



Conservation Area Appraisal

Idle and The Green



This appraisal reviews the Idle and The Green Conservation Area Assessment, which was published in 2002. The Management Proposals included in the appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Idle and The Green Conservation Area will be undertaken by January 2012.

February 2007

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

A Conservation Area Appraisal describes the character of a conservation area. It also describes the changes that have taken place in the conservation area over recent years.

The appraisal finishes with management proposals which will help to conserve and enhance the area's special character and improve decision making in the future.

The Government requires that all conservation areas have an up-to-date conservation area appraisal.

An up-to-date appraisal is one that has been undertaken within the past 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 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).

Idle Conservation Area was originally designated in 1978. The Green Conservation Area was originally designated in 1990. A review of the boundaries of Idle Conservation Area and The Green Conservation Area was undertaken in 2001-2002 as part of their respective Conservation Area Assessments. The idea of joining Idle and The Green conservation areas was supported by members of the public who took part in the consultation on the Conservation Area Assessments. The new boundary of the joined and renamed Idle and The Green Conservation Area was adopted in December 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.

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

Listed Buildings:

www.bradford.gov.uk/listedbuildings



Little Mill, Beck Lane; part of Idle's industrial heritage

Background and Brief History

Idle and The Green conservation area covers the historic core of the settlement which contains some of the oldest and newest development in Idle and The Green. The following timeline briefly summarises its development.

► 1295

Idelgate, now the modern-day High Street, is documented as part of the route between Bradford and Baildon. Idle would have been a small farming village centred on Town Gate at this time, but the chapel of ease to Calverley Parish Church suggests that the village is of some importance locally.

► 17th century

The chapel of ease is rebuilt in its present form in 1630. The village is also a centre for non-conformist religion with a Quaker burial ground established in Idle during this century, and an Independent chapel constructed in 1717.

► 18th century

The village's good road links and the opening of the Leeds-Liverpool

Canal on the fringes of the manor of Idle helps the area's economy, which expands from agriculture to textile manufacture and later stone quarrying.

► Late 18th / 19th century

The former village common or green at the foot of High Street gradually becomes established as the village's industrial and commercial core as workers' cottages, textile mills and later shops are built in a piecemeal fashion on the green.

► 1898 onwards

Idle is incorporated into Bradford, but retains its semi-rural village character despite the decline of agriculture and textile manufacture within the village, plus the urban expansion of Bradford.

Key Characteristics

The following summarises the key elements of the character of Idle and The Green conservation area:

- Two distinct, built-up village 'cores' (Town Gate and The Green).
- Organic street pattern.
- Terraced and fold development.
- Fine grain of development.
- Mix of building and land uses.
- Rural fringe to northern edge.
- Traditional natural building materials.
- Local vernacular architecture for earlier buildings, stylised Victorian and Edwardian architecture for later buildings.
- Sloping topography providing open views.
- Stone boundary walls.



Top right: Vernacular style cottages and houses along Highfield Road.



Right: Hampton Place; a small fold off The Green reflecting the fine grain of development



Top right: Former farm buildings off Westfield Lane indicating strong group value.

Top: Stepped development along High Street with an interesting roofscape.

Upper: Vernacular cottage, Westfield Lane featuring traditional window details.

Lower: Traditional style shopfront with recessed doorway at The Green.

Bottom: Stone setted surface of The Green.



Summary of Important Features and Details

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

- Original / traditional architectural detailing to houses reflecting local vernacular style or past architectural styles, in terms of: form, roofscape, chimneys, stonework, openings, joinery, windows and doors. These all vary according to building age and style.
- Traditional shopfronts.
- Gates, gateposts and wall detailing.
- Stone street surfaces (where these remain in situ).
- Lack of alteration / modern engineering to some streets.
- Strong group value / uniformity of terraces and folds.

Current Condition

AUTHENTICITY 67%

- 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 building 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 will have all the above features and the scoring is adjusted to take this into account.
- Only residential and retail buildings built prior to 1956 are scored.
- 278 properties were assessed for the purpose of the study; this is 77% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 72%.

**AUTHENTICITY
67%**

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 significant proportion of the buildings retain a significant number of features and details.
- The area retains a village character through a mixture of building and land uses, busy cores and quiet outer areas.
- Street pattern has changed very little.
- Significant areas of traditional streetscape materials are still in situ.
- Stone slates and natural slate remain on roofs and there are very few dormer windows and concrete or tile roofs.
- Organic form and a clear sense of place.
- Lack of modern engineering to some streets.
- Boundary walls remain in place, but a significant minority of them have been removed or significantly altered.



Well detailed house, Gordon Terrace

Altered and modern shopfronts, The Green

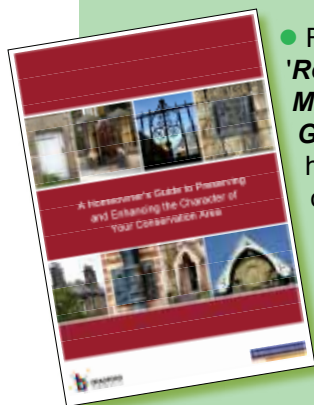


Weaknesses

- The overall authenticity score of 67% for the conservation area as a whole is lower than most other conservation areas surveyed in the district so far.
- Some of the streets with below average authenticity scores are among the conservation area's most prominent thoroughfares: Albion Road, High Street, Highfield Road, and The Green.
- Most traditional doors and windows have been removed.
- Modern and inappropriately altered traditional shopfronts are fairly common and are detracting from the street scene.
- The painting and/or rendering of stonework and the inappropriate mortar, pointing, stonecleaning and clutter are undermining the group value of buildings.
- The widespread alteration of chimneys is impacting the skyline of the conservation area.
- On average, the listed buildings in the conservation area scored only marginally better than the unlisted buildings in terms of authenticity.
- Small minority of vacant or underused buildings and sites.

Opportunities

- Forthcoming Conservation Area Project in Idle and The Green should see enforcement action taken on unauthorised works and environmental improvement carried out.
- Better decisions by stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment and this appraisal and subsequent workshops and more communication with the Design and Conservation Team.



- Forthcoming **'Repair and Maintenance Guidance'** should help property owners make better informed decisions.

● Forthcoming **'Shopfront Design Guidance'** should result in better planning decisions in applications involving shopfronts.

- Bringing vacant and underused buildings and sites back into use.



The vacant buildings at Walter Street and Southgate Place face uncertain futures.

Threats

- Continued removal of traditional features and details from buildings.
- The failure of decision makers to identify the character of the conservation area as a priority when dealing with works that will affect the local scene.
- Loss of historic street surfaces and traditional character of public realm.
- Continued vacancy and underuse of buildings and sites.

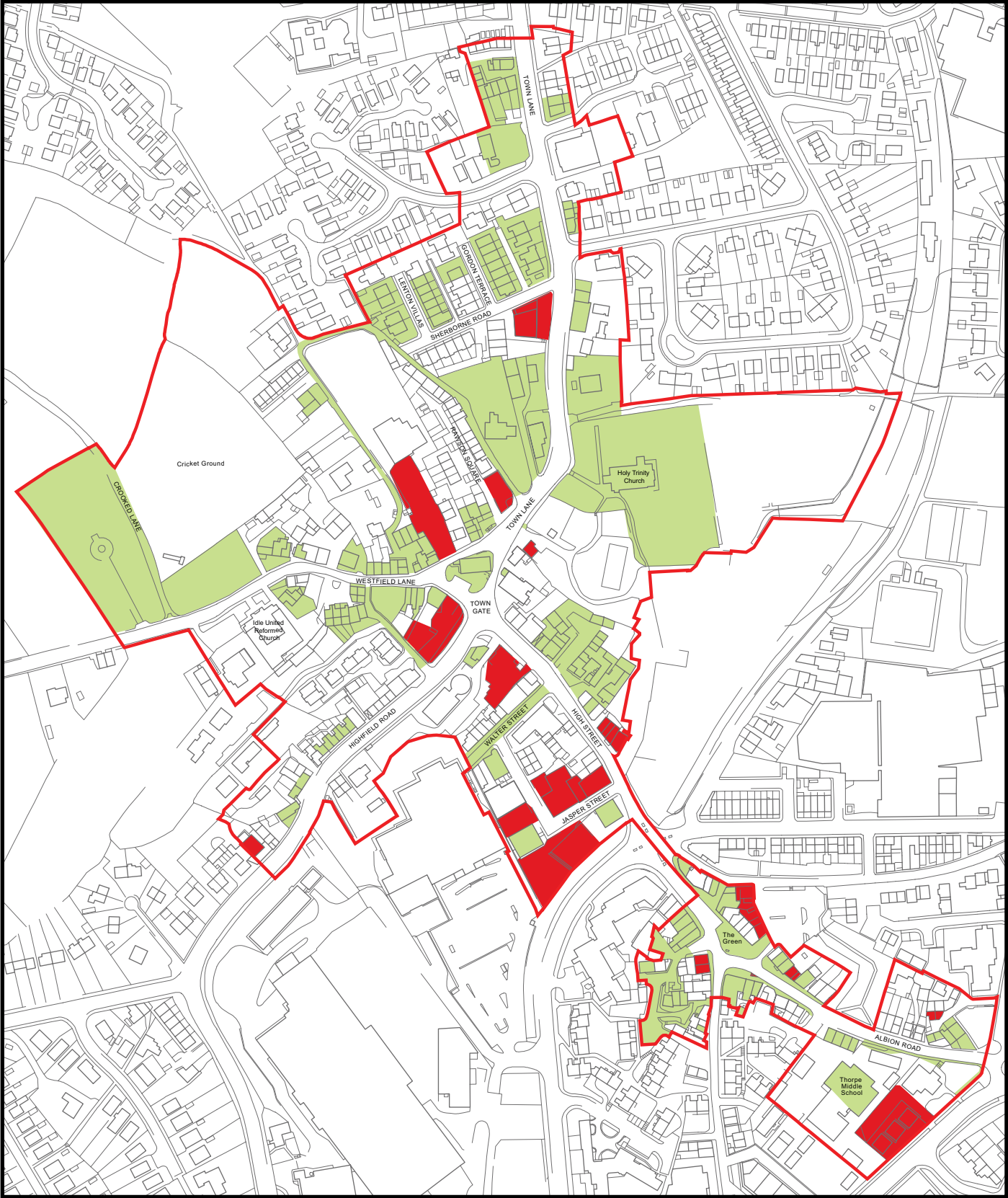


New development can be seen as an opportunity as well as a threat. Decision makers need to consider the character of the Conservation Area in the design process.



Idle & The Green Conservation Area

Character Contributions



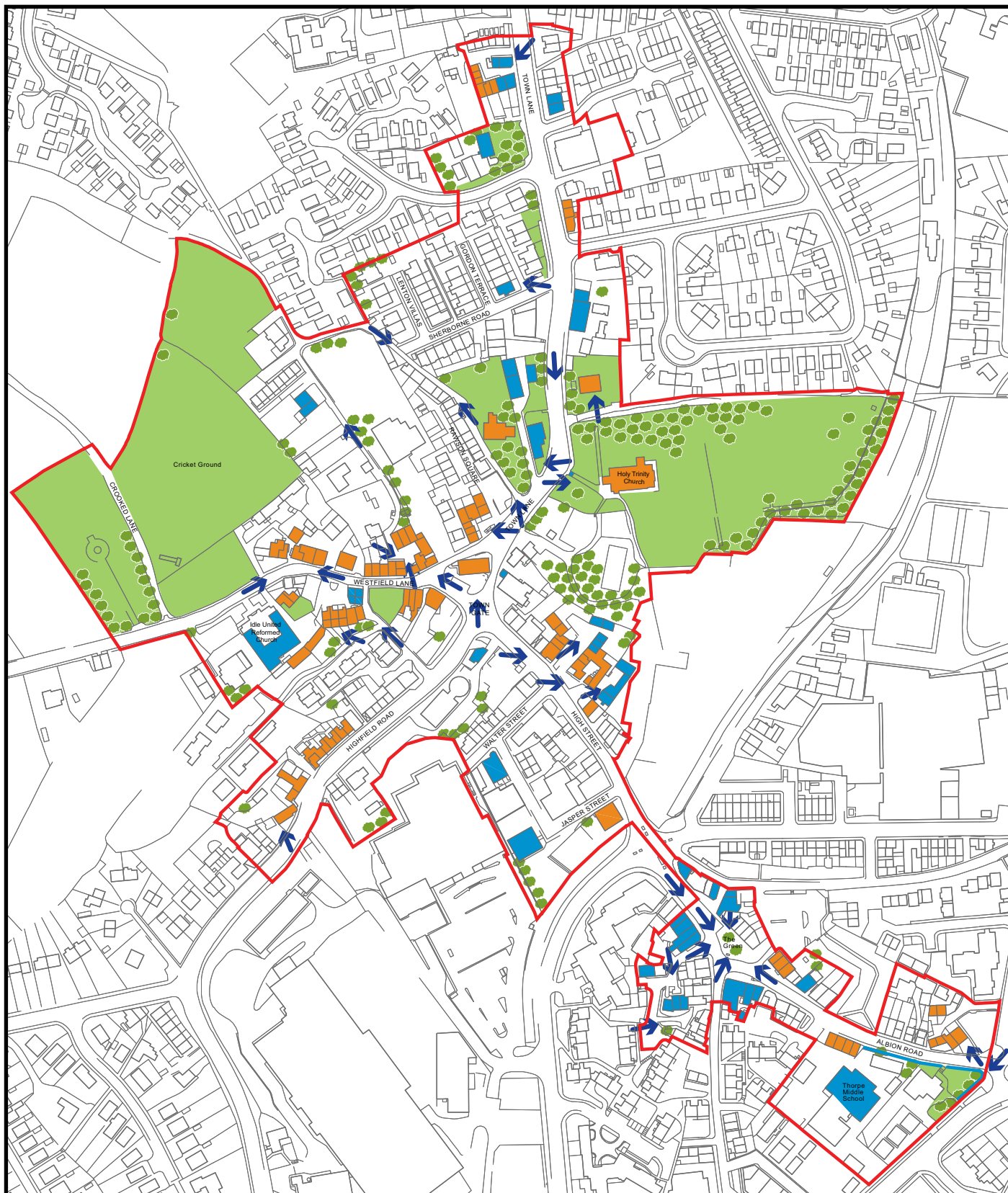
Key

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

Idle & The Green Conservation Area

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



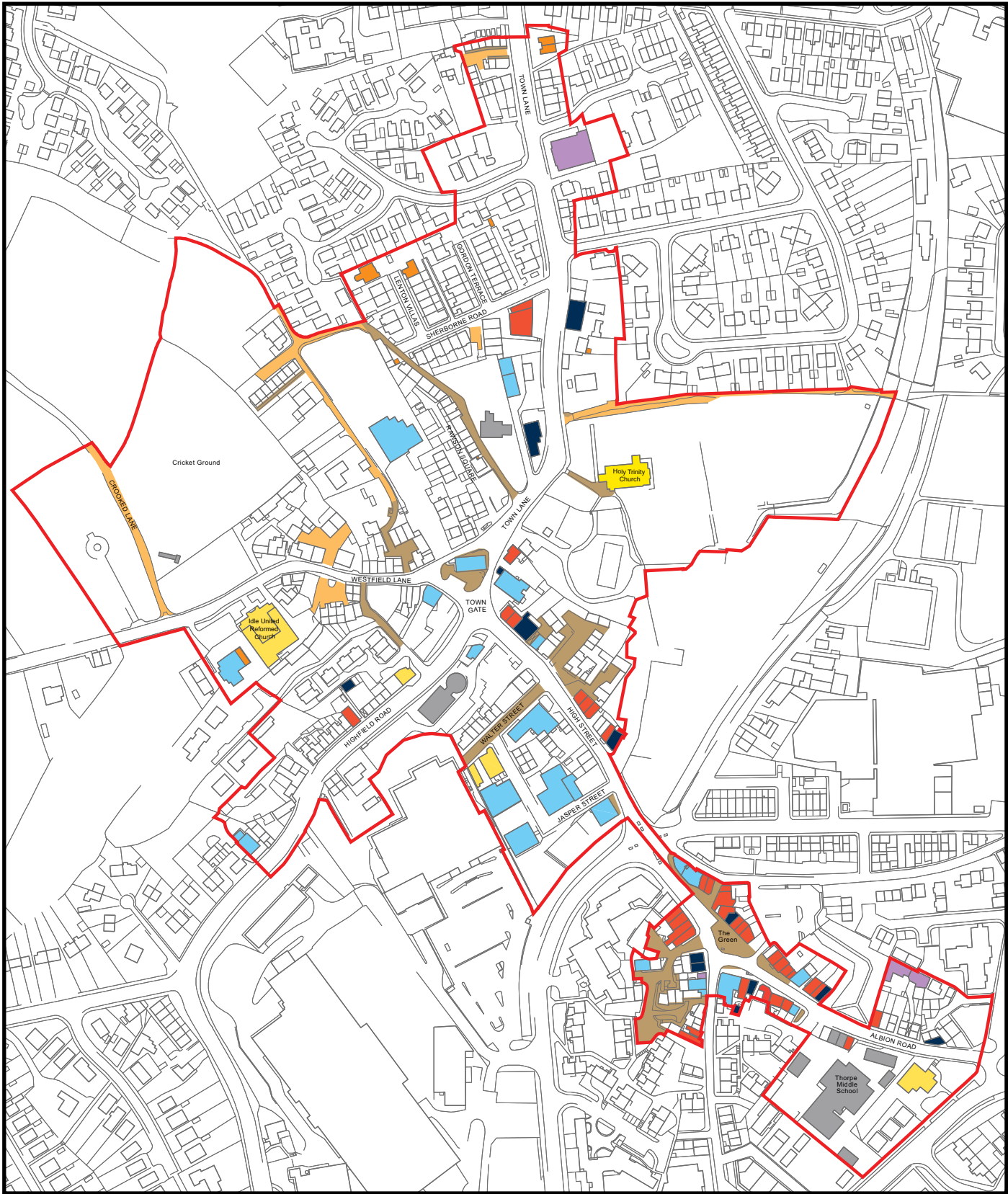
Key

	Conservation Area Boundary		Listed building
	Key open space		Key unlisted building
	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.

Idle & The Green Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Vacant building / Floor space		Stone setts / Flags
	Retail / Mixed use building		Other building		Tarmac / Concrete
	Commercial building		New development		Un-surfaced / Partially surfaced
	Ecclesiastical building		Demolition		

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 Grade II Listed former shop unit and dwelling at 37-39 Albion Road have been converted into two dwellings. The plans as approved for the conversion would uphold the character and appearance of the conservation area. Unfortunately, illegal works have taken place which detract from the building's appearance. Enforcement action is currently being taken.



NEGATIVE CHANGE

LESSON Applicants and property owners should be informed that failure to comply with the terms and conditions of a planning approval will result in enforcement action.

The former shop at 403 Highfield Lane has been converted into a dwelling. The approval has resulted in the loss of a traditional shopfront that once contributed to the area's character.



NEGATIVE CHANGE

LESSON In future, decisions on similar buildings should aim to incorporate the residential use within the historic shopfront and to retain the conservation area's traditional retail character.

14-18 High Street has been converted from a dwelling to a dwelling and flat, with fenestration alterations along the front elevation of nos. 14-18. Whilst the development has removed an inappropriate shopfront from no. 18, it has been replaced with a poor new frontage.



NEGATIVE CHANGE

LESSON A higher standard of design should be sought in terms of materials, design, and detailing. The forthcoming shopfront guide will assist with this issue.

A single storey side extension has been added to **Howgate Nursing Home, Highgate**. The extension is not complementary to the surroundings in terms of its design and use of artificial materials.



NEGATIVE CHANGE

LESSON In future, Applications for development should specify a higher standard of material, design and detailing before approvals are issued.

9 Lenton Villas, a detached house, has been built on a vacant site.



NEUTRAL CHANGE

14 Lenton Villas has been built as a new end-of-terrace attached to 2-12 Lenton Villas.



NEUTRAL CHANGE

A two storey side extension has been added to **Highdell Nursing Home, Westfield Lane**. The extension has been sympathetically designed.



POSITIVE CHANGE

The former shop and dwelling at **46-46a High Street** has been converted to two dwellings, which involved alterations to the shopfront. The conversion has been successful in terms of its impact on the character and appearance of the conservation area.



POSITIVE CHANGE

The Grade II Listed former YMCA on Town Lane has been demolished due to the prohibitive cost of making the building fit for use and this cost not being justified by the building's marginal importance to the conservation area. There has been a failure to use listed building legislation to prevent this building from falling into such a poor condition. At time of survey the site was being redeveloped as a three storey block of 20 apartments and works were at too early a stage to assess the impact of the development on the conservation area.

UNKNOWN CHANGE

Buildings

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

- 50-52 High Street
- 19 The Green
- 2 Town Lane
- 32 Town Lane
- The Old Library on Town Lane

NEGATIVE CHANGE

It is important for the long-term future of the conservation area that its historic buildings remain in beneficial use.

The following buildings were vacant when the Conservation Area Assessment was written and remain vacant:

- 39 Albion Road
- 12 High Street
- 13 Southcote Place
- 18-20 The Green
- 7 Walter Street

CONCERN

The prolonged vacancy or underuse of these buildings makes their longer term future uncertain, and presents an atmosphere of neglect in the place. The conservation area would benefit if these buildings were returned to use.

The following buildings have returned to use since the publication of the Conservation Area Assessment:

- 22 Albion Road
- 31 Albion Road
- 46-46a High Street
- 25 The Green
- 27 Town Lane

POSITIVE CHANGE

Trees and Open Space



No trees of amenity or townscape value have been lost in the conservation area since the publication of the conservation area assessment.

NO CHANGE/POSITIVE

Works to Highways

The covered stone trough dated 1850 standing in the centre of The Green is a unique piece of street furniture which makes an important contribution to The Green's sense of place. In 2003 this structure was damaged, and later in the year knocked over by a bus. The trough has since been reerected.

POSITIVE CHANGE



Boundary

2007-2008

The appropriateness of the conservation area boundary in Idle and The Green will be assessed during 2007 - 2008 and any changes thought to be necessary will be consulted on and reported to the relevant committees as appropriate.

Negative Impacts

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted. Whilst a minority are considered to have 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, dormer wind-ows, and modern porches. 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 Idle & The Green Conservation Area Assessment and prioritised by members of the community who took part in the Idle & The Green 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 2006-20012
2	Improved communication between Council officers and key partners in the conservation area	• 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 Idle & The Green	• 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 Idle & The Green	• Shopfront Design Guide Supplementary Planning Document was consulted on and is adopted. • Planning Policy	Published in 2007 and reviewed periodically
5	Preserve and enhance features and details that contribute to the character of Idle & The Green	• Guidance for the repair and maintenance of historic buildings to be published by the design and Conservation Team in 2007.	Published in 2007 and reviewed periodically
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	Retain the Commercial activity in Idle and The Green. 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
8	Monitor Planning Applications to add value to the historic environment planning service.	Design and Conservation Team to work more efficiently within the wider	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 Team and Trees Team	Liaison between Design and Conservation (constant)	Continual
11	Improve the maintenance of public footpaths and boundary walls within the conservation area.	• Closer working between the Design and Conservation Team and Highways Maintenance. • Improved management and maintenance of Council-maintained footpaths and boundary walls.	Continual
12	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Idle & The Green Conservation Area every five years in line with Best value indicator 219a	Review by February 2012

