



Conservation Area Appraisal

Ben Rhydding



This appraisal reviews the Ben Rhydding Conservation Area Assessment, which was appraised in 2003. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Ben Rhydding Conservation Area will be undertaken by July 2011.

July 2006

What is a Conservation Area Appraisal?

A Conservation Area Appraisal describes the character of a conservation area. It also describes the changes that have been happening to the conservation area. The appraisal finishes with management proposals which will help to conserve and enhance the area's special character and improve decision making.

The Government requires that all conservation areas have an up-to-date appraisal. An up-to-date appraisal is one that has been undertaken in the last five years.

The following work has been done to deliver this conservation area appraisal:

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings (*see 'Current Condition' on page 5*).
- An assessment of the issues facing the conservation area at present (*see pages 6 and 7*).
- The survey and update of map data relating to the conservation area (*see pages 8, 9 and 10*).
- A review of the appropriateness of the conservation area boundary (*see page 13*).
- An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (*see pages 11 and 13*).
- The formulation of management proposals for the area (*see page 15*).

What is a Conservation Area?

A conservation area is an 'area of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Ben Rhydding Conservation Area was designated in 2003 following a period of assessment and consultation with local residents. Keighley Area Committee formally approved the boundary for the conservation area on the 29th October 2003

Conservation area designation brings with it extra controls. These controls cover:

- demolition of buildings;
- minor developments such as porches, extensions, satellite dishes and boundary walls; and
- works to trees.

The objective of these measures is to help preserve the special character and appearance of the area and maintain or improve its environmental quality. Whilst it is recognised that conservation areas must be allowed to evolve to meet changing demands it is important that this occurs within a framework of controlled and positive management.

Contents

Background and Brief History	3
Key Characteristics	4
Strengths	6
Weaknesses	6
Opportunities	7
Threats	7
Conservation Area Maps	8
Changes Affecting the Conservation Area	11
Negative Impacts	14
Management Proposals	15

Contacts & Further Information

Design and Conservation Team
8th Floor, Jacobs Well,
Manchester Road
Bradford BD1 5RW

Telephone:
(01274) 434605

Fax:
(01274) 433767

e-mail:
conservation@bradford.gov.uk

Webpages:
Conservation homepage:
www.bradford.gov.uk/conservation

Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

Listed Buildings:
www.bradford.gov.uk/listedbuildings



66 Wheatley Lane

Background and Brief History

Ben Rhydding conservation area covers the historic core of the settlement which retains elements from various stages in its history and development. The following timeline briefly summarises its development.

17th Century

The rural village of 'Wheatley' appears on the Jeffries Map of Yorkshire and highlights one building which is thought to be Wheatley Hall to the west of Wheatley Lane. Wheatley consisted of around a dozen buildings, mainly farmsteads and cottages.

19th Century

The area became renowned for the curative powers of the local spring water. The Ben Rhydding Hotel, a hydropathic facility, was built in 1844, and had a dramatic effect on the economic status of the settlement. Soon after, the village adopted the name 'Ben Rhydding'.

Late 19th Century

A period of intensive development continued into the early 20th century which saw the expansion of Ben Rhydding.

20th Century

The core of the conservation area was built by 1909 which included the terraced shops on Bolling Road, and buildings on Margerison Road and Wheatley Avenue.

Key Characteristics

The following summarises the key elements of the character of Ben Rhydding conservation area:

- Excellent examples of local vernacular architecture
- Stylised Georgian, Victorian and Edwardian architecture evident on civic and high status buildings
- Traditional, natural building materials
- Mix of building and land uses
- The form, width and orientation of the streets and paths
- Natural elements such as trees and open spaces complement the fine grain of the buildings
- Distinct village atmosphere with open rural aspect.



Left: 20 Manley Road, an interesting property with Arts and Crafts influences.

Top: Distinctive Edwardian houses on Bolling Road.

Middle: Wheatley Avenue is lined with trees and wide verges.



Summary of Important Features and Details

Features and details contribute to the essential character of the conservation area:

- Natural stone – elevations and roofing materials.
- Traditional timber window frames, doors and guttering.
- Traditional shopfronts.
- Stone boundary walls to properties away from Bolling Road.
- Predominance of two storey development.
- Mixture of building types and architectural styles.
- Snickets and historic street pattern, particularly the width and orientation of Bolling Road

Current Condition

AUTHENTICITY 93%

- Each historic building in a conservation area will have originally had features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each property to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts.
- Not all properties will have all the above features and the scoring sheet is adjusted to take this into account. Only residential properties and retail properties built prior to 1956 are scored.
- 115 properties were assessed for the purpose of the study; this is 88% of all properties in the conservation area.
- The listed buildings scored an average of 97%.

Clockwise from top left:
St Johns Church;
4 Margerison Road;
114 Bolling Road;
84 Wheatley Lane.

AUTHENTICITY
93%

A breakdown of the authenticity assessment shows which features and details in particular are being retained and/or maintained and where there are the greatest threats.

Strengths

- A high quality built environment.
- The authenticity score of 93% for the conservation area as a whole is higher than all other conservation areas surveyed in the district so far.
- The majority of buildings retain most features and details.
- The area retains a distinct village character through a mixture of buildings and land uses; a busy core and quieter outer areas.
- Buildings on the important thoroughfares of Bolling Road retain a great deal of traditional character.
- The majority of shop fronts retain high levels of traditional features and details.
- The majority of Listed Buildings retain high levels of features and details.
- Street pattern has changed very little.
- Lack of modern engineering to some streets.

13-15 Wheatley Avenue, a pair of well detailed Edwardian houses



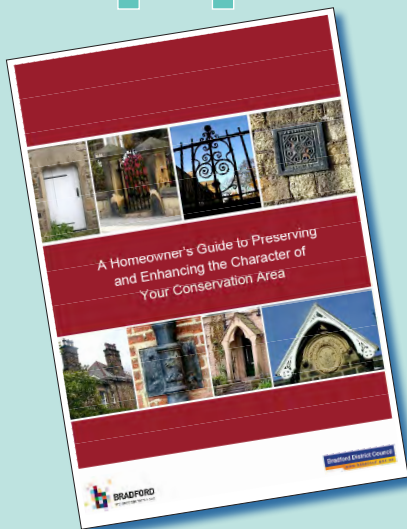
Weaknesses

- Small minority of vacant or under used buildings and sites.
- High proportion of modern engineering to main thoroughfares and streets.



The Wheatley public house car park

Opportunities



- Better decisions by stakeholders (property owners, the Planning Service and

Highways) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and conservation Team.

- The **"Repair and Maintenance Guide"** should help property owners make better informed decisions. This document is available on the Council's website at www.bradford.gov.uk/
- The **Shopfront Design Guide Supplementary Planning Document** will be adopted in 2007. Its use will result in better planning decisions for

applications involving shop fronts.

- Use of planning enforcement to address unauthorised development, unauthorised works to trees and illegal alterations to listed buildings.
- Possibility of introducing an Article 4(2) direction to protect features such as stone slate roof, if the community supports this.
- Bringing vacant and underused buildings and sites back into use.



Threats

- Continued removal of traditional features and details from buildings.
- Further loss of features and details to traditional shop fronts on Bolling Road.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highways management, and trees.
- Loss of historic street surfaces and traditional character of public realm.
- Continued vacancy and underused buildings and sites.

Ben Rhydding Conservation Area

Character Contributions



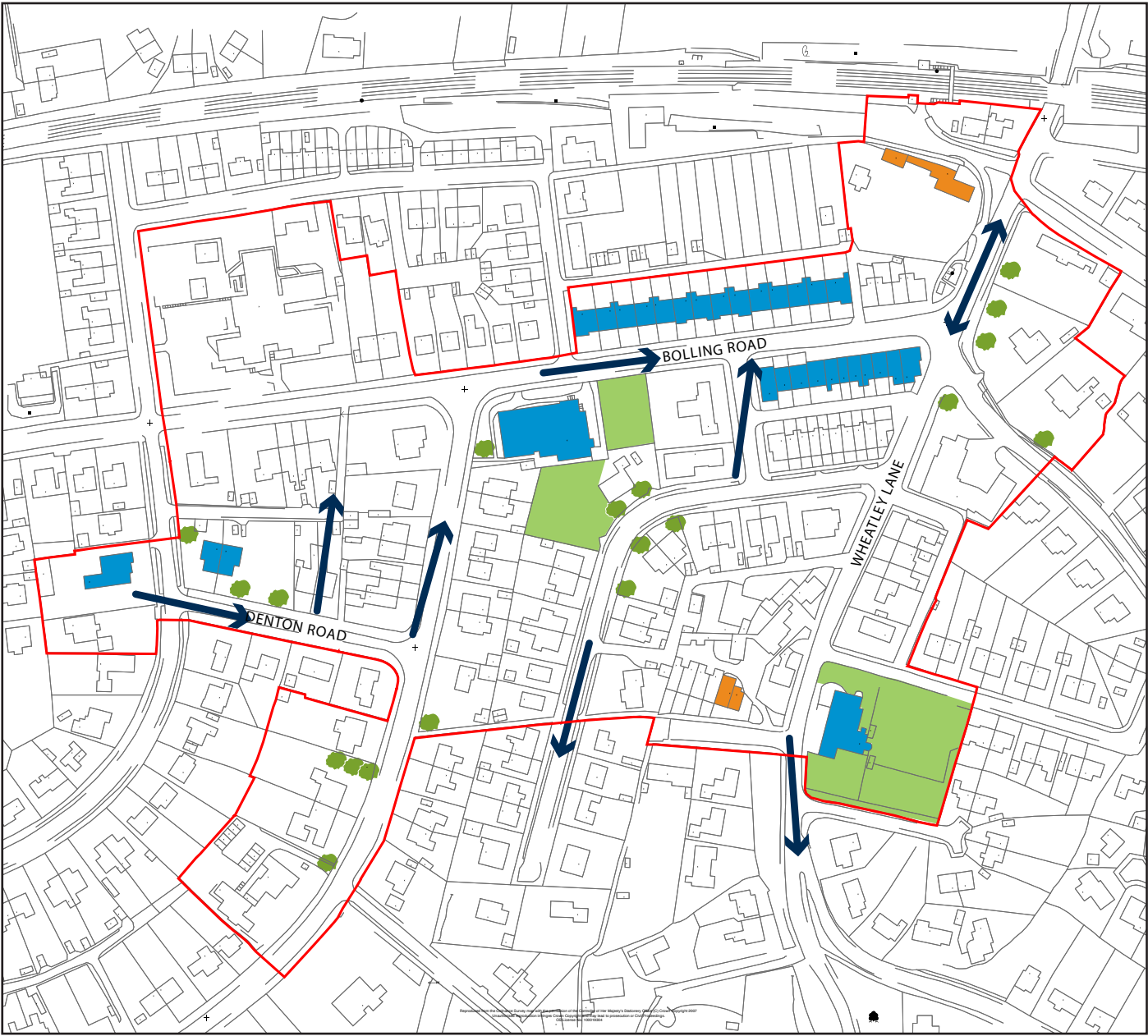
Key

- Conservation Area Boundary
- Areas providing a **positive** contribution to character
- Areas providing a **negative** contribution to character

NB The 'positive', 'negative' and 'neutral' areas relate to the contribution the site/building currently makes to the character of the Conservation Area. The classification in no way means that the site/building has no special architectural, historic or archaeological interest.

Ben Rhydding Conservation Area

Open Spaces, Trees, Views, Listed and Key Unlisted Buildings

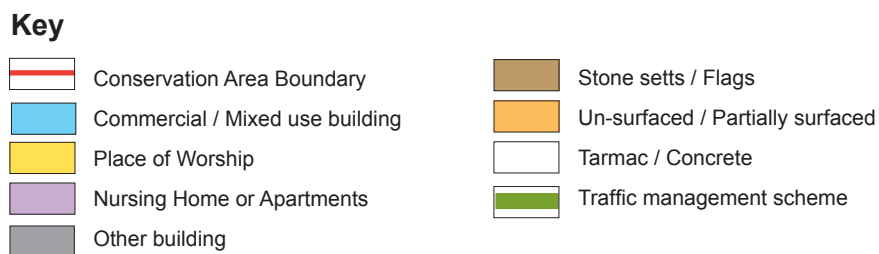


Key

-  Conservation Area Boundary
-  Listed building
-  Key unlisted building
-  Key open space
-  Important tree(s)
-  Key view or vista

NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

Land Use and Highway Materials



Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2003 are detailed below.

Changes affecting the Conservation Area

New Development

The 20th century bungalow at **90 Bolling Road** which did not make a positive contribution to the conservation area has been demolished and the construction of three, three-storey dwellings with associated parking has been built on the site. The redevelopment has not been successful in its contribution to the character of Ben Rhydding and is deemed to have a negative to neutral impact on the conservation area.



NEUTRAL/NEGATIVE IMPACT

Lesson: The design and detailing of new buildings in conservation areas should be of equal quality to the buildings around. A higher specification should be sought before planning permission is granted.

Buildings

There has been no loss of buildings though the **Wheatley Hotel (right)** continues to remain vacant.

20 Manley Road, Fieldhurst and **Windrush on Denton Road (below)** have been identified as key unlisted buildings within this review. Prior to the Conservation Area Assessment (2003), these were situated outside of the proposed conservation area boundary.



Works to Highways

There do not appear to have been any additional works to the highways above and beyond general maintenance since the last assessment.



Trees and Open Space

There has been no significant loss of open space or trees within the conservation area.



Boundary

The boundary has been reassessed and there are no changes proposed at this time.

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted.

Negative Impacts

Whilst none are considered to be major detractors or have had a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as inappropriate fascia signage, poorly detailed shopfronts and unauthorised windows on listed buildings. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future.



Management Proposals

The overall aim of the Conservation Area Management Proposals is to preserve and enhance the character of the Conservation Area, by ensuring that the Council and the community work together to maintain historic features and details and limit the loss of character.

The objectives aim to:

- improve service delivery.
- raise awareness and understanding about the special character of the conservation area.
- improve decision making so that all repair, development and alteration result in a positive contribution to the character of the place.

The objectives of the Management Proposals are based on the issues identified in the Ben Rhydding Conservation Area Assessment and prioritised by members of the community who took part in the Ben Rhydding Conservation Area Assessment public consultation.

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	• Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible	Yearly 2006-2012
2	Improved communication between Council officers and key stakeholders in the conservation area	• Formation of a conservation area forum	Monthly
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Ben Rhydding	• Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm	Continual As resources permit
4	Retain the traditional scale, proportion and character of the shopping /business areas in Ben Rhydding	Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007.	Review guidance periodically
5	Preserve and enhance features and details that contribute to the character of Ben Rhydding	• Guidance for the repair and maintenance of historic buildings to be published by the design and Conservation Team in 2007. • Design and Conservation Team to consult the community to gauge support for a potential Article 4(2) Direction	Review guidance periodically 2006 - 2012
6	Promote good quality new development	• Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate.	2006-2012 as resources permit
7	Monitor Planning Applications to add value to the historic environment	Design and Conservation Team to work more effectively within the wider planning department.	Continual
8	Retain the Commercial activity in Ben Rhydding and ensure all investment is contributing to the character of the conservation area and its activities.	Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council.	Continual
9	Address illegal works to listed buildings and unauthorised development	Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
10	Retain important trees	Liaison between Design and Conservation Team and Trees Team	Continual
11	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Ben Rhydding Conservation Area every five years in line with Best Value indicator 219a.	Review by July 2011

