



Conservation Area Appraisal

Burley-in-Wharfedale



This appraisal reviews the Burley-in-Wharfedale Conservation Area Assessment, which was appraised in 2002. 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 Burley-in-Wharfedale Conservation Area will be undertaken by January 2012.

January 2007

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 12*).
 - 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 12*).
 - The formulation of management proposals for the area (*see page 14*).

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).

Burley-in-Wharfedale Conservation Area was originally designated in 1977. A review of the boundaries of Burley-in-Wharfedale Conservation Area was undertaken in 2002 as part of the district wide assessment of all the conservation areas in City of Bradford MDC. Local residents were consulted about the assessment and a well attended workshop was held in August 2002. The boundary of Burley-in-Wharfedale conservation area was amended following consultation and the conservation area redesignated in March 2004.

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.

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conservationassessments](http://www.bradford.gov.uk/conservationassessments)

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



Background and Brief History

Burley-in-Wharfedale conservation 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.

9th Century

First reference to 'Burhley' is made in a Saxon charter though a settlement may have existed before this.

13th Century

A chapel called St Michael's was constructed, probably on the site of St. Mary's church.

17th Century

Burley develops as an agricultural settlement. Some buildings from this period have survived such as the Old Grammar School on Station Road and Dial House and no. 48 Main Street.

18th Century

Burley continues to thrive as an agricultural settlement though industrial activity begins to develop. Burley House and Burley Lodge are constructed. Greenholme Mills opens in 1790.

19th Century

Intensive period of construction. Rows of terraced cottages such as Iron Row are built. The Wharfedale railway is opened in 1865. The Grange and other civic buildings such as St Mary's Church and the Methodist chapel are built.



Key Characteristics

The following summarises the key elements of the character of Burley-in-Wharfedale conservation area:



- Early origins as an agricultural settlement and the later influence of industry are reflected in the development of the settlement and its built form.
- Excellent examples of local vernacular architecture.
- Stylised Georgian and Victorian architecture evident on civic and high status buildings.
- Traditional, natural building materials.
- Mix of building and land uses.
- Natural elements such as trees, the beck and open spaces complement the fine grain of the buildings.
- Distinct village character with open rural aspect.

Left: Traditional timber door with faceted panels.

Lower left: Vernacular style farmhouse, Main Street.

Below: Gothic architecture of The Grange.

Bottom left: Trees and green open spaces are key to Burley's sense of place.





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 on properties away from Main Street.
- Predominance of two storey development.
- Unique mix of building types and architectural styles.
- Snickets and historic street pattern, particularly the width and orientation of Main Street.

Top right: traditional shopfronts contribute positively to the street scene.

Top left: Georgian architecture at Main Street.

Upper left: Victorian sash window.

Bottom left: Traditional street surface at Post Office Yard.

Current Condition

AUTHENTICITY 75%

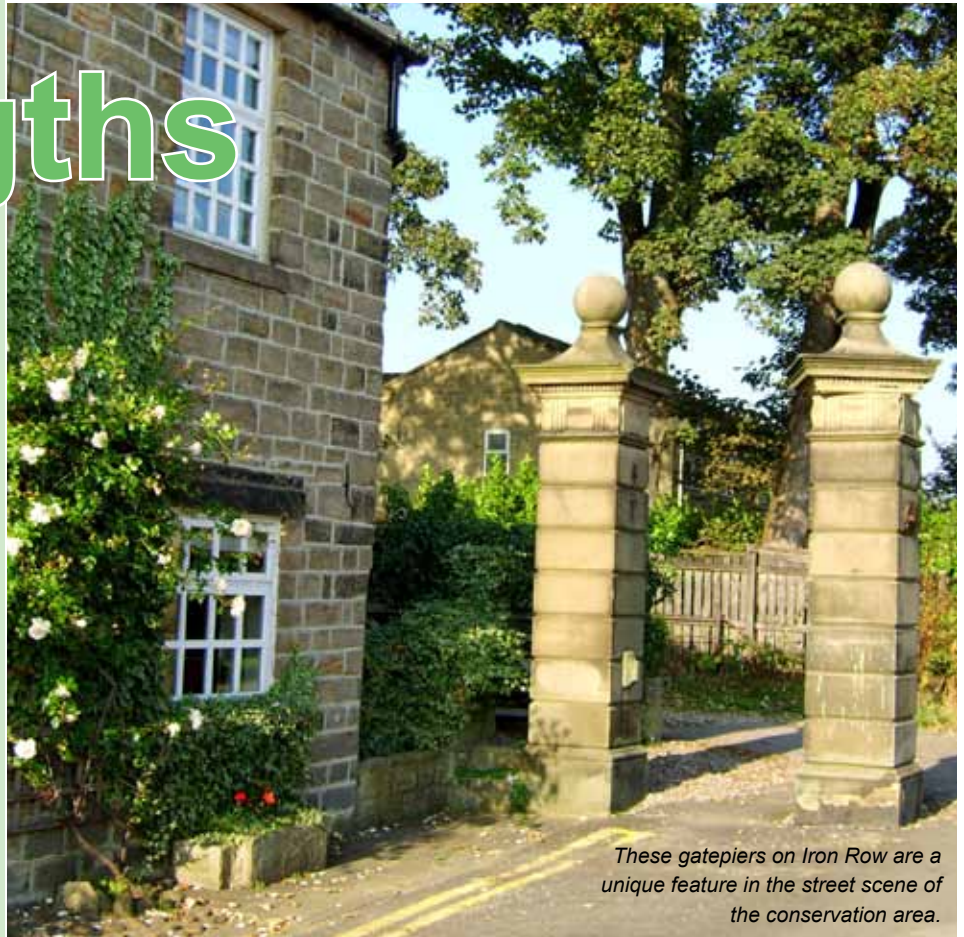
- The level of authenticity is based on an assessment of each property to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings have all of the above features and the scoring is adjusted to take this into account.
- Only residential properties and retail properties built prior to 1956 are scored.
- 497 properties were assessed for the purpose of the study; this is 79% of all properties within the conservation area.
- The listed buildings scored an average authenticity rating of 84%.



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

- Burley-in-Wharfedale retains much of its essential 'village' character with a busy commercial core surrounded by quieter residential areas.
- A high quality built and natural environment that is generally well maintained. Most buildings retain a significant number of traditional features and details.
- Historic street pattern that has changed very little in its form.
- Main Street and Station Road are the principle routes through the village and retain a good range of services and building uses.
- Stone slate and blue/grey slate remain the principle roofing material for buildings with nearly all buildings retaining their original roofing materials. Chimneystacks make a strong contribution to the quality of the roofscape.
- Stone is the principle building material and is used on nearly buildings for elevations and boundary walls. This gives the conservation area a strong sense of identity and cohesion.
- Features such as bargeboards and bay windows are not common features in Burley-in-Wharfedale but where they exist they have been well maintained.
- Listed buildings have generally retained a higher degree of authenticity.



These gatepiers on Iron Row are a unique feature in the street scene of the conservation area.

Weaknesses

- Traditional windows and doors make an important contribution to the character and appearance of a building but most have been removed.
- A high proportion of shopfronts have been altered detrimentally and this has impacted on the character of the conservation area.
- A number of insensitive alterations such as stone cleaning, poor pointing, satellite dishes and other forms of clutter are diminishing the quality of the environment.
- There are a small number of vacant or underused buildings.
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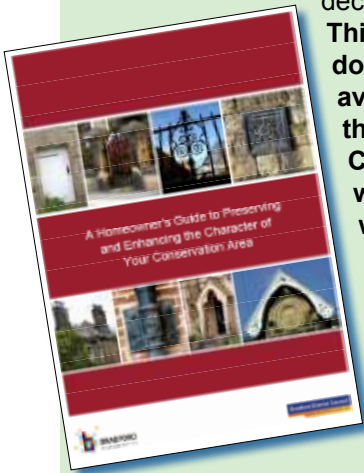
Inappropriate alterations to buildings and the street scene harm the conservation area's character

Opportunities

Well detailed new development using traditional materials.

- 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 roofs, chimneystacks or windows, if the community supports this.
- Bringing vacant and underused buildings and sites back into use.



Threats

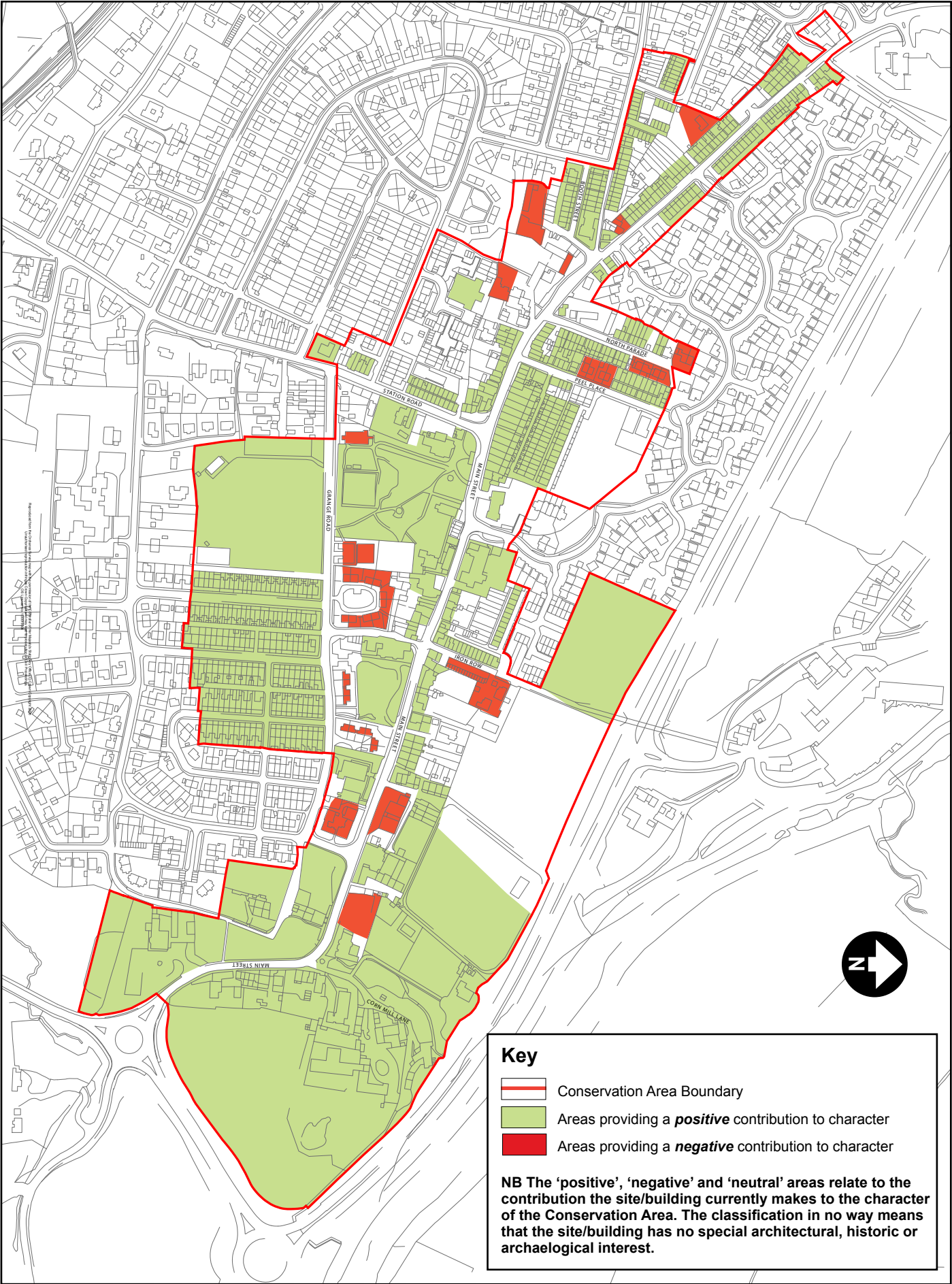
It is vital to bring vacant buildings such as The Lawn to appropriate new uses.

- Incremental loss of traditional features and details from buildings in the conservation area.
- Loss of character to traditional streetscapes through intrusive highways works and excessive signage.
- Uninformed decision making that detracts from the special character of the conservation area.
- Continual vacancy and underuse of buildings and sites.



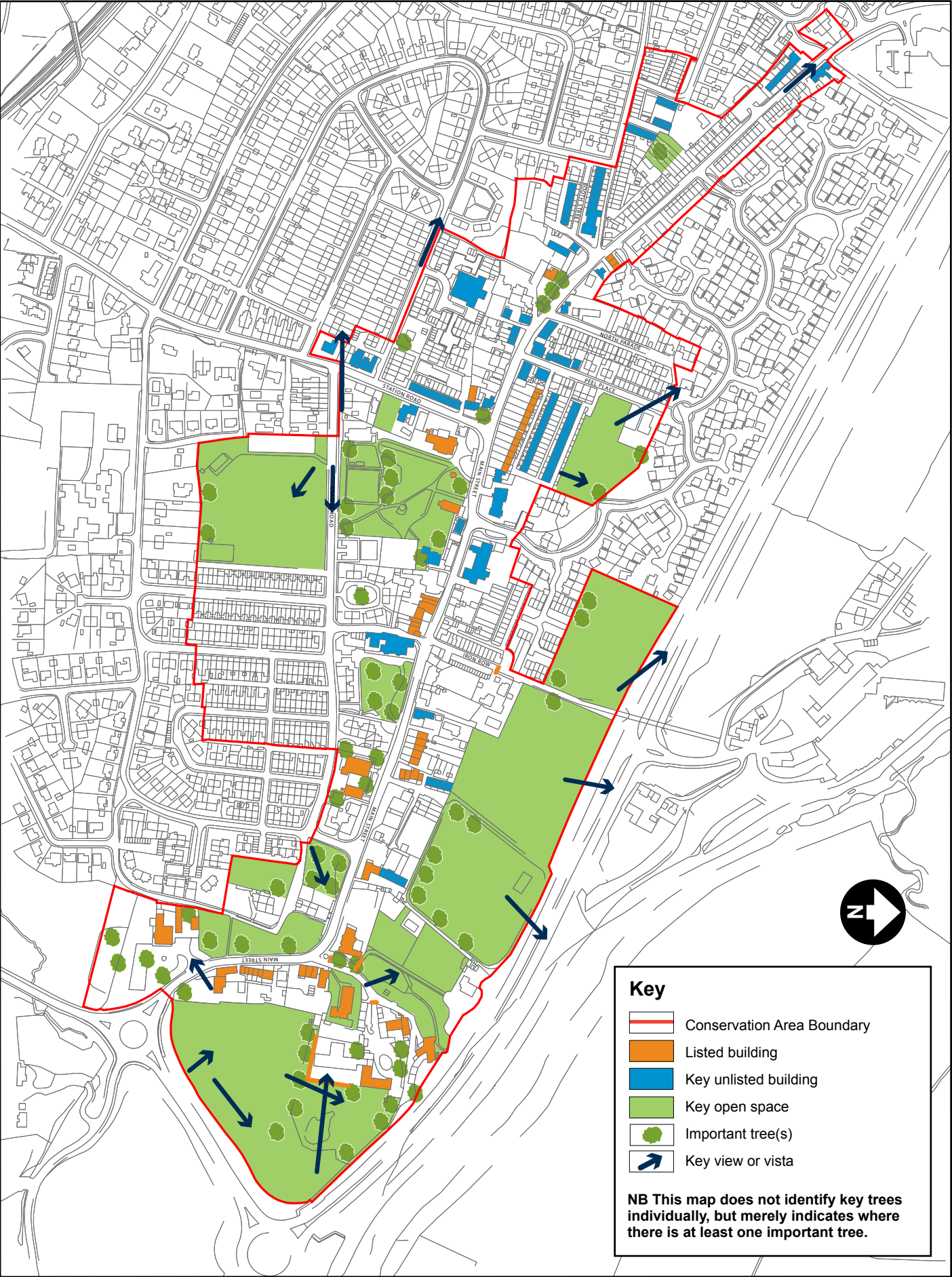
Burley-in-Wharfedale Conservation Area

Character Contributions



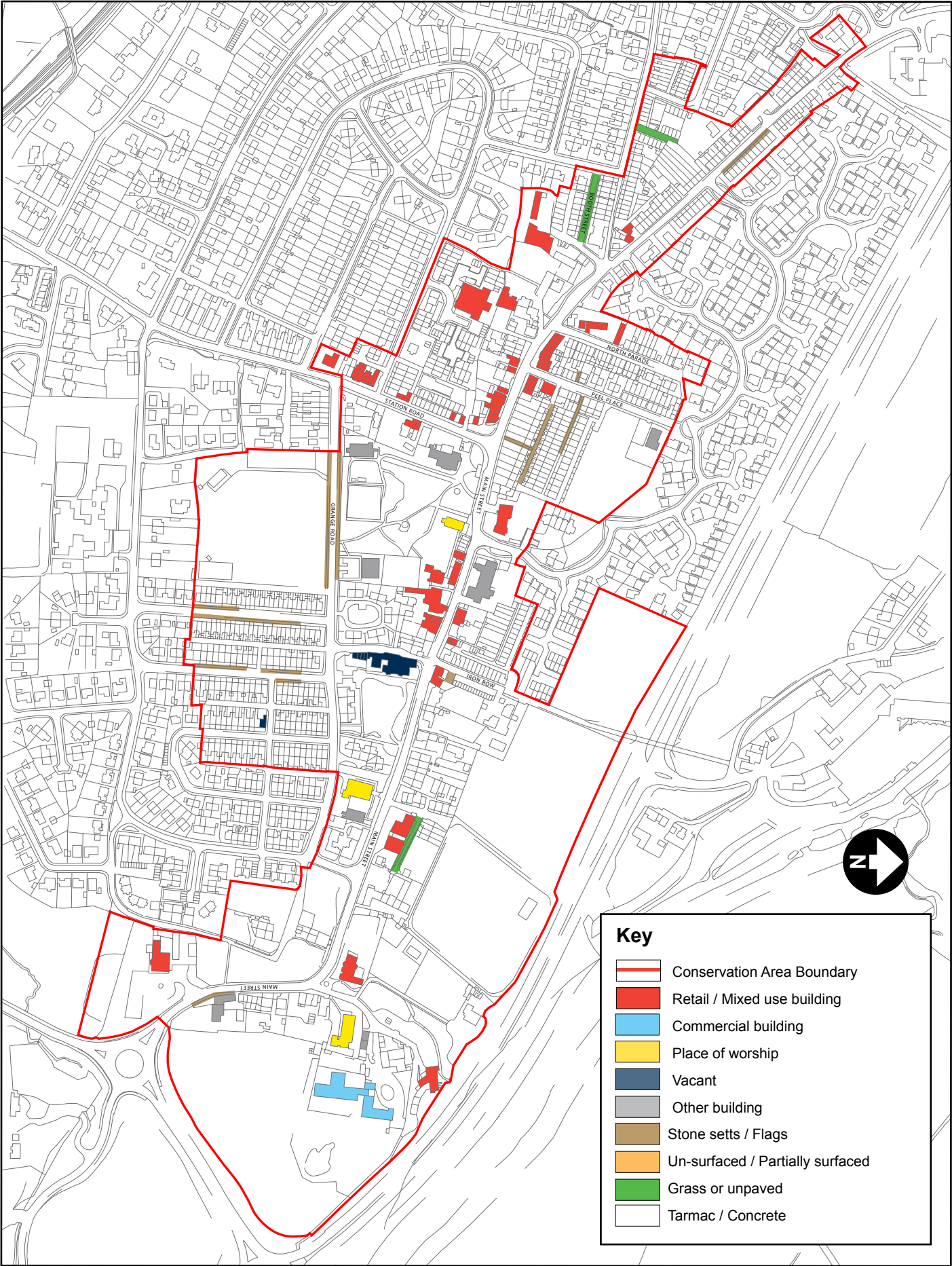
Burley-in-Wharfedale Conservation Area

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



Burley-in-Wharfedale Conservation Area

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 2002 are detailed below.

Changes affecting the Conservation Area

New Development

The former Burley C of E First School on Aireville Terrace has been converted into residential use and the grounds of the school developed for housing. The development is considered to be acceptable within its context and makes neither detracts nor enhances the conservation area.



NEUTRAL CHANGE

The former chapel on Victoria Road has been converted into apartments. The exterior of the property has been altered very little. A discreet line of roof lights in the roof and the paving of the curtilage of the building are the only obvious outward alterations. The development has brought back into use a vacant building.



POSITIVE CHANGE

A single storey office extension and covered walkway have been constructed at the day nursery at **48 Station Road**. The extension is successful and sits well alongside the original Victorian building. The stone used is of a lighter hue but may weather over time.



POSITIVE CHANGE

Permission has recently been granted for the demolition of a single storey building at **43 Station Road** and its replacement with a two storey building for use as the parish office and for community use. The building is of a modern design and sits well within the streetscape. (Photo taken October 07).



POSTIVE CHANGE

Permission has been granted for the conversion of **The Lawn**, a key unlisted building in the conservation area, into residential apartments. Work has yet to begin and the former house/nursing home is currently standing empty.



Trees and Open Space

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



Buildings

The following building was vacant when the last Conservation Area Assessment was written but has been brought back into use:

- **Former chapel on Victoria Road**

POSITIVE

The following buildings have become vacant since the publication of the Conservation Area Assessment:

- **The Lawns, Main Street**
- **81 Main Street**
- **83 Main Street**

CONCERN

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.



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. Design guidance on repair and maintenance of historic properties will be made available.



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 Burley-in-Wharfedale Conservation Area Assessment and prioritised by members of the community who took part in the Esholt Conservation Area Assessment public consultation.

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • 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 external partners with an interest in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Burley in Wharfedale	<ul style="list-style-type: none"> • 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 commercial areas in Burley in Wharfedale	<ul style="list-style-type: none"> • Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007. • Planning policy 	Review guidance periodically
5	Preserve and enhance features and details that contribute to the character of Burley in Wharfedale	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Produce 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	Retain the commercial activity and ensure all investment is contributing to the character of the conservation area and its activities.	<ul style="list-style-type: none"> • Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council. 	Continual
8	Monitor Planning Applications to add value to the historic environment	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning service to enhance service delivery. 	Continual
9	Address illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
10	Retain important trees	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Design and Conservation Team to review Burley in Wharfedale Conservation Area every five years in line with Best value Indicator 219a 	Review by January 2012

