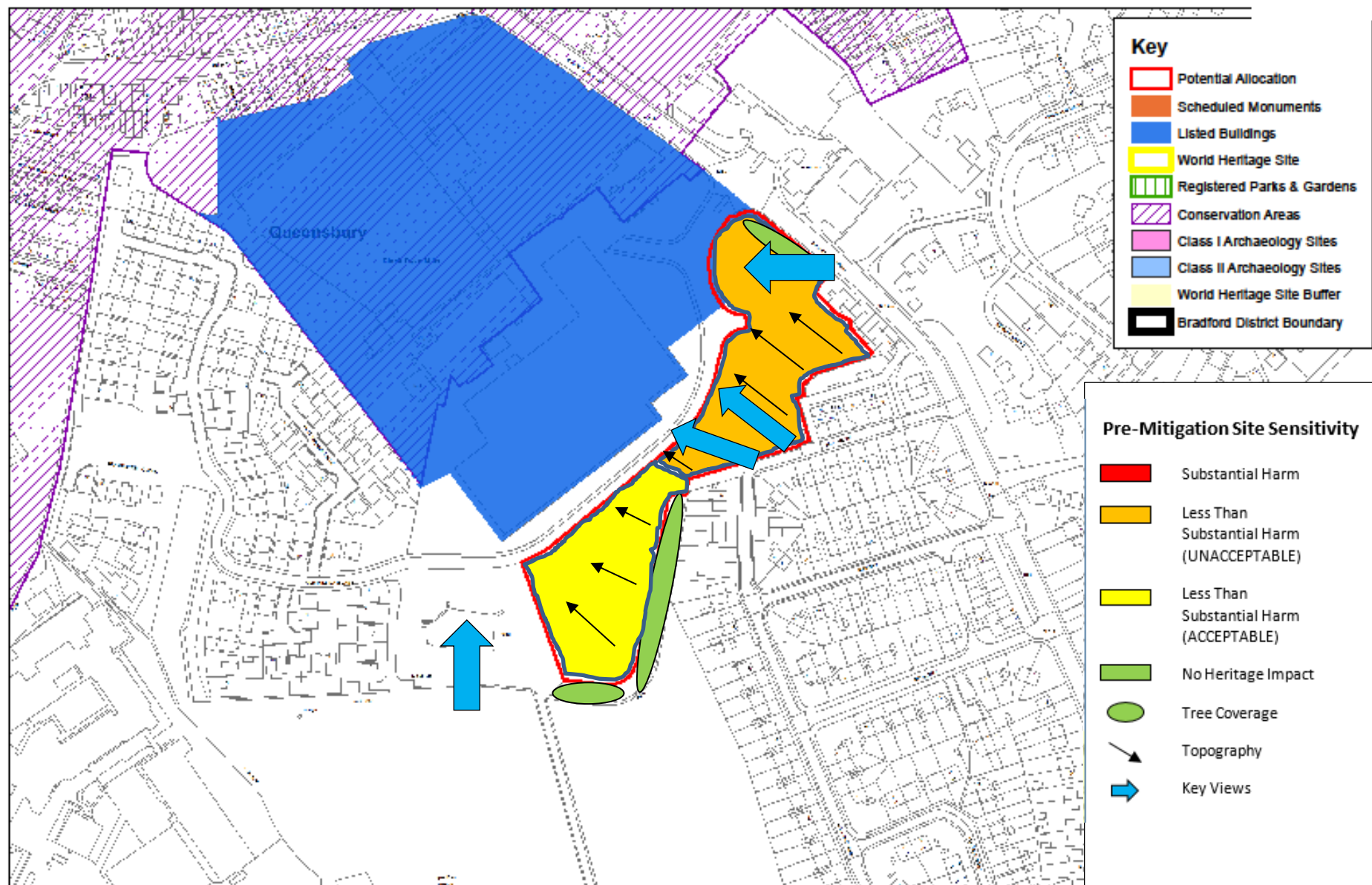
- 1.11 Mitigation measures would not overcome harm to the setting and appreciation of the heritage assets which would arise from development of the northern part of the proposed site. This area could be considered for enhancement as a pocket park or recreation area to benefit local ecology and amenity. Should development of the southern part be regarded as appropriate, retention of the mature tree belt should be ensured. The design, layout and appearance of any development here would be expected to enhance local distinctiveness.

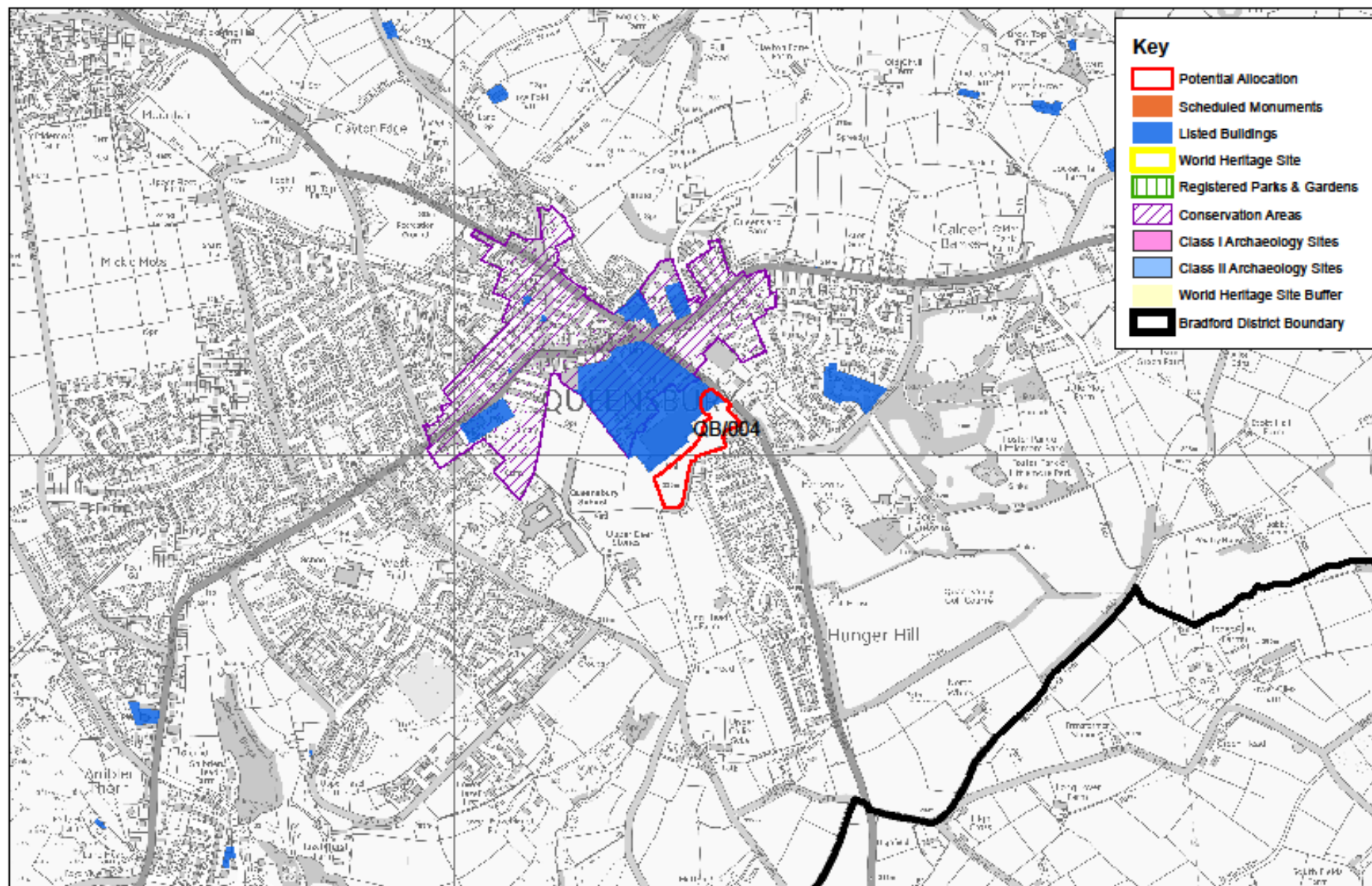
Impact on significance following mitigation measures

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

Conclusion

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





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H837
Site Name:	Sharket Close
Regulation 18 Site Ref	Part QB6/H
Former SHLAA Site Ref	QB/011 (amended)
Site Address	Station Road West and Sharket Head Close
Settlement	Queensbury
Gross Site Area (ha)	2.03
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site consists of an irregular shaped piece of land located to the north of Sharket Head Close. At the present time the site is mostly set to grassland and has a sloping topography. Historic maps indicate that previously the site formed part of a mill and the western part of the site was used as the mill pond. This was infilled around 2000 and most of the former mill pond area (outside of the site boundary) has since been built upon. Within the site, the land drops away from south to north and facilitates long distance views across the valley towards Thornton. There is a dense group of trees located on the northern boundary of the site and along the small section of Station Road which forms part of the eastern boundary of the site. To the west and south of the site are recently built residential dwellings located on the northern edge of Queensbury. Fields and wooded areas form the setting to the north.

Identified heritage constraints

1.2 Designated assets

- Victoria Hall, Sandbeds – Grade II listed structure (NHLE 1133589)
- Gate, gatepiers and railings to front of Victoria Hall, Sandbeds – Grade II (NHLE 1199514)
- Warehouse to the rights of The Queensbury Tavern, Sandbeds – Grade II (NHLE 1314182)
- Queensbury Conservation Area

1.3 Non-designated assets

- None identified

1.4 WYAAS Comments - Immediately adjacent Conservation Area at SE boundary. No apparent significant direct archaeological implications

1.5 Historic England Comments - The site is adjacent to the Queensbury Conservation Area and close to a number of Grade II Listed Buildings to the south of the site, including Victoria Hall. The development of this area could harm elements which contribute to the significance of this designated heritage asset.

1.6 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. 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.

1.7 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.

1.8 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 heritage assets 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 heritage assets, 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 heritage assets, 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 **Victoria Hall** is located approximately 50m to the south of the development site and is Grade II listed. It was built as a public hall incorporating a library, public swimming baths and Council chamber in 1888-91 to the designs of T. H and F. Healey of Bradford. The building is two storeys in height, plus tower and built in ashlar stone under a Westmoreland slate roof. The building has asymmetrical façade constructed in a well detailed 'Queen Anne' architectural style. The entrance is set beneath a stone portico with Ionic columns supporting entablature and a balustrade parapet. Above this is the tall square tower with elaborate detailing. The hall also retains internal details of significance including a stone staircase with iron balustrade and stained and coloured leaded glass to the stair window and entrance hall doorways. The hall is a good example of a finely detailed civic building constructed to the designs of noted local architects and is of historic, communal and aesthetic interest and is considered to be of **medium** value.
- 1.10 The **gates, gate piers and railings** immediately to the front (south) of the hall are Grade II listed in their own right. These consist of two pairs of square gate piers (one pair to either side of the frontage of the hall) which are constructed of ashlar stone with a dentilled cornice and scrolled caps. Across the frontage and right hand return runs a stone dwarf wall with ashlar coping mounted by simple iron railings. These structures complement and are contemporary with the construction of Victoria Hall. They are of historic and aesthetic interest and are of **medium** value.
- 1.11 Located a short distance to the west of Victoria Hall and approximately 100m to the south of the development site, is a Grade II listed **warehouse**. The building dates to the mid/late 19th century and is set back from the road, to the side of the public house. The building is two-storeys and built of hammer dressed stone with ashlar dressings beneath a stone slate roof. The built is constructed in an Italianate style and the front elevation displays an unusual level of decoration, having a wide central bay breaking forward with a pediment set above it and an oculus window in the centre. At first floor level are arch-headed windows, with those in the central bay being a triple group. At ground floor is a central arched 'cart entry' opening with simpler fenestration to either side. On the roof are decorative ventilators to the ridge and one at eaves level. The building is thought to have formerly been used as storage and stabling for the wagons and horses used to transport wool and finished goods from Black Dyke Mills. This is reflected in the form of the enclosed courtyard to the front and the single storey stables on either side of the yard. It is a well detailed example of its building type and is of historical and aesthetic interest. It is considered to be of **medium** value.
- 1.12 The boundary of **Queensbury Conservation Area** is located immediately to the south of and abutting the development site. The Conservation Area was designated in 1981 and its boundary was reviewed in 2002-4. The area covers the centre of the settlement of Queensbury, roughly following the line of the main routes and this is reflected in the somewhat linear form of the boundary. It encompasses the earliest surviving buildings located along these routes and the Victorian expansion of the settlement, including Black Dyke Mills and its associated buildings as well as civic buildings such as Victoria Hall and mill workers housing. The Conservation Area, despite later expansions of the settlement around its edges, maintains a vibrant and

bustling hill top village feel due to the open and rural setting to the north and significant areas of greenspace to the south. It has a strong sense of place and the buildings and spaces between them contribute to its distinctive character. The Conservation Area is considered to be of **medium** value.

Impact of development on significance

- 1.13 The site is set to grass with trees standing around the boundaries. Due to the sloping topography, there are views across and beyond the site across the valley towards Thornton. Immediately to the southwest of the development site is a small development of recently built houses.
- 1.14 Development of the site is unlikely to have a significant impact on the setting of the nearby listed buildings (Victoria Hall, the listed gate piers, walls and railings and the warehouse). Whilst the development site is in close proximity to these heritage assets, in all cases there are other buildings between the site and the listed buildings and the development site itself makes a relatively small contribution to their setting. Due to the intervening built form, there is limited inter-visibility between the site and the listed buildings and it is likely that the construction of dwellings of an appropriate scale on the site would not impact on any important views of the heritage assets or upon the ability to understand their original function and status. In all cases, the setting of the heritage assets has already been altered to a degree by development in close proximity to them and the development of the site would have a small/negligible impact upon their setting.
- 1.15 The close proximity of the development site to the conservation area boundary is likely to lead to some impact on the significance of the heritage asset. The site is currently undeveloped (though part of the site previously was used as large mill pond) and provides a green and open setting to the north of the conservation area. The value and contribution of the northern setting of the conservation area has been noted in the adopted Queensbury Conservation Area Assessment (November 2003) which states that the 'uninterrupted views of the valley to the north emphasises its rural connections' and contributes to the sense of place and the isolated feel that Queensbury has from surrounding settlements. The development site will push the built up edge of the settlement further in to the surrounding countryside. It is noted that the adjacent piece of land has recently been developed and the cumulative impact of the two development sites together will increase impact on the setting of the conservation area. It is noted that there are key views identified in the Queensbury Conservation Area Appraisal (July 2006) from the boundary of the development site from around Albert Crescent and Thornton Road, across the northern section of the site from within the conservation area. These views are not from publicly accessible land, and existing buildings and trees impede views from the public realm from most points along the site boundary.
- 1.16 On balance, it is considered likely that the development of the site will result in some harm to the setting of the conservation area. The topography of the land, which drops away down the valley side to the north, will mean that development at the southern end of the site is likely to have the greatest impact on views in to and out of the conservation area and upon the sense of place and rural feel of the northern edge of the conservation area. The more distant setting and longer distance views out of the

conservation area will be harmed to a lesser extent as the development site is relatively small in size and the more extensive rural setting will still exist to the north of the settlement.

Mitigation measures/ Opportunities to enhance significance

- 1.17 It is likely that the development of the site will result in some harm to the setting of Queensbury Conservation Area. This harm is likely to be less than substantial and must be weighed against the public benefits of development. It may be possible to mitigate some of the harm through careful consideration of design, scale and layout as well as incorporating well thought out landscaping within the site.
- 1.18 Development of the site will need to be informed by and respond to nearby built form. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional and/or high quality buildings and that this should also be reflected in the materials. The height of development should not exceed two or possibly three storeys. Careful consideration of the landscape strategy including retention of the existing trees will be needed. It is also suggested that well placed additional landscaping be used around the north-western boundaries of the site to filter views from within the conservation area, across the site.

Impact on significance following mitigation measures

- 1.19 Development of the site is likely to result in some harm to the setting and therefore significance of Queensbury Conservation Area. This harm is likely to be less than substantial and with adequate mitigation measures, development would result in **less than substantial harm (of an acceptable level)**. It is considered that the impact on the setting of the nearby listed buildings is likely to be minimal/negligible, when taking in to account their existing setting and limited visual linkages and intervening built form.

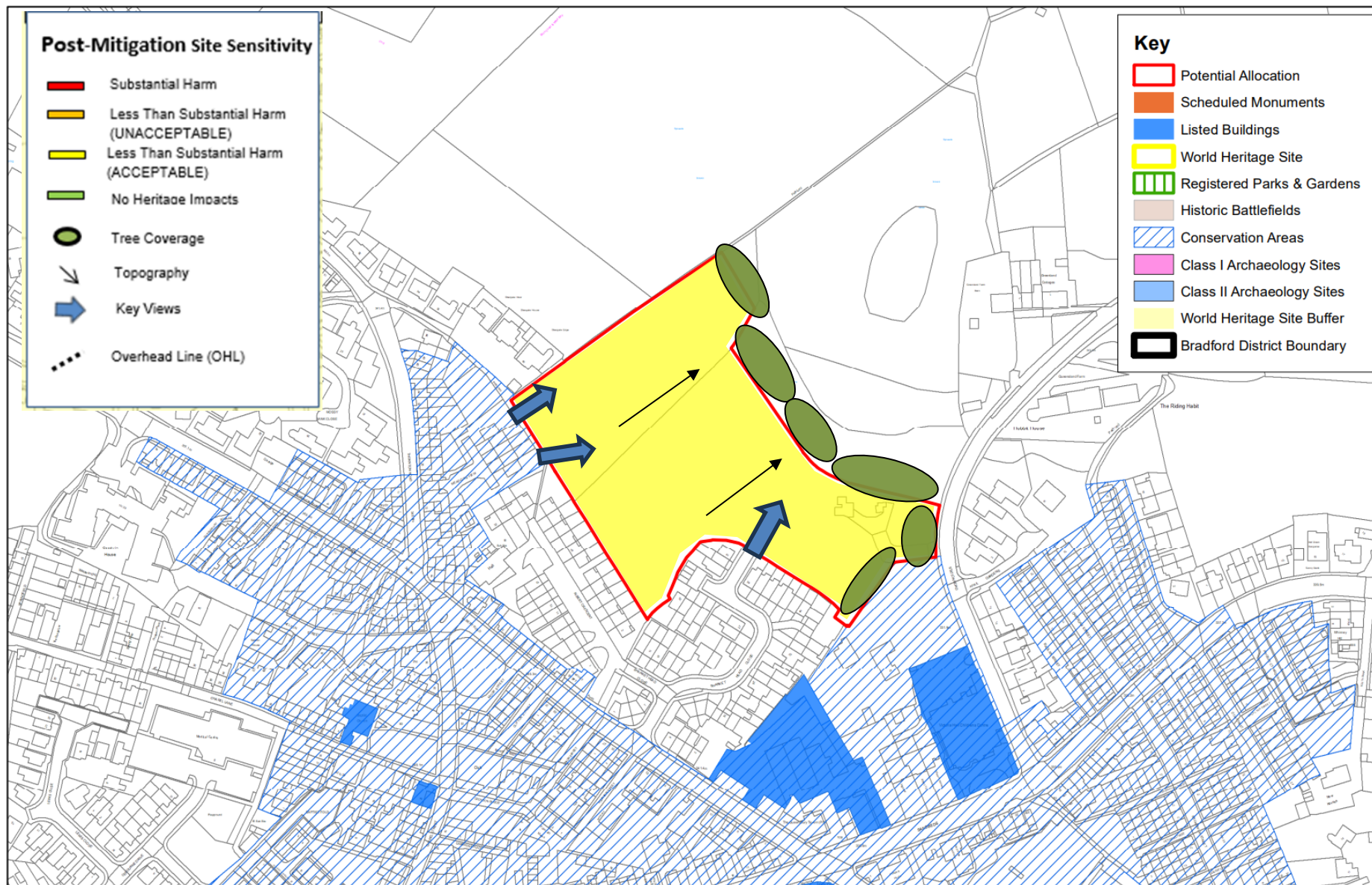
Conclusion

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

Site Photograph



View northwards across the site from the northern edge of Sharket Head Close (Google Streetview)



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H872
Site Name:	Station Road West & Sharket Head Close
Regulation 18 Site Ref	QB6/H
Former SHLAA Site Ref	QB/011
Site Address	Station Road & Sharket Head Close
Settlement	Queensbury
Gross Site Area (ha)	1.31
Regulation 19 Site Status	Rejected

Site description

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Significance of assets

- 1.9 **Victoria Hall** is located approximately 50m to the south of the development site and is Grade II listed. It was built as a public hall incorporating a library, public swimming baths and Council chamber in 1888-91 to the designs of T. H and F. Healey of Bradford. The building is two storeys in height, plus tower and built in ashlar stone under a Westmoreland slate roof. The building has asymmetrical façade constructed in a well detailed 'Queen Anne' architectural style. The entrance is set beneath a stone portico with Ionic columns supporting entablature and a balustrade parapet. Above this is the tall square tower with elaborate detailing. The hall also retains internal details of significance including a stone staircase with iron balustrade and stained and coloured leaded glass to the stair window and entrance hall doorways. The hall is a good example of a finely detailed civic building constructed to the designs of noted local architects and is of historic, communal and aesthetic interest and is considered to be of **medium** value.
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despite later expansions of the settlement around its edges, maintains a vibrant and bustling hill top village feel due to the open and rural setting to the north and significant areas of greenspace to the south. It has a strong sense of place and the buildings and spaces between them contribute to its distinctive character. The Conservation Area is considered to be of **medium** value.

Impact of development on significance

- 1.13 The site is set to grass with trees standing around the boundaries. Due to the sloping topography, there are views across and beyond the site across the valley towards Thornton. Immediately to the southwest of the development site is a small development of recently built houses.
- 1.14 Development of the site is unlikely to have a significant impact on the setting of the nearby listed buildings (Victoria Hall, the listed gate piers, walls and railings and the warehouse). Whilst the development site is in close proximity to these heritage assets, in all cases there are other buildings between the site and the listed buildings and the development site itself makes a relatively small contribution to their setting. Due to the intervening built form, there is limited inter-visibility between the site and the listed buildings and it is likely that the construction of dwellings of an appropriate scale on the site would not impact on any important views of the heritage assets or upon the ability to understand their original function and status. In all cases, the setting of the heritage assets has already been altered to a degree by development in close proximity to them and the development of the site would have a small/negligible impact upon their setting.
- 1.15 The close proximity of the development site to the conservation area boundary is likely to lead to some impact on the significance of the heritage asset. The site is currently undeveloped (though part of the site previously was used as large mill pond) and provides a green and open setting to the north of the conservation area. The value and contribution of the northern setting of the conservation area has been noted in the adopted Queensbury Conservation Area Assessment (November 2003) which states that the 'uninterrupted views of the valley to the north emphasises its rural connections' and contributes to the sense of place and the isolated feel that Queensbury has from surrounding settlements. The development site will push the built up edge of the settlement further in to the surrounding countryside. It is noted that the adjacent piece of land has recently been developed and the cumulative impact of the two development sites together will increase impact on the setting of the conservation area. It is noted that there are no key views identified in the Queensbury Conservation Area Appraisal (July 2006) from the boundary of the development site from within the conservation area and existing buildings and trees impede views from the public realm from most points along the site boundary. The Appraisal does identify key views from points to the north, including across the development site, from around Albert Crescent and Thornton Road. It is considered likely that the development of the site will result in some harm to the setting of the conservation area. The topography of the land, which drops away down the valley side to the north, will mean that development at the southern end of the site is likely to have the greatest impact on views in to and out of the conservation area and upon the sense of place and rural feel of the northern edge

of the conservation area. The more distant setting and longer distance views out of the conservation area will be harmed to a lesser extent as the development site is relatively small in size and the more extensive rural setting will still exist to the north of the settlement.

Mitigation measures/ Opportunities to enhance significance

- 1.16 It is likely that the development of the site will result in some harm to the setting of Queensbury Conservation Area. This harm is likely to be less than substantial and must be weighed against the public benefits of development. It may be possible to mitigate some of the harm through careful consideration of design, scale and layout as well as incorporating well thought out landscaping within the site.
- 1.17 Development of the site will need to be informed by and respond to nearby built form. It is likely that the layout, design and scale of dwellings within the site should take design cues from the nearby traditional and/or high quality buildings and that this should also be reflected in the materials. The height of development should not exceed two or possibly three storeys. Careful consideration of the landscape strategy including retention of the existing trees will be needed.

Impact on significance following mitigation measures

- 1.18 Development of the site is likely to result in some harm to the setting and therefore significance of Queensbury Conservation Area. This harm is likely to be less than substantial and with adequate mitigation measures, development would result in less than substantial harm (of an acceptable level). It is considered that the impact on the setting of the nearby listed buildings is likely to be minimal/negligible, when taking in to account their existing setting and limited visual linkages and intervening built form.

Conclusion

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

Site Photograph



View northwards across the site from the northern edge of Sharket Head Close
(Google Streetview)

