

# **The Green – Idle Conservation Area Assessment**

# Acknowledgements

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We would like to thank:

West Yorkshire Archaeology Service (WYAS) for providing historical and architectural information on The Green, Idle;

Idle and Thackley Heritage Group for their assistance; and,

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# 1. Objectives of the Assessment

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A conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). They are cohesive areas with a discernible character: unique environments, which are defined by the interaction of buildings and spaces within their confines. As such, they constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision of the protection of trees. It also means that in the exercise of planning functions, attention must be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. The objective of these measures is to maintain or improve the environmental quality and interest of the area and safeguard its local distinctiveness and sense of place, within a framework of controlled and positive management of change.

The City of Bradford Metropolitan District Council has prepared this assessment of The Green - Idle, Conservation Area (February 2003) in order to fulfil its statutory duties under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 (2) of this act places a duty on the Council to review its conservation areas from time to time, and section 71, to formulate and publish proposals for their preservation and enhancement. The objectives of the assessment are to:

- Clearly define and record the special interest of The Green - Idle, Conservation Area;
- Reassess the current boundary of the conservation area, to ensure that it reflects the area of special interest and is readable on the ground;
- Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the character of The Green; and
- Assess the action that may be necessary to safeguard the special interest of the place.

A draft conservation area assessment for The Green - Idle was placed on deposit for consultation in April 2002. At the same time, a summary of the draft, comments form and map showing the proposed conservation area boundary was posted to each address within and local to the conservation area along with an invitation to the public workshop held at Idle Baptist Church on August 10<sup>th</sup> 2002. The feedback and input obtained at the workshop and by post, telephone and e-mail underpinned the re-drafting of this document and led to a reassessment of the proposals for the conservation area and its boundary.

**It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

The enhancement proposals outlined in Section 5 of this assessment prioritises what needs to be done to ensure that The Green-Idle retains its character as the core of a bustling mill village and forms the basis on which the area will be managed in years to come. This includes the production of design guidance for new development in the area

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and for shopfronts. The assessment should be read in conjunction with the *Bradford Unitary Development Plan* and national planning policy guidance, particularly *Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment*. These documents provide more detailed information on local and national policy relating to conservation areas.

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## 2. Introduction

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The historic village of Idle is located to the north of Bradford and to the east of Shipley. Having been subsumed into the confines of the city, it has now given its name to the electoral ward of Idle, which covers ground to the east of the district, bordering neighbouring Leeds. The population of the ward stood at 14 052 at the time of the 1991 census, the vast majority of which (98.1%) are white, with a small ethnic minority. It is a moderately affluent part of the district and many of the properties (68%) are owner occupied.

The Green - Idle Conservation Area was designated in February 1990 and covers the southern core of the village. It is presently one of fifty-six conservation areas within the confines of Bradford Metropolitan District, and one of two in Idle itself. Idle Conservation Area covers the northern historic core of the settlement and was designated some years earlier in July 1978. Although the two interact to form the overall image of Idle as a place, the Idlecroft Road and its associated modern road junction form a clear physical separation between them and each has its own distinctive identity.



*The Centre of the Conservation Area: a vibrant, much frequented village heart*

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## 3. Historic and Architectural Interest

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**Summary Table of the Special Interest of The Green - Idle Conservation Area**

HISTORICAL INTEREST	<p>The structure of the conservation area stands as evidence of the development of the secondary core of Idle and records its transformation from a small, relatively rural settlement into an industrialised town. The area is a relatively rare intact element of what is predominantly the nineteenth century development of the area, a reminder of a particularly important period in the history of Idle itself and the wider region. Its structure survived the subsequent redevelopment that necessitated the destruction of many of the buildings of a similar age in the vicinity of the conservation area, including the mills themselves. Important components of the conservation area that contribute to its historical interest include the type and style of the buildings themselves, the pattern of building and the historic street pattern, which records past thoroughfares through the region. The historical interest is, however, essentially very local.</p>
ARCHITECTURAL INTEREST	<p>The conservation area contains a mix of eighteenth / early nineteenth century cottages and later nineteenth century commercial and public buildings. Fourteen buildings in the conservation area are listed as part of a group such as a terrace or fold and these are the finest, oldest examples of vernacular architecture. The list descriptions of these buildings are in <i>Appendix 1</i> of this assessment. Vernacular architecture is important to the identity of the region and also records past living and working patterns and past craftsmanship methods. This type of architecture has come under threat as a result of the increasing use of universal materials and designs. More stylised nineteenth century buildings, however, dominate the conservation area. As so many buildings of this ilk were constructed they are not individually as interesting as the local vernacular, however they are essential to the character of the conservation area and illustrate the progression of architectural styles through the nineteenth century.</p>
AESTHETIC APPEAL	<p>The warmth of the stone used in the construction of the buildings of the conservation area and their arrangement around the central triangular 'green' and spaces such as North fold or Union Yard constitute particularly attractive building groups.</p>





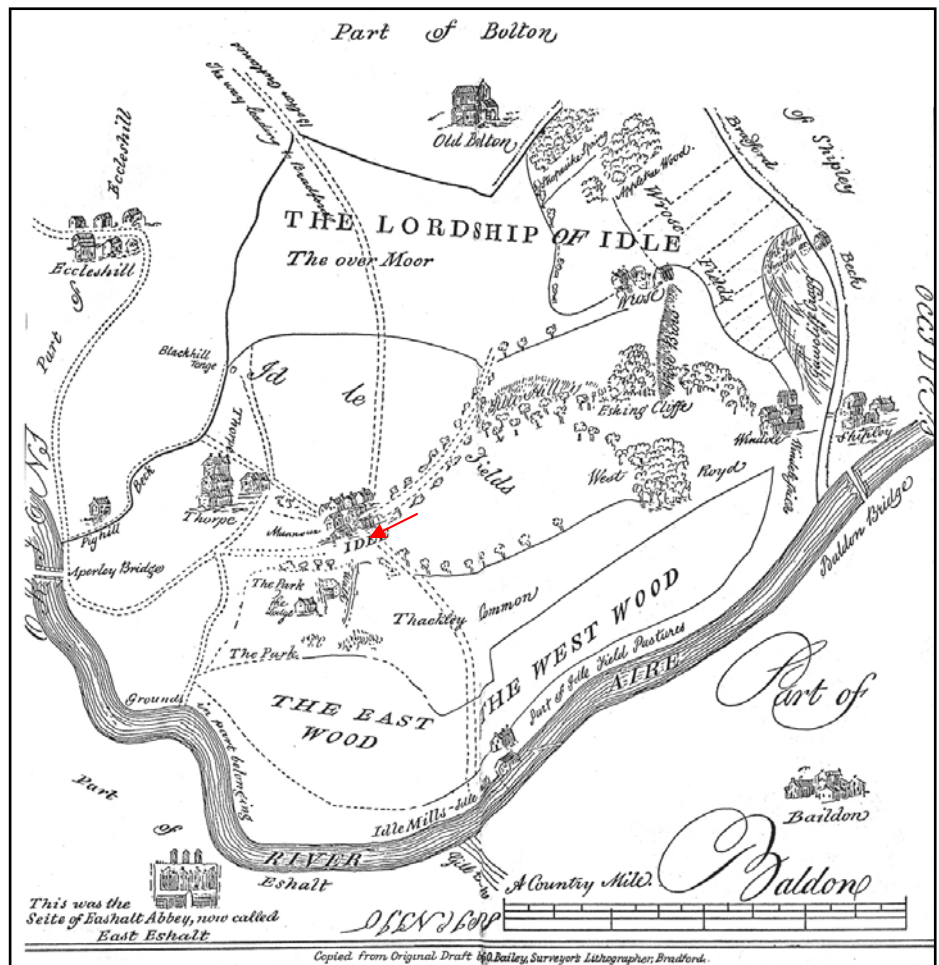
The secondary, southern core of the historic settlement of Idle largely developed as a result of the industrial growth of the village during the eighteenth and nineteenth centuries. Its built structure is consequently testament to this period in the village's historical development and is reflective of the wider changes that the district underwent as a result of the social and technological changes wrought by the advent of the Industrial Revolution. Idle became part of the suburbs of Bradford, along with Eccleshill, Bierley, Thornton and Tong, when the city was extended in 1898, and consequently the old village has been swamped by subsequent development. Nevertheless its two distinctive cores are still clear and continue to serve central functions.

Idle is thought to have originated as an Anglo-Saxon settlement, although little evidence of this era of its history has survived. However, the discovery of prehistoric flints on alluvium deposits of the River Aire, to the north-west of Idle, and coins and brooches dating from the first and second centuries AD at Catstones Quarry, to the north of Idle testify to early activity in the region. There have been a number of conjectures as to the derivation of the name Idle itself. At one time it was suggested that it had its origins in the word "Idlawe" or "Ide's Hill" – Ida being a supposed Anglo-Saxon settler, however it is now widely accepted that it relates to the Old English term *Idel*, meaning an empty place or an uncultivated area, which Idle was reported to have been up until the later medieval period.

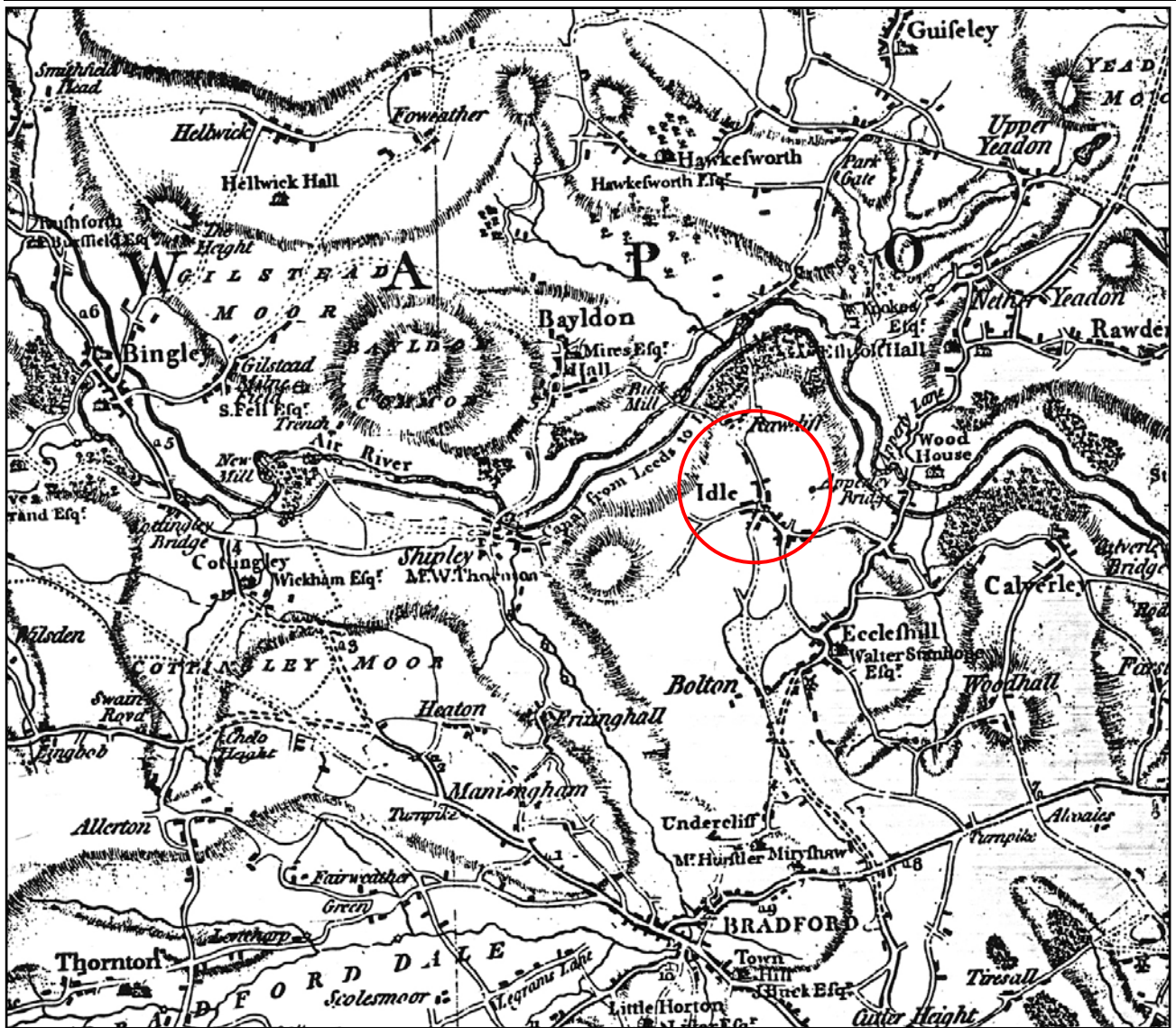
A survey of the Manor of Idle carried out by the Earl of Cumberland in 1583 – 84 provides a fairly clear picture of the Lordship of Idle (which comprised Idle, Thorpe, Wrose and Windhill) in the closing decades of the sixteenth century. Idle was the heart of the manor and was clearly a relatively important settlement at that time. From the map that accompanied this survey, it is clear that one of the conservation area's most

historically significant features is its street pattern. The map testifies to the convergence of three routes in what is now its centre. Taylor's plan of 1813 names the three converging routes as Butt Lane, Tithe Laithe Green Road (part of the present Bradford Road), and Leeds Road (now Albion Road). Despite having undergone quite major restructuring over the years, these routes are still evident and stand as evidence of past thoroughfares through the region.

At the time of the 1584 survey there was very little development around this secondary core. The earliest structure to have been situated in the vicinity was the ancient manorial tithe barn of the village and consequently the strong historical links with the northern core are evident. The Green itself, after which the area has taken its name, originated as a large open field between the village of Idle and the hamlet of Thorpe and Ley Fleaks Road, and was formerly known as the Tithe Laithe Green. Farming was the earliest activity of the village although very little of this era of Idle's history survives in the built structure of the



Map of the Lordship of Idle 1584. Source: Watson 1950.



Jeffery's Map of 1775: shows that development had taken place around the southern core of the settlement by this time

southern core, this was without doubt responsible for its earliest form. It is known that a farm was constructed in front of the tithe barn in the early decades of the eighteenth century. This was White's property, a fine group of buildings that stood on the site until they were demolished in 1876 and replaced by Victoria Buildings in 1878. Jeffery's map of the area from 1775 illustrates that a significant amount of development had occurred around the southern core by this date and Taylor's map of 1813 reveals that most of this was on the western side of Tithe Green Laith Road (part of the present Bradford Road). This later plan also indicates that the Green was formerly part of Ancient Enclosures. The routeways along the edges of the ancient 'green' articulated the plan of the evolving industrial village. The major development of the area, and that which dominates its present form, occurred during the nineteenth century, largely as a result of the industrialisation of the region.

The area has a long industrial history dating back at least to the medieval period, but this was generally small scale. The Bradford Manor Court rolls reveal that tanning was carried out in Idle in 1384, but the site of the tannery is now unknown. The *Iron Smithies*, which were powered by a water mill situated to the south-west of Windmills on the east side of the beck, were also a major industry of the area in these early years, along with quarrying. Stone and slate quarries were prolific in the region and continued to be a staple industry of the area into the nineteenth century, when Idle became famous for its stone quarrying and stone from the region was used throughout England and transported abroad. The major change came with the establishment of the Leeds to Liverpool Canal and the Bradford Canal in the 1770s, which flowed within the Township boundaries. These provided a means of transporting the products of Idle to much wider markets and consequently the textile and quarrying industries of the settlement prospered.



18 – 22 Albion Road (Grade II) – early nineteenth century examples of vernacular two-storey stone cottages with stone slate roofs, plain stone door and window surrounds and mullioned windows that retain their original glazing pattern

The intensification of commercial quarrying in the area made stone more widely available and affordable for building and it was this material that was used until well into the twentieth century. Turn of the nineteenth / twentieth century maps testify to the concentration of this activity to the north west of the village, between Westfield Lane and Highfield Road, close to the northern heart of the village. However, it was at about this juncture that the quarries began to fall into a state of disuse.

A number of vernacular style from the early stage of the development of this part of Idle are still evident within the conservation area. Vernacular architecture can be defined as architecture that is constructed to satisfy the simple demands of family life, is traditional in design and built of readily available local materials. Such buildings are peculiar to the area in which they are situated and inherent to its sense of place. Although it has been undervalued in the past, in recent decades, partly as a result of the perceived threat to the distinctive character of places resulting from the universal use of materials and designs, the recognition of this type of architecture has increased. The buildings stand as records of the social, economic and cultural history of the region in which they are situated and contribute greatly to our understanding of the past, as well as clearly documenting past local craftsmanship techniques. Traditional buildings of the region are typically two storey stone buildings with stone slate roofs, painted stone window and door surrounds, mullioned windows and simple projecting chimney stacks. The finest and oldest examples of buildings constructed in this tradition within the conservation area have been listed to protect them

from unsympathetic alteration: 18, 20, 20a and 22 Albion Road and 29, 31 and 33 The Green (full list descriptions can be found in *Appendix 1* of this report). These date from the end of the eighteenth / beginning of the nineteenth century and retain much of their integrity, such as their roofline and window proportions. A number of other structures of a similar style and date are clustered on the junction of The Green and Bradford Road and around North Fold. These display similar vernacular characteristics to the aforementioned, yet in many instances they have undergone some fairly major alterations. Nevertheless, they have a discernable group value which alludes to a bygone age when this part of Bradford was a collection of small rural villages. No 10, The Old Barn, has dressed quoins to its corners and appears to be the oldest building in the group.



29 – 33 The Green (Grade II) – examples of early vernacular style buildings, the plat bands are however reminiscent of the Georgian influence on their design.

North Fold is the sole surviving fold development within the conservation area. It is an important reminder of a pattern of building that would at one time have dominated the village and is reminiscent of its previous agricultural character. The White Swan public house, which also dates from the turn of the eighteenth / nineteenth century, complements the other buildings of this date that huddle in this part of the conservation area. It sits in a prominent position on the corner of the Green and Bradford Road and is a particularly attractive, unspoilt, two-storey structure that has retained much of its original fenestration.

The nineteenth century saw the further redevelopment and expansion of the settlement, as industry continued to prosper and new technology developed. The Enclosure Award of 1814, which allotted part of the former commons near to the Green area of the village to eligible property owners, spurred much of this early nineteenth century development. It is clear from the *Map of the Township of Idle in the Parish of Calverley and West Riding of the County of York* dating from 1838 that the extent of growth in the south far outweighed that of the north. By this time, two distinct cores of the settlement, linked by High Street had clearly established themselves.



Extract from the 'Map of the Township of Idle in the Parish of Calverley and West Riding of the County of York 1838'. Published by Idle and Thackley Heritage Group 1993.



Eighteenth century cottages clustered around North Fold – reminiscent of a bygone age when Idle was a rural village. Unfortunately, over time the original window detailing has been lost as replacement windows are made of different materials such as uPVC and feature different openings such as casement instead of sash, while the windows themselves are no longer recessed.

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The original village core became known as “town” or “top of town” and the newly developed area to the south as either “bottom of town” or “The Green”. Textiles were by this time the major industry of the settlement and White’s Trade Directory of 1837 noted that Idle was a populous clothing village with a long main street. The types of buildings constructed effectively chart this transformation. Domestic, religious, commercial and industrial premises, including cotton and woollen mills, were constructed – moving away from the agricultural structures that continue to dominate the northern core of the village. The Green became the centre around which all this activity focussed. The first steam mill was installed at a scribbling mill on the Green in 1805 and a cotton mill had been established on Butt Lane by the beginning of the nineteenth century. Other mills included Union Mill, New Mill and Castle Mills, which were all situated to the east of The Green. The chimneystack of the Green Mill rose dominantly behind 26-28 Albion Road until it was dismantled in 1910. Its existence accentuated the industrial associations of the area and would have had a terrific visual impact on the conservation area.

During the second half of the nineteenth century the population of the village continued to increase, as people were attracted to the area to find industrial employment. Consequently, development, mostly in the form of mills and back-to-back housing continued apace. This was concentrated on Bradford Road and Springfield and new streets were established, including New Street, Cavendish Road, The Grove, Booth Street and Cobden Street. At the same time parts of the Green and High Street were redeveloped. The form and design of the buildings constructed at this time demonstrates a move away from the vernacular tradition, as a result of both technical advancements and the influence of wider fashion trends. Slate became the preferred roofing material, as new communication networks provided for its cheap and easy transportation. Consequently stone slate roofs have become increasingly rare, yet are significant to the character of this part of West Yorkshire and where they have survived should be cherished. The window and door surrounds of these later buildings are more ornate than those of their simpler predecessors and reflect changes in architectural tastes. These would have originally contained timber sash windows and a number of buildings within the conservation area have retained these, contributing greatly to the integrity of the individual buildings and the character of the street. The buildings of this era continued to be constructed of local stone, the most enduring feature of the vernacular tradition, and therefore the various ages of development within the conservation area blend harmoniously with one another, forming an aesthetically attractive whole. Due to the vast amount of building that occurred across the country during the second half of the nineteenth century, the built legacy from this time is extensive and consequently only the very best buildings of the age are listed: none of the buildings of this date within the conservation area have been deemed to warrant this status. Nevertheless, in the wider group context the buildings contribute greatly to the image, attractiveness and coherence of Idle and form an important part of the record of a significant period in the settlement’s history. They also stand as evidence of the progression of architectural tastes and fashions.



*Examples of different mid-late nineteenth century window surrounds with good quality timber sash windows.*

The Victorian era saw the dominance of an eclectic mix of architectural styles and examples of various styles expressed on a number of types of buildings can be found within the confines of the conservation area. Due to its central location, many of the buildings were constructed as commercial premises and shop fronts are an integral part of their design. Simpler two-storey

structures are juxtaposed with more elaborate three storey shops with living space above. 26 and 28 The Green are good examples of mid-nineteenth century commercial buildings. J. Briggs drapers shop particularly has remained largely unchanged. 11-25 a row of mid nineteenth century two-storey shops are sited opposite this, which create a unified and attractive backdrop to what is now the pedestrianised central area. The design of this row is clearly influenced by the Italianate style, with arched windows and dentil courses amongst the architectural features of the buildings. Unfortunately the original design of the shop fronts has now been lost and more modern ones installed, undermining the architectural coherence of the row.



Part of the row of mid nineteenth century shops (11-25 The Green)

The Italianate style was also adopted for the larger three storey, late Victorian commercial premises that form the gateway to the conservation area from the north: 1 and 2 The Green and Victoria Buildings (10-16 The Green). Like many buildings of their type and age, these have ornate entrances situated on canted corners, which are topped by semi-circular engraved pediments. Victoria Buildings has retained many interesting features, including its original shop fronts. The shop front on its canted corner is particularly atmospheric, due to its dominant position within the conservation area and the fact that it has retained its early timbering and recessed entrance. The Yorkshire Bank, which occupies the site of number 3 The Green is complementary to these structures; it dates from the same period and has arch topped windows. 7 Albion Road is also Italianate in style and stands out from the rest of the buildings in its immediate

vicinity. It is a grand two and a half story building that has arched windows flanked by Corinthian pilasters with console bracket keystones on its second floor and a tripartite three headed arched window in its street facing gable wall. The ground floor currently accommodates the shop front of the off licence housed within the structure.



J. Briggs drapers shop, 26 The Green – a good example of a nineteenth century shop that has remained very much unchanged

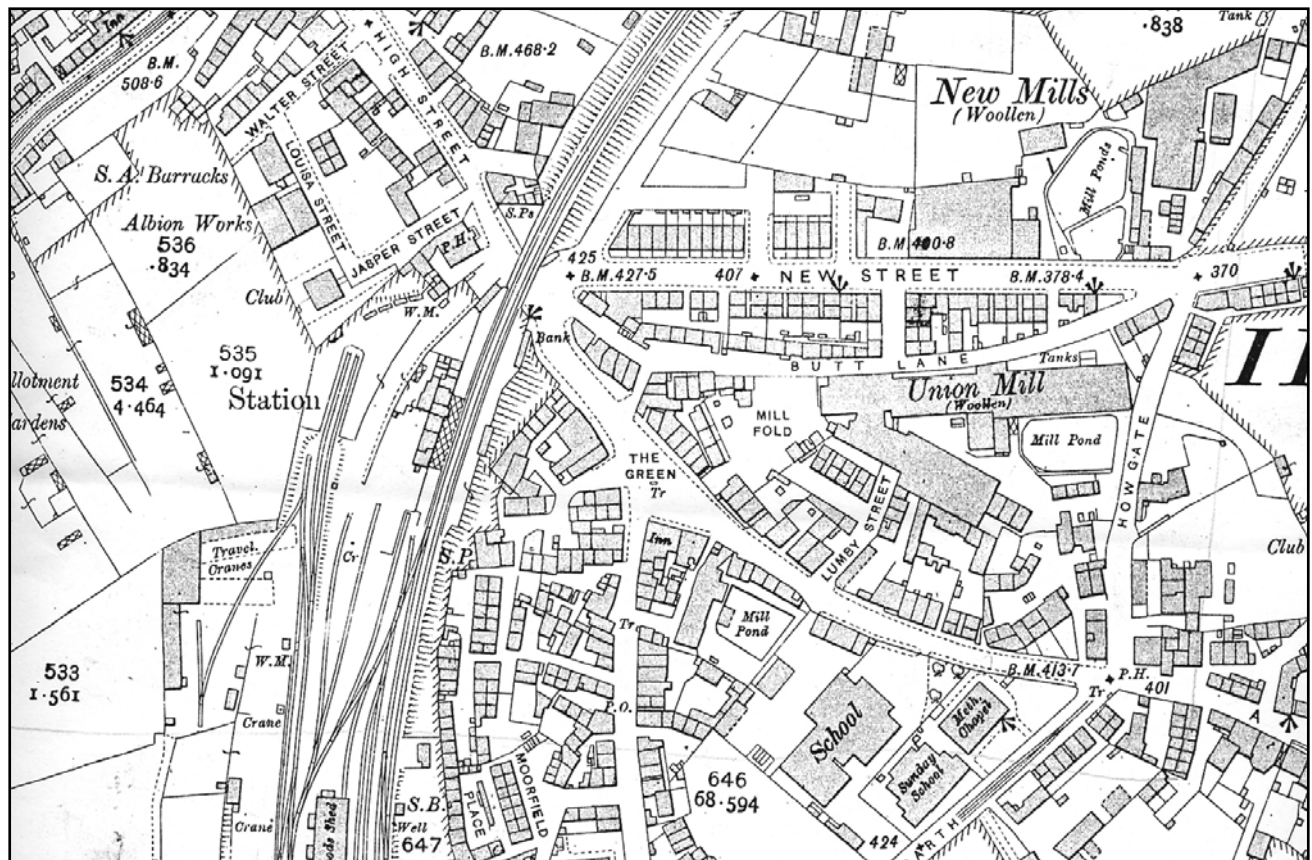


7 Albion Road – two and a half storey Italianate style structure.

The 1908 Ordnance Survey map gives a clear indication of how all these changes affected the shape of the conservation area. Towards the end of the nineteenth century civic buildings were also constructed in the area to complete the central image of the conservation area. By 1871 a school, a Baptist Church and a Wesleyan chapel had been built in the vicinity. At that time a cricket field was situated within the space that is now occupied by Thorpe Middle School, formerly Tithe Lane Green. Thorpe School itself is an attractive late nineteenth century structure that exhibits an eclectic mix of Gothic Revival and Vernacular / Tudor Revival styles. It is an integral part of the image of this part of Idle.

In addition to the alteration of the physical shape of the settlement during the nineteenth century, there were also accompanying changes in its social structure. The rapid growth of the village brought with it a number of associated problems and in response a Local Board was established in 1864. The establishment of such an organisation is reflective of the underlying sociological changes that were occurring across the country at that time. These included the rise of a class of businessmen, which emerged as a result of changes wrought by the industrial revolution, to positions of eminence

and a more democratic means of administering the ever-growing urban areas. The Local Board initiated great changes in Idle. One of its first acts was to organise gas lighting during the winter months and encourage the Great Northern Railway to extend its line through Eccleshill and Idle to Shipley. The railway opened for goods traffic in 1874 and for passenger services in 1875. This facilitated the transportation of goods and people into and out of Idle and served to increase the industrial capacity of the area. The railway line followed the route of what is now Idlecroft Road, to the north of the conservation area and the railway bridge over High Street became a feature of the settlement for nearly a century. The station, however, only remained functional for a relatively short period of time and was closed in 1931. The line remained operational until 1968 and was not dismantled, along with the bridge, until four years later. Trams were introduced into Idle in 1901 and ran along Town Lane and Highfield Road, through the northern core of the settlement, and along Thorpe Garth, south of the conservation area – as is evident from the 1908 Ordnance Survey Map on the previous page. In order to lay the lines, the northern core of the settlement had to undergo some restructuring, but The Green itself was not affected. The tram system was quickly



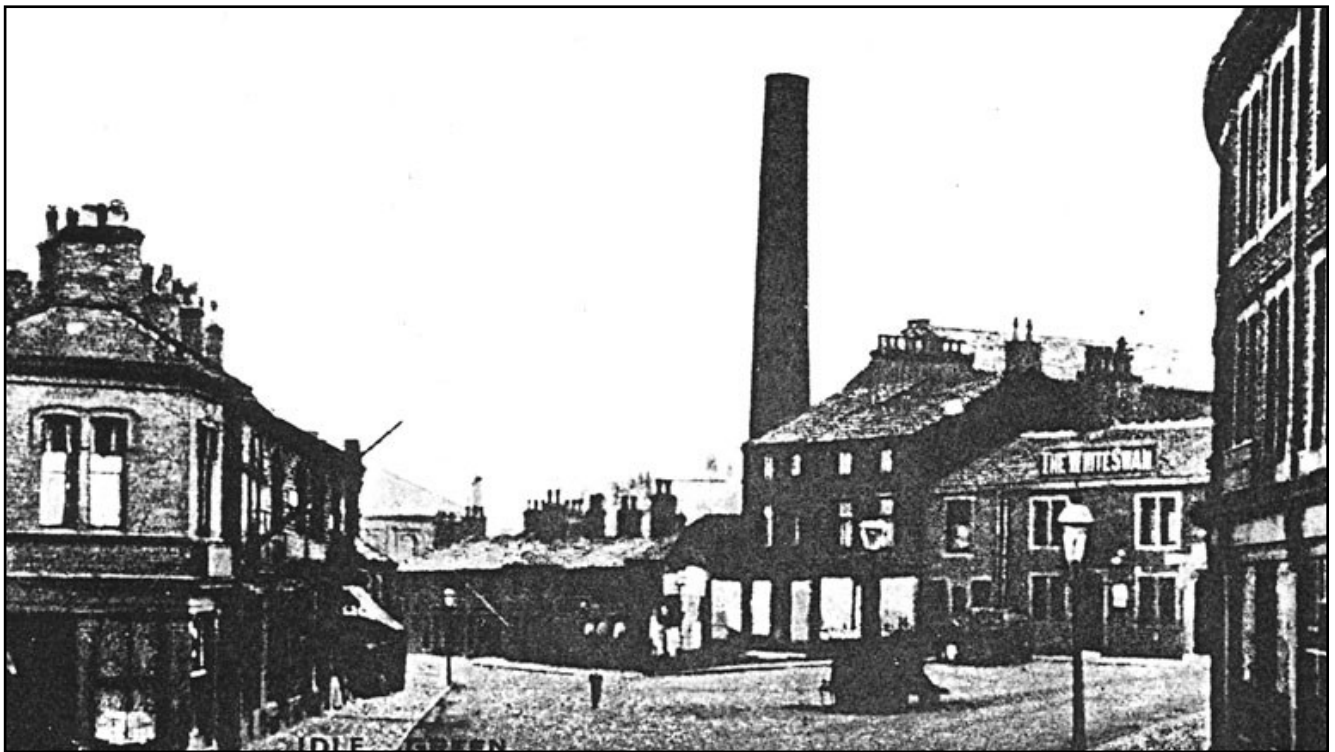
Shape of The Green Conservation Area at the time of the survey for the 1908 Ordnance Survey Map

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superseded by the use of motorised buses and the last tram ran through the settlement on 21<sup>st</sup> March 1931.

The area surrounding the conservation area has undergone massive alteration in the course of the twentieth century and much of the Victorian and earlier structure has been lost. The extensive slum clearance of the 1970s destroyed many of the traditional folds and streets of the area, particularly those off Bradford Road. These were replaced by more modern housing estates. The conservation area covers the surviving historic structure of The Green, which has largely retained its turn of the nineteenth / twentieth century character. The buildings it contains testify to the growth of the settlement, and consequently are of great local historical interest, and also pertain to the wider economic and social changes that the region and the country as a whole underwent during this period.



*The Green in the early twentieth century -the chimney of Green Mill was demolished in 1910 and the mill itself was destroyed in about 1970.*



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## 4. The Character and Appearance of The Green - Idle Conservation Area

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### Summary Table of the Elements of The Green Conservation Area that Contribute to its Distinct Character and Appearance

The predominant image of The Green – Idle Conservation Area is of the heart of a nineteenth century industrial village, which overlays an earlier agricultural element, still hidden behind the more dominant Victorian frontages. The conservation area is now the bustling commercial heart of Idle.

DETAILS OF THE BUILDINGS – BOTH VERNACULAR AND THE MORE SYLISED VICTORIAN STRUCTURES	<p>Vernacular style – local stone buildings, stone slate roofs, plain stone door and window surrounds, prominent chimney stacks, two storey structures.</p> <p>Victorian eclectic mix of buildings – local stone, slate roofs, ornate door and window surrounds expressing the style of the building, canted corners, timber shop fronts with recessed entrances, individual design elements.</p>
HAPHAZARD ARRANGEMENT OF BUILDINGS OF VARIOUS AGES, STYLES AND HEIGHTS	The arrangement of buildings is fairly irregular, although all those that line the main thoroughfares front directly onto the street. An intricacy of form is created as a result of the different orientation and height of the buildings, especially those grouped around North Fold.
THE ORGANIC SHAPE OF THE ROAD NETWORK	The way that the three main roads converge has created a triangular space around which the commercial premises of the conservation area are built. The space is quite secluded as the roads lead away from The Green gentle bends block extensive views through the area.
PERMEABILITY	Footpaths and alleyways through the conservation area make it highly permeable to the pedestrian.
MATERIALS	Local stone is used for all of the buildings of the conservation area. Slate replaced stone slate as the roof covering of the late nineteenth century buildings and is the predominant roofing material, although there are many examples of earlier buildings that have the vernacular stone slate roof covering.
STONE WALLS	Although there are very few stone walls around the centre of the conservation area, to the rear, stone walls are the principle boundary treatment. These complement the colour and texture of the buildings and add to the sense of place.
STREET SURFACING	Some examples of setted and flagged surfaces survive. These are historic surfaces that complement the texture of the built environment.

TRADITIONAL STREET FURNITURE	The iron bollards are conducive to the predominant Victorian image of the place.
SETTING	The Victorian terraces of New Street and those that can be glimpsed up Bradford Road are important to the legibility of the conservation area, being contemporary to its built structure, yet different in terms of scale, orientation and regular pattern of broad streets. The piece of grassland along Albion Street, although not historic, contributes greatly to the amenity of the place. The redevelopment and new buildings around the fringes of the conservation area, particularly at Moorfield Place, Thorp Garth and Howgate, make the conservation area distinct from its surroundings. Being situated on a relatively flat piece of land the connection with the conservation area and its environs is minimal.
LINK BETWEEN THIS CONSERVATION AREA AND IDLE CONSERVATION AREA	The visual link between the conservation areas in Idle along High Street allow each to be seen in the context of the other and enables a fuller appreciation of the development of the village.
COMMERCIAL USE	The commercial use of the buildings is essential to the ambience of the conservation area, juxtaposed with the relative quietness of the residential surrounding areas.

It has been ascertained that the historic and architectural interest of the place, which is expressed in the unique environment of special character that has been created, makes the Green area of Idle worthy of conservation area status. To safeguard its special interest, designation aims to protect and enhance the character and appearance of the environment and embrace its spirit, rather than focusing on individual components. Many features contribute to this, things like: the style, form, orientation, massing, height and scale of buildings; the way that its built structure interfaces with the spaces created; the width and orientation of streets; boundary treatments; the colour and texture of the materials used; the topography and setting of the area; the roofscape and streetscape; how the area interacts with the surrounding environment; the contribution of natural elements; and local detailing. However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients, such as sounds and smells, are all factors in creating the identity of this part of Idle. Of course not all elements of the conservation area contribute in a positive way to its character and appearance, consequently it is important to identify what the prevailing character of the conservation area is and recognise which factors contribute to this and which detract from it. This information can then be utilised to form the basis of the framework for the future management of the area.

The Green – Idle Conservation Area retains a strong traditional mill village identity, with enclaves

of its earlier rural past, despite the fact that much of the associated terraced housing and mills that once surrounded the site have been lost and replaced with more modern, predominantly residential and industrial development. The loss of Green Mill and its chimney has significantly diluted the gritty image of the place. New Street is the rare exception of an in tact Victorian residential street in the area, however the mill buildings that would have been an integral part of its rationale have now gone. The rows of terraced and back-to-back late Victorian buildings create an attractive vista that is terminated by the rising moorland beyond the village. This is an important part of the setting of the conservation area, as it gives an insight into the context of its development and also



*Vista down New Street – an important part of the setting of the conservation area, as it sets it in its wider historical context and offers connections with its surrounding landscape adding to the sense of place.*



*Entrance into The Green Conservation Area from Bradford Road – due to its elevated position the tower of Holy Trinity Church dominates the skyline.*

allows the settlement to be viewed in its wider surroundings. The interaction of the buildings and the landscape serves to create a terrific sense of place. The buildings themselves harmonise in age colour and texture with those of the conservation area and provide a pleasant backdrop to views through the open spaces of Mill Fold and Sir Wilfred Place. These back-to-back terraces, although complementary to the conservation area, have been excluded because the pattern of long, broad straight streets lined with regular stone houses is unlike the winding roads and small back street cottage developments of The Green. The

buildings themselves lack the variation in terms of age, function, architectural style, detailing, scale and height which typifies The Green conservation area.

Views up Bradford Road from the outskirts of the conservation area also offer some insight into its past historical connections, with a number of rows of terraces running perpendicular to the street. However, many of these have been destroyed in the 1960s and replaced with more modern stone residential properties, such as the Southcote Place Estate. These were consciously designed to follow early conservation principles and attempt to reflect the prevailing patterns of development and the use of stone. The view into the conservation area from Bradford Road is also particularly atmospheric. From here impressive views of the interrelationship of the two Idle conservation areas are opened up, with the tower of the Holy Trinity Church presiding dominantly over the smaller stone buildings. The visual connection between the two integral centres of the village is an important one, as these are complementary components that enable a greater appreciation of the development of Idle. The physical link between the two is formed by High Street, which climbs steeply from The Green at the base of the hill to Town Gate at the top. Although this is a region that is characterised by undulating hills, the site of The Green Conservation Area is



*Visual link between The Green Conservation Area and Idle Conservation Area – important to an understanding of the development of the settlement. The clutter created by a surfeit of signs mars the area's historic appearance.*

relatively flat. This topography naturally has a direct impact on the character of the conservation area. Combined with the road layout and building pattern, it has the effect of creating an enclosed space with little indication of what lies beyond, which adds to the intrigue of exploring the area. The sense of enclosure is enhanced by the slight bends in both Bradford Road and Albion Road that are just large enough to block extensive views. The fabric of the settlement of Idle gradually blurs into that of Thorp as one proceeds down Albion Road. The centre of Thorp is essentially a collection of small stone structures nestled to the south of Thorpe Garth, a busy thoroughfare which effectively separates Thorpe Garth from the Green and therefore terminates the conservation area. The form, colour and texture of these structures complements the conservation area and adds interest to views out in this direction.



*The triangular core of the conservation area – a very distinct arrangement and one of its most characteristic features.*

creation of a pedestrian space in the heart of The Green, which was previously little more than a road junction. The space has been laid out with stone setts and flags that complement the colour and texture of the surrounding buildings and fixed seating has been installed around two trees, which add a natural element to this otherwise hard space. A former horse trough dated 1850 with bolts on its head for a small lamp-standard is the central element of the space; this contributes greatly to the historical interest of the site, alluding back to an age when horses were the major form of traffic through the area. Nowadays the area is well used by both pedestrians and vehicles. Although the presence of cars is essential to the central feel and vitality of the place, presently the amount of vehicular patronage seems to be dominating the ambience of the place and diminishing its amenity. Nevertheless the area is very accessible to the pedestrian and is highly permeable as a result of its many alleyways and footpaths.



*The slight bend in Albion Road is just large enough to block views into the centre of the conservation area, contributing to the enclosure of the sight and a sense of intrigue.*



*Horse trough situated in the heart of 'The Green' – alluding to an ancient means of transport*

The area covered by the conservation area itself is essentially the vibrant and much frequented commercial heart of the village, although some

commercial activity does extend along High Street into Idle Conservation Area. Two and three storey shops cluster around the triangular 'green' that is formed at the junction of Albion Road, Bradford Road and High Street. This triangular form is one of the conservation area's most distinct features. A recent enhancement scheme has seen the



*Rear of 26 – 28 The Green and 2-4 Albion Road from Southcote Place – the alley between the two allow permeability through the site.*



*View into North Fold from Bradford Road, with its collection of small, irregularly orientated cottages creating an enclosed space with an intricate building form.*

Permeability is an important part of the character of the Green and Idle in general. The entrances to folds and the alleyways and passages through and around Victorian buildings not only permit movement through the space, but also allow glimpses of the back land areas, which are just as important to the character of the area as the front facades. The fold pattern of building itself creates secluded, out of the way places. A number of cottages of varying heights and orientations cluster around North Fold, creating an enclosed space that has an interesting intricacy of form. Mill Fold to the east is currently an open car parking area, but towards the end of the nineteenth century a small amount of development occupied the space, however its openness allowed access to Union Mills, which was situated immediately to the east. It has largely retained its turn of the nineteenth / twentieth century form and is an important part of the setting of the conservation area. Southcote Place development replicates this fold like building pattern and opens up views of the rears of the buildings of The Green; the varying heights of 22 to 28 The Green create particularly atmospheric spaces from the rear, rather like 10 to 16 The

Green from Hampton Place. Surfacing and street furniture can greatly add to the interest of certain areas within the conservation area, creating a cohesive image of its nineteenth century development. It is clear from old photographs that setts and stone flags were at this time used to surface the majority of the streets in the area and were an integral part of its Victorian fabric. The majority have however been subsequently overlaid with more modern surfaces and where setts and



*The rear of 10 – 16 The Green from Hampton Place – with their small scale extensions and walls creating small yard areas.*



*This iron bollard at entrance to Southcote Place from Bradford Road might well have originally been the base of a lighting column.*

flags are still in situ they are of historical interest in their own right. In addition, from an aesthetic viewpoint, they harmonise with the colour and texture of the stone used for building in the area, creating a unified overall image. The setted surface of Hampton Place and North Fold was re-laid as part of the late twentieth century redevelopment of the rear of the site. The quality of the space is much enhanced by this reinstatement of this original detail. Other remnants of this form of surfacing can be found on the footpaths of The Green and around some of the rear areas of the site. Iron bollards that are unusual in design are located at the pedestrian entrance to North Fold from Bradford Road and the pedestrian entrance to Southcote Place from Bradford Road. Although only small, it is these elements that together contribute to the overall image of the place.

The conservation area is essentially a relatively built up area and its industrial nature is emphasised by the extent of hard surfacing within its confines. The only extensive green space within the vicinity is situated to the south-east of Mill Fold. This small park, to the rear of Lumby Street and Sir Wilfred Place, is not of any particular historic merit, as like much of the conservation area Victorian terraces and back-to-back properties once occupied the site, but it does add a pleasant green openness to the otherwise built up southern core and as such contributes greatly to its atmosphere and like Mill Fold is now a significant part of its setting. The L-shaped path that leads through the park allows easy pedestrian access from Mill Fold Car Park and Butt Lane to the library and shops of Albion Street and ensures that the attractive frontage of the listed 18 – 22 Albion Road can be viewed in their entirety. The buildings of the central 'green' area are of varying heights, styles and orientations and serve to create interesting visual forms. The majority front directly onto the streets and roughly follow the line of the road. However there is generally little uniformity in the built form, with some buildings constituting part of a building group and others being one off designs. The three storey ornate late Victorian structures of 10-16 the Green, for example, are juxtaposed with the smaller simpler, but individual, buildings of Bradford Road. The varying height of



*Stepped frontages of the individually designed buildings of Bradford Road – fronting directly onto the street, as is typical of the conservation area, illustrative of the haphazard feel of the built fabric of The Green.*

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the buildings coupled with their position on the gentle curve as one road flows into the next (there are no sharp road junctions within the conservation area) adds interest to the form of the conservation area, which is enhanced by chimney stacks that rise above the gabled forms. Some of the frontages are stepped to the street, which emphasises the individuality of the structures and the haphazardness of the built form of the area.

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## 5. Preservation and Enhancement

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Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, The Green - Idle Conservation Area has a very specific small scale Victorian mill village quality about it, which despite major changes in its immediate vicinity, it has managed to maintain to this day. In order to ensure that the values of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous section of this report) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see *Appendix 2: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

### 5.1 Preservation of the Character and Appearance of The Green – Idle Conservation Area

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in its *Unitary Development Plan* to control further change within the conservation area. Most importantly:

- There will be a strong presumption in favour of preserving both listed and unlisted properties and spaces that contribute to the

special interest of the conservation area, as well as elements of its setting that are intrinsic to its domestic scale, industrial image and central feel.

- In making decisions on proposed new developments within the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance.

These principles will form the basis of future control of the conservation area, however a number of factors which do not contribute to or threaten the character of The Green - Idle Conservation Area which have been identified through consultation in preparing this assessment. These are outlined in section 5.3 of this report along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about The Green, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

### 5.2 Design Guidance

#### Additions, Alterations and New Build

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design. This will ensure that the uniqueness of the village is maintained. This does not necessarily mean that development should replicate what is already there. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of existing buildings. A recent publication



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by CABE (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* sets down some useful guidelines as to what constitutes good new design in conservation areas. Generally:

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by the village of Idle and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. The building pattern in The Green is fairly irregular and in some parts of the conservation area the buildings stand around yards or folds while along the main roads, buildings open directly into the street and are often set at different angles.
- Important views and vistas within, across, into and out of the conservation area should be respected. Many vistas in The Green are closed due to the density of development which is either set around small enclosed yards or along twisting and bending streets. New development should give consideration to this characteristic.
- The scale of neighbouring buildings should be respected. In Idle small scale two storey properties are the predominant building form and new development should not overshadow them.
- The materials and building techniques used should be as high quality as those used in the existing buildings. Stone for structures and some roofs unites the buildings and enclosures of The Green despite the differences in style, mass, age and function of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation area.
- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place.

A positive and imaginative response to infill development will be encouraged, especially those that make a particularly positive contribution to the

public realm. Pastiche, the replication of historic features in an unimaginative way, should be avoided.

### **Shop Front Design**

The quality of shop front design is important to the image of High Street, Bradford Road and Albion Road, the most visible streets of the conservation area. The Green has served a variety of commercial functions since Victorian times and it is therefore vital to the sense of place that the appearance of its shopfronts is complementary to the unique qualities of the conservation area. The following guidance is given as to what constitutes a well designed shop front in this context;

- Where possible the design should be based on historical evidence of the original details.
- They should be constructed of timber.
- The design should include timber or natural stone stallrisers; tiled or metallic stallrisers are inappropriate and should be removed.
- Traditional detailing that has survived should be retained.
- Existing door recesses, where traditional, should be retained.

Care should be taken with the incorporation of shop front security features. Shutters will generally only be permitted inside the display window or in a traditional timber form.

### **5.3 Enhancement Proposals**

Naturally there are some elements of the conservation area that are not conducive to the predominant feel of the place or that do not contribute to the understanding of its historical development. These may detract from its mill village character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. The proposals have been identified and prioritised in light of the public consultation by post, telephone and e-mail over August and September 2002 and the workshop held on August 20<sup>th</sup> 2002 at Idle Baptist church which followed the deposit of the draft of this assessment. The proposals, as prioritised by the community are as follows:

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- **Retaining Original Features**

Very few of the old or original window, door and shop front details of the conservation area have survived; they have typically been replaced by modern alternatives made of artificial materials. Where they do still exist the original features of buildings can contribute greatly to the character of not only the building on which they are situated but also the wider area. However, the prevailing cumulative effect is that the historic interest of the area is in danger of fading away as more and more original details are removed or replaced. In the case of the few buildings that are listed, these features are protected under Listed Building Legislation (an application for Listed Building Consent must be made for any alteration to them that would affect their character). The degree of protection afforded to listed buildings means it is a criminal offence to undertake significant alterations, or the replacement of key features to a listed building without Listed Building Consent. In exercising controls over these structures the Council will ensure that traditional features are retained. Due to the extent of the loss of these features on unlisted buildings, the establishment of an Article 4(2) direction, which would remove permitted development rights from unlisted dwellings in the conservation area is deemed to be inappropriate as the unlisted buildings which retain their original features in The Green are a small minority. Consequently much of the responsibility for the retention of these features rests on local residents.

- **Protection of the Character of The Green - Idle Conservation Area**

Much of the unique character of The Green is derived from the layout, form, mass, common materials, mixture of building styles and function of the buildings and the way they relate with open spaces and the historic street pattern. The distinctive arrangement of buildings in the area could be under threat if demolition and rebuild is permitted. Similarly the unsympathetic alteration of the buildings which make a positive contribution to the quality of the conservation area would have the effect of undermining an important element of the character of the place. New development should take place on sites that have not been identified as contributing to the character of The Green. Design Guidance should be produced to ensure that

the scale, style and positioning of new development (including new build and extensions to existing buildings) complements the existing structure of the conservation area and contributes to the quality of The Green. A starting point of the principles of appropriate design in the conservation area is given in this report (see section 5.2).

- **Commercial Activity**

The traditional village character of Idle is reinforced by the busy focus provided by commercial activity in the centre of The Green conservation area, which has established itself as the commercial core of the village of Idle. While the use of buildings and the level of commercial activity is largely determined by market forces, in exercising planning powers there should be a strong presumption in favour of retaining the commercial functions of The Green. It is also important that commercial premises are sympathetic in appearance and detailing to the conservation area, particularly as they occupy its most prominent streets.



*While an ongoing commercial role of The Green is key to its bustling character, this should not necessarily be at the expense of the original features of the buildings.*

- **Improvements to the public realm**

The maintenance, repair and enhancement of the public realm are viewed by the community as an important element of the conservation area. In particular, York stone flagged and setted areas should be retained while highways should be made of sympathetic materials of a suitable scale and proportion. Improvements to the public realm could include:

- Development of suitable lighting and street furniture designs for the conservation area, particularly around the triangle of The Green and in the

- open area of Lumby Street and Sir Wilfred Place. The barrier in front of 26-28 The Green is particularly bland.
- Repaving of areas around The Green to the standards of the hard landscaped areas and the setted side streets.
  - Reassessment of the need for the quantity of street signs that interrupt lines of vision, particularly in the triangle of the green and around the major Idlecroft junction.

Policy BH12: Conservation Area Environment of the *Replacement Unitary Development Plan* provides the mechanism to improve the design of replacement street furniture and traffic management schemes and ensure that it enhances the image of Idle. Investigations should be made into possible sources of funding to assist in the implementation of such schemes.



*Views across the triangle of The Green are interrupted by a proliferation of road traffic signs. Parked cars and traffic are ever present in The Green itself*



*This standard design barrier and litterbin in the centre of the conservation area provide a poor contrast to the thoughtful design and quality of materials found elsewhere in the conservation area. They do not belong in The Green.*

## Traffic Management

While The Green, Idle was never designed with modern methods of transport in mind, the conservation area must adapt to accommodate the needs of motorists living, working or visiting the conservation area. In ensuring the safe and efficient flow of vehicular traffic and adequate and convenient parking facilities, it is essential to safeguard the character of The Green conservation area. The continuous presence of cars in the conservation area is essential to its vibrant feel and evidence of the strength of The Green as a commercial centre, currently the number of cars passing through and parking in the vicinity of The Green not only has a detrimental effect on the amenity of the area, but can also make driving and walking through the space unpleasant as it becomes difficult to cross the road or cars block routes. A car park is provided at Mill Fold but this seems to be underused. The introduction of some form of designed parking scheme in the central area and the control of parking in other areas may go some way to reducing the congestion.

- **Advice on the repair and maintenance of historic properties**



Some inappropriate but well-intentioned repairs and alterations have been made to the buildings of the conservation area which undermine the character of the buildings themselves and the overall image of the place. Drastic changes to a building or its curtilage are often a product of poor maintenance, for example the replacement of rotten timber window frames with those made of artificial materials such as uPVC or the replacement of a leaking stone roof with artificial tiles. Even the use of inappropriate mortars or paints can undermine the appearance of a building. The proper maintenance of such features diminishes the need for major repair or replacement and extends the continuation of the positive contribution they make to the conservation area. The production of a leaflet on the maintenance and repair of vernacular buildings and Victorian shop premises in the district would increase public understanding. The Conservation Team will however be pleased to give advice.

- **Encouragement of the use of stone (and, where appropriate, iron railings) as a boundary treatment**

Timber fencing and brick and block walls have begun to appear as boundary treatments within the conservation area, particularly behind the main streets. Policy BH11: Space about Buildings of the *Replacement Unitary Development Plan* states that “proposals maintaining traditional townscape within designated conservation areas will be favoured” and these walls are particularly important to the townscape of the village. The rear of The Green properties that are clearly visible from Mill Fold car park and Sir Wilfred Place would particularly benefit from this form of boundary treatment. This would need to form part of an overall strategy, which realistically is unlikely to be achieved without a source of funding. Consequently sources of funding for the enhancement of the area need to be investigated.



*Rear of the properties from Sir Wilfred Place – the image could be enhanced by the better detailing of stone wall boundaries.*

- **Reinstatement of traditional features of the buildings**

The reinstatement of traditional doors, windows and shop fronts, in properties would have a tremendously positive effect on the appearance of the conservation area. At present there is no grant money available to encourage this, but investigation into future sources of funding would assist in this objective. The local community could

contribute greatly by carefully considering alterations they make to unlisted buildings.

- **Environmental Improvements**

There is a small number of open spaces which do not make a positive contribution to the character of The Green conservation area and would benefit from being upgraded. The area of greenspace at Lumby Street and Sir Wilfred Place contributes to the attractiveness of the conservation area, but

*The green space of Lumby Street and Sir Wilfred Place, pleasant but could be enhanced by tackling the issue of litter and the general improvement of the space so that it is more compatible with the buildings around it in terms of its landscaping, features and materials.*



is currently neglected in parts, especially around the small double garage on Lumby Street. It could be improved by a review of its maintenance and further improvements which forge a stronger relationship between the space and the surrounding village.

- **Shopfront design and advertisements on buildings**

Some of the shop fronts of High Street are particularly poorly designed. Policy BH8: Shop Fronts in Conservation Areas of the *Replacement Unitary Development Plan* provides a mechanism for the improvement of their design when applications for their replacement are made. The production of shop front design guidance for the area would be beneficial in inciting good quality design. A starting point of the principles of good design is given in this report in section 5.2.

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## 6. Proposed Changes to the Boundary of the Conservation Area

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As part of this assessment, a re-evaluation of the conservation area boundary has been undertaken to ensure that it follows a logical line on the ground and incorporates all of the area that is deemed to be of special historical and architectural interest and that no areas are included that undermine the value of the designation. The draft of this assessment included a proposed boundary for the conservation area which was distributed with a summary of the report and comments forms to addresses within and local to Idle and Idle Green conservation areas in late July 2002. The proposed boundary of the conservation area was one of the main points of discussion at the public workshop held at Idle Baptist Church and Community Centre on 20<sup>th</sup> August 2002. In light of the comments and suggestions received, the proposed boundary was reassessed. Another issue raised at the workshop was whether the conservation areas at Idle and Idle Green should be joined together. In addition to the changes outlined below, the boundary has been realigned in places so that it follows a logical course coinciding with property boundaries and public rights of way.

### 6.1 Joining Idle and The Green Conservation Areas

There was strong support for the merger of Idle's conservation areas despite their differences in age and character. Idle Green is much more built-up in character than Idle,

though it represents the second focal point of the village and contains its Victorian commercial heart. The Conservation Area Assessment for Idle Green has been prepared at the same time as this assessment.

### 6.2 Additions to The Green - Idle Conservation Area

- **Hampton Place**

The western boundary of the conservation area has been extended to include number 6 Hampton Place (Victoria House), the garage and the associated setted and flagged surfaces. Victoria House is contemporary in age to the majority of structures in the conservation area and is a three-storey structure attached to a simpler structure with a stone slate roof. Although they have undergone quite major alteration, they nevertheless have a close association with the rest of the conservation area and the flagged pavements in front of them is of considerable historic interest.

- **Rear yards of The Green properties**

The conservation area boundary currently runs along the rear of The Green properties as they back onto Mill Fold and Sir Wilfred Place. It is suggested that it be extended to include their associated rear yards, which are an integral part of the properties.



*37-43 Albion Road (Union Yard – Grade II) – attractive buildings that form part of the gateway to the southern core. The conservation area has been extended to incorporate these.*

- **Albion Road**

The commercial character of the road extends beyond the conservation area boundary which was designated in 1990. The conservation area has been extended to incorporate these commercial premises, the group of listed early nineteenth century buildings of Union Yard, that have an affinity with those of North Fold, and the attractive Thorpe Middle School. Although the current Thorp Methodist Church is itself of little historic or architectural merit it is suggested that this be brought into the conservation area, due to the quality of the surrounding stone walls, railings and gateway, which form a logical boundary.

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## Glossary of Terms

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**Canted:** Angled corner to building.

**Jamb:** Vertical side of a door or window opening.

**Mullion:** The vertical division of a window.

**Quoin:** Stone or block forming the angle of a window.

**Vernacular:** A form of architecture particular to a certain area – essentially local.

## Further Reading

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### Historical Resources

Bradford Corporation (1973): *Aspects of Local History – North-East Bradford*.

White, E. (1992): *Idle: An Industrial Village*. Idle and Thackley Heritage Group: Idle.

White, E. (1995): *Idle Folk*. Idle and Thackley Heritage Group: Idle.

White, E. (1997): *Idle Stones*. Idle and Thackley Heritage Group: Idle.

Wright Watson (1950): *Idlethorp*.

Yorkshire Observer Budget (1956): *Portrait of a Village: Idle 27<sup>th</sup> April 1956*.

### Planning Policy

City of Bradford Metropolitan District Council (1998): *Bradford Unitary Development Plan*.

Department of the Environment (1994): *Planning Policy Guidance 15 (PPG15) – Planning and the Historic Environment*. HMSO, London.

## Contacts

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# **Appendix 1:**

## **Listed Buildings in The Green - Idle Conservation Area**



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# Appendix 1: Listed Buildings in The Green - Idle Conservation Area

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## **18, 20, 20A and 22 Albion Road – Grade II**

Early C19 row of 2 storey sandstone “brick” cottages. Stone slate roofs. Each has 3 light square mullion flush frame windows, some have been altered. Plain doorways. Pilaster framed small double shop fronts to nos. 20A and 22.

## **37 to 43 Albion Road – Grade II**

Includes nos. 5 and 7 Union Yard. A back to back block, nos. 37 and 39 with nos. 5 and 7 Union Yard. Of early C19 build. Refronted mid C19 sandstone “brick” with sash windows, modern shop. Plain front, facing Union Yard, unaltered, with 2 windows glazing bar sashes in squared surrounds, squared jamb doorways, stone slate roof. Nos. 41 and 43 mid to late C18 origin extended sandstone “brick”, roughly dressed quoins to no. 43. Console brackets to eaves of stone slate roof. Large chimney stack with weathered string to gable end of no. 43. Two light stone mullion windows on first floor. Three light, originally 8 light, square mullion window on ground floor. Square jamb doorways from the rear elevation to Union Yard.

## **51 and 51A Albion Road – Grade II**

Includes no. 4 Howgate. Mid to late C18 cottage separated by passage with no. 4 Howgate to rear. No. 51A is lower and may be slightly later build.

Sandstone “bricks”, stone slate roofs. No. 51A has gable end to road with 2 light square mullion window in squared surround to first floor. Small mid C19 shop window on ground floor. No. 51 has flush quoins, bracketed eaves, 2 light square mullion windows to road and 2 storey cottage with stone slate roof, 2 light windows in squared surrounds. Squared jamb doorway.

## **29, 31 and 33 The Green – Grade II**

Circa 1800. No. 29 is of 3-storeys sandstone “brick” with stone slate roof. One 2 light square mullion flush framed window to each floor. Nos. 31 and 33 are a mid to late C18 pair of 2-storey sandstone “brick” cottages. Plat band, stone slate roof. Each has 3 light square mullion window and false painted glazing bar window on first floor. No. 31 has small modern shop window on ground floor whilst no. 33 has some mullioned windows as on first floor. Two plain surround passage entrances to centre. Important position facing the Green.

## **9 and 11 Union Yard – Grade II**

Circa 1800 pair of 2-storey cottages. Thin sandstone “bricks” with flush quoins. Stone slate roof. Squared surround windows, mullions removed. Squared jamb doorways. Included for group value.



# Appendix 2:

## Legislation and Council Policies Relating to Conservation Areas

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## Appendix 2: Legislation and Council Policies Relating to Conservation Areas

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This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to constant review.

### Legislation to Protect the Character and Appearance of Conservation Areas

Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area:

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order and under the Advertisement Regulations) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.

(For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

### City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently (June 2001) published the first deposit of the 'Replacement Unitary Development Plan', which will ultimately, following a period of consultation and amendment, form the basis of decision making on planning applications in the district. The adopted *Unitary Development Plan* has only two policies relating to conservation areas:

#### **Policy EN23**

*Development within conservation areas shown on the proposals map or subsequently designated, including extensions or alterations to existing buildings, should be sympathetic to the character and appearance of the conservation area by satisfying all the following criteria:*

- 1) *Be built of materials which are sympathetic to the conservation area;*

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- 2) Incorporate appropriate boundary treatment and landscaping;
  - 3) Be of a scale and massing appropriate to the immediate locality;
  - 4) Must not result in the loss of open space which contributes to the character and appearance of the conservation area.

Development close to the conservation areas which is highly visible from within or has a significant impact on their setting should ensure that the scale, massing and materials are appropriate to the character and appearance of the conservation area.

**Policy EN24**

Planning applications for the reuse or conversion of large historic buildings in conservation areas will be granted, provided that their important characteristic features are retained, proposals for the demolition of large historic buildings in conservation areas will not normally be permitted.

The first deposit of the Replacement Unitary Development Plan increases the number of policies pertaining to conservation areas, which are listed below. These are likely to be subject to alteration in the course of the consultation process. The intention of increasing the number of policies is to provide a more consistent and effective control to ensure the conservation of our local heritage.

**Policy BH7: Development within or which would affect the setting of conservation areas**

Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to respect the character and appearance of the conservation area. The council will actively support the use of new designs and materials for infill schemes as an alternative to traditional building methods where the applicant can demonstrate the highest standards of design and detailing whilst respecting the scale of development setting and historic value of the conservation area.

**Policy BH8: Shop fronts in conservation areas**

Within conservation areas proposals affecting existing shop fronts or proposals for new shop fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds

will not normally be permitted on buildings without a shop front or fascia.

**Policy BH9: Demolition within a conservation area**

Within conservation areas, permission will not be granted for the demolition of buildings, walls or features which make a positive contribution to the special architectural or historic interest of the area.

**Policy BH10: Open spaces within or adjacent to conservation areas**

Planning permission for the development of any open area of land or garden within or adjacent to a conservation area will not be granted if the land:

- 1) Makes a significant contribution to the character of the conservation area.
- 2) Provides an attractive setting for the buildings within it.
- 3) Is important to the historical form and layout of the settlement.
- 4) Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.
- 5) Contains natural water features, tree and hedgerows which the development proposals propose to destroy.

**Policy BH11: Space about buildings**

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration may be given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

New developments seeking to integrate into an existing built form will be encouraged by relaxing approved policies and standards.

**Policy BH12: Conservation area environment**

The visual impact of traffic management schemes, parking, provision of street furniture, the reintroduction of historic features and the introduction of new features into a conservation area.

- 1) The design, materials and layout of traffic management and parking areas must minimise the adverse visual impact which may arise from such development.
- 2) New and replacement street furniture should be appropriate design and materials that preserve or enhance the character of the surrounding street scene.
- 3) Proposals for resiting an historic feature or for the introduction of a well designed new piece of public art or street furniture will be encouraged where it can be shown that

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enhancement of the character or appearance of the conservation area will result.

**Policy BH13: Advertisements in conservation areas**

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 1) Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. In principle, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.
- 2) Within conservation areas internally illuminated box signs will not be permitted. Sensitive designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.
- 3) Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.

In addition to these there are separate policies relating to the listed buildings within the confines of the conservation area:

**Adopted Unitary Development Plan**

**Policy EN20: Alterations to Listed Buildings**

Planning permission for the alteration or extension of listed buildings will normally be granted provided all of the following criteria are satisfied:

- i. The essential character of the building is preserved;
- ii. Features of special interest are preserved;
- iii. Materials sympathetic to the listed building are used;
- iv. The development would be of appropriate scale and massing.

**Policy EN21: Setting of Listed Buildings**

Planning permission for development close to listed buildings will be granted provided it does not adversely affect the setting of listed buildings.

**Policy EN22: Listed Agricultural Buildings**

Planning permission for the conversion of listed agricultural buildings to residential use will not be granted unless the developer can clearly demonstrate that the character and essential features of the building will not be harmed.

**First Deposit Replacement Unitary Development Plan**

**Policy BH1: Change of Use of Listed Buildings**

Where possible the original use of a building should be retained or continued. Change of use will only be supported where the applicant can demonstrate that the original use is no longer viable and without an alternative use the building will be seriously at risk.

The Council will not grant planning permission for an alternative use unless it can be shown that:

- 1) The alternative use is compatible with and will preserve the character of the building and its setting.
- 2) No other reasonable alternative exists which would safeguard the character of the building in its setting.

**Policy BH2: Demolition of a Listed Building**

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

- 1) Every possible effort has been made to repair and restore the building and to continue the present or past use;
- 2) It has been impossible to find a suitable viable alternative use for the buildings; and
- 3) That there is clear evidence that redevelopment would produce substantial planning benefits for the community which would decisively outweigh the loss resulting from the building's demolition.

**Policy BH3: Archaeology Recording of Listed Buildings**

Where alterations or demolition of a listed building would result in the loss of features of special interest, a programme of recording agreed with the Local Planning Authority and where appropriate, archaeological investigation will be required before the commencement of development.

**Policy BH4: Conversion and Alteration of Listed Buildings**

The alteration, extension or substantial demolition of listed buildings will only be permitted if it can be demonstrated that the proposal:

- 1) Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;
- 2) Is appropriate in terms of design, scale, detailing and materials;
- 3) Would minimise the loss of historic fabric of the building.

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**Policy BH5: Shop Front Policy For Listed Buildings**

*Proposals for the repair or alteration of existing shop fronts or installation of new shop fronts on a listed building should be a high standard of design and respect the character and appearance of the listed building. External roller shutters will not be granted consent on a listed building shop front unless there is clear evidence of an original shutter housing and the shutter is traditionally detailed and in timber and/or metal of a traditional section.*

**Policy BH6: Display of Advertisements on Listed Buildings**

*Consent for the display of advertisements on listed buildings or which would affect the setting of a listed building will be permitted only where:*

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.*
- 2) The advert is not an internally illuminated box.*
- 3) If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.*
- 4) Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.*