



Conservation Area Appraisal

Ilkley



This appraisal reviews the Ilkley 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 Ilkley Conservation Area will be undertaken by January 2011.

November 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 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 6).
- An assessment of the issues facing the conservation area at present (see pages 7 and 8).
- The survey and update of map data relating to the conservation area (see back pages).
- A review of the appropriateness of the conservation area boundary (see page 10).
- An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (see pages 9 and 10).
- The formulation of management proposals for the area (see page 12).

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).

Ilkley Conservation Area was designated in 1977 and was later extended in 1982. An assessment of the boundary of the conservation area was undertaken in March 2002 as part of its Conservation Area Assessment and reviewing programme. The boundary was revised and approved by Keighley Area Planning Panel on 11th April 2002.

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



The Manor House, now a museum, dates from the 16th century and is a Grade II listed building.

Background and Brief History

Ilkley 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:

Pre 14th Century

There is historic evidence which shows that Ilkley first formed as a Roman settlement named Olicana. The settlement was abandoned by the early 5th century.

14th Century

Ilkley develops as a medieval village and the Manor House is built, now one of the oldest surviving buildings in Ilkley. The settlement is centred on Church Street and Brook Street, and by the 16th century there were a number of considerably populated farms nearby.

18th Century

The settlement is centred primarily upon agriculture with some textiles and quarrying works. The development of the spa industries at this time led to a new wave of growth; White Wells was

established as one of the first spas in Ilkley built by the Myddleton Family. The success of hydropathy saw many new and imposing buildings in and around Ilkley.

Mid 19th Century

The introduction of the railway brought many people in for the spas and subsequently led to the further expansion of the town. The decline of previously lucrative spa industries some years later was offset by the growth of tourism which was aided by improved access from the railway.

20th Century to present

The town continues to grow and is now a popular dormitory town for people working nearby in Leeds and Bradford.

Key Characteristics

The following summarises the key elements of the character of the Ilkley conservation area:

- Excellent examples of a variety of architectural styles and designs, including Gothic, Italianate and Classical; Edwardian styles including Arts and Crafts and Victorian terraces.
- Six unique and distinct character zones (Roman Core, Shopping Core, Spa Town, Railway Town, Victorian Suburbs and the Residential Expansion).
- Traditional, natural building materials.
- 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.
- The topography and spectacular rural setting beneath Ilkley Moor.



*Top: View from the Cow and Calf Rocks.
Left: The large properties in the spa town character zone on Wells Road are complemented by natural elements such as mature trees and gardens.
Right: Edwardian properties on Parish Ghyll Road.*

Summary of the Character Zones

Within Ilkley conservation Area, 6 character zones have been identified which exude their own unique character and architectural styles.

1. Roman Core

Centring on The Manor House and the Parish Church on Church Street, this area contains some of the oldest buildings in Ilkley which date as far back as the 13th century. The large areas of open space to the north (Riverside Gardens) provide splendid views across the river and are important to the setting of these key listed buildings.

2. Shopping Core

Focused on Brook Street and The Grove, this area forms the busy commercial centre of the town which is the product of a significant rebuilding and expansion of the old village in the second half of the nineteenth century. The contribution of well detailed traditional shopfronts and tree lined streets are imperative for the retention of this area's character.

3. Railway Town

Since the arrival of the railway in 1865, the station has formed the centre piece of this sector which also consists of areas of terraced working class houses between Railway Road and Leeds Road.

4. Spa Town

The fashion amongst the upper class society for spa water treatments from the start of the 18th century began a period of expansion to the south and south east of the town and the building

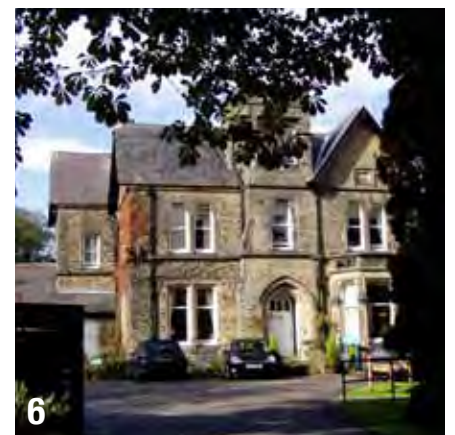
of a number of institutions devoted to hydrotherapy. Focused around Wells Road, Crossbeck Road and onto the Moors, there are a number of buildings which still exude the grandeur of this former lucrative industry, namely White Wells (1844), Troutbeck (1863) and Rockwood (1871).

5. Victorian and Edwardian Suburbs

The expansion of Ilkley during 1865-1901 saw the building of a large number and wide variety of dwellings, representing a range of Victorian and Edwardian architecture. These dwellings provide a visual quality and are harmonious in terms of design, scale and materials, thus contributing to a high quality environment. This character zone includes properties on Albany Walk, Parish Ghyll Road and to the north on Bolton Bridge Road.

6. Residential Expansion

To the west of the conservation area, around Queens Road, Queens Drive, Hebers Ghyll Drive and Panorama Drive, the suburban growth of the late nineteenth century created a somewhat different character which consisted of larger family sized housing with elements of new and old architectural styles.



1. Church Street;
2. The Grove;
3. Crescent Terrace;
4. White Wells Spa & Bath House;
5. Parish Ghyll Road;
6. Queens Road, Shandon.



From the top:
Grove Road.
The Grove.
West View.

Summary of Important Features and Details

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

- Unique mix of building types and architectural styles throughout the Conservation Area;
- A variety of massing, height and scales of development;
- Natural course gritstone - elevations;
- A variety of roof materials - stone slates (on earlier properties around the central areas); Welsh/blue slate or red terracotta tiles (on later properties);
- Traditional timber window frames (either sash or side hung casements), painted timber four panelled doors and guttering;
- Corniced chimney stacks;
- Unpainted stonework;
- Traditional timber shop fronts with stone carved details and recessed doorways;
- Stone boundary walls on residential properties.

Current Condition

AUTHENTICITY 83%

- 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 properties and retail buildings built prior to 1956 are scored.
- 1109 properties were assessed for the purpose of the study.
- Listed buildings scored an average of 81%.



Oak Crest, Parish Ghyll Walk.

**AUTHENTICITY
83%**

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 83% for the conservation area as a whole. This is higher than most other conservation areas surveyed in the district so far.
- A large majority of pattern or qualities have survived in their original form.
- The character of the town is still clear and well preserved through a mixture of buildings and land uses, busy cores and quiet outer areas.
- Buildings on the important thoroughfares of Church Street, Brook Street and The Grove retain a great deal of traditional character.
- The survival of good timber shop fronts provide a pattern for replacements on other buildings.
- 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.
- The setting of the conservation area is well retained.



Gardale, Victoria Road

Weaknesses

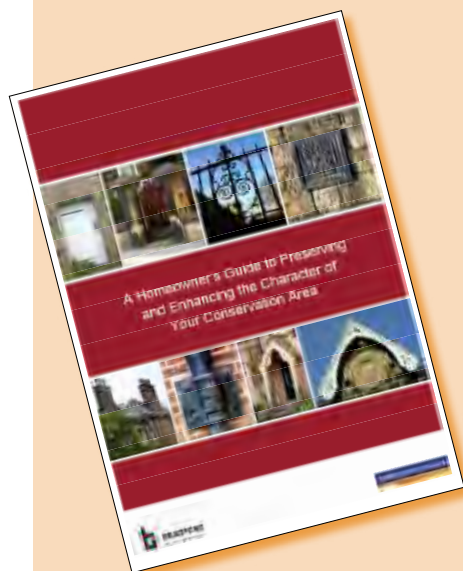
- On average, the Railway Town character zone scored marginally worse than the other areas within the conservation area in terms of authenticity.
- A large amount of traditional windows and doors have been removed throughout the conservation area.
- Modern and inappropriately altered traditional shopfronts are fairly common within the Shopping Core character zone and are detracting from the street scene;
- The designs of some new developments are considered to be poor and weak, thus failing to uphold the prevailing character of the area.
- On average, the listed buildings in the conservation area scored only marginally worse than the unlisted buildings in terms of authenticity.



Nelson Road

Opportunities

- Better decisions by stakeholders (property owners, the Planning Service and Highways) through reference to the Conservation Area Assessment and this review, 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/



- Possibility of introducing an Article 4(2) direction to protect certain features on buildings.
- 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.
- Public realm improvements.
- Use of planning enforcements to address unauthorised development, unauthorised works to trees and illegal alterations to listed buildings.



South Hawksworth Street

Threats

- Continued removal of traditional features and details from buildings.
- Further loss of features and details to traditional shop fronts on The Grove and Brook Street.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highways management, and trees.
- Loss of trees through unauthorised works being carried out.
- Loss of historic street surfaces and traditional character of public realm.
- Loss of gardens to larger houses due to intensive development.

The Grove



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 primary school at **Tower Court, Wharfe View Road** has been converted into 10 townhouses. The plans approved for the conversion uphold the character and appearance of the conservation area.



POSITIVE CHANGE

Heberscliffe, 42 Grove Road has been built as a modern style block consisting of 7 apartments which replaces a former detached dwelling. This is a successful development which demonstrates how modern designs can be positively integrated into the historic environment.



POSITIVE CHANGE

A large detached dwelling has been built on the **plot adjoining Hebden on Queens Drive**. The design and scale of this dwelling does not emulate the character of the conservation area.



NEUTRAL CHANGE

Lesson: In the future, applications for development should specify a higher standard of material, design and detailing before approvals are issued.

Permission was approved in 2004 for the demolition of the existing Lodge on Back Parish Ghyll Road and the construction of a two storey block with five care apartments. The development is not complimentary to the surroundings in terms of its detailing and artificial materials.



NEUTRAL CHANGE

Lesson: In the future, applications for development should specify a higher standard of material, design and detailing before approvals are issued.

Planning permission has been granted for the erection of new dwellings at **land adjacent to 20 Westville Avenue and 12 Mount Pleasant**. These developments have not been carried out at the time of writing.

UNKNOWN CHANGE

The strength and distinctiveness of Ilkley's character and appearance has had an influential impact upon the ability to achieve and maintain good decision making. These positive planning decisions made by Planning Officers and upheld by Inspectors on appeal are helping to preserve and enhance the essential character of the conservation area.

Buildings

There are relatively few vacant or underused buildings within the conservation area.

Boundary

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

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.

NEUTRAL CHANGE

Trees & Open Space

There are 49 designated Tree Preservation Orders (TPO) which statutorily protect trees within the Ilkley Conservation Area.

Between 1998 to June 2006, there have been approximately 100

approvals for the felling or removal of trees within the Conservation Area, generally due to diseased species, proximity to buildings and nuisance.

NEUTRAL CHANGE



Negative Impacts

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

Whilst none are considered to 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 shop fronts and dormer windows.

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 is 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.

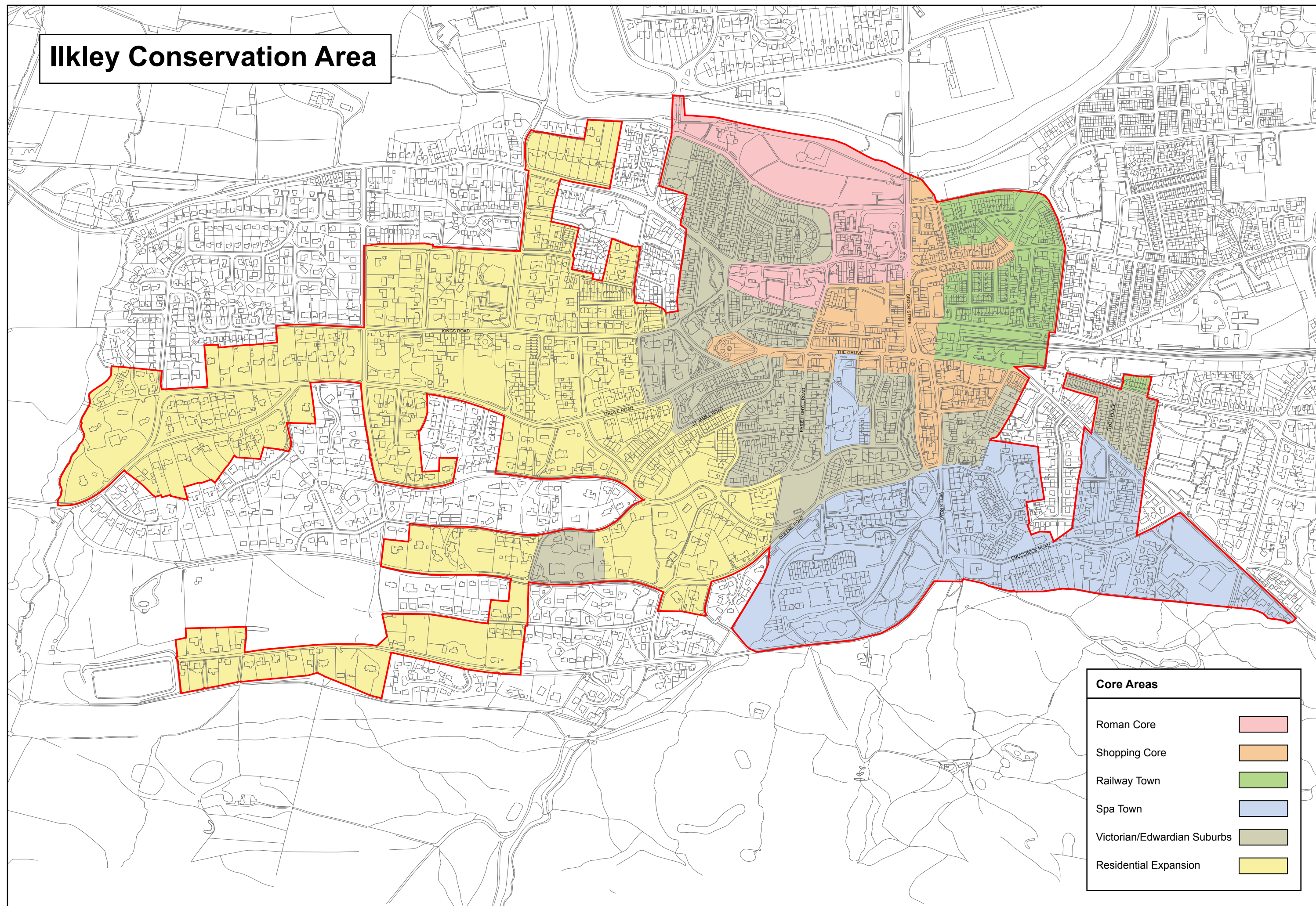
The objectives aim to:






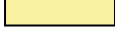
- improve service delivery.
- raise awareness and understanding about the special character of the conservation area.
- improve decision making so that all repair, development and alteration result in a positive contribution to the character of the place.

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

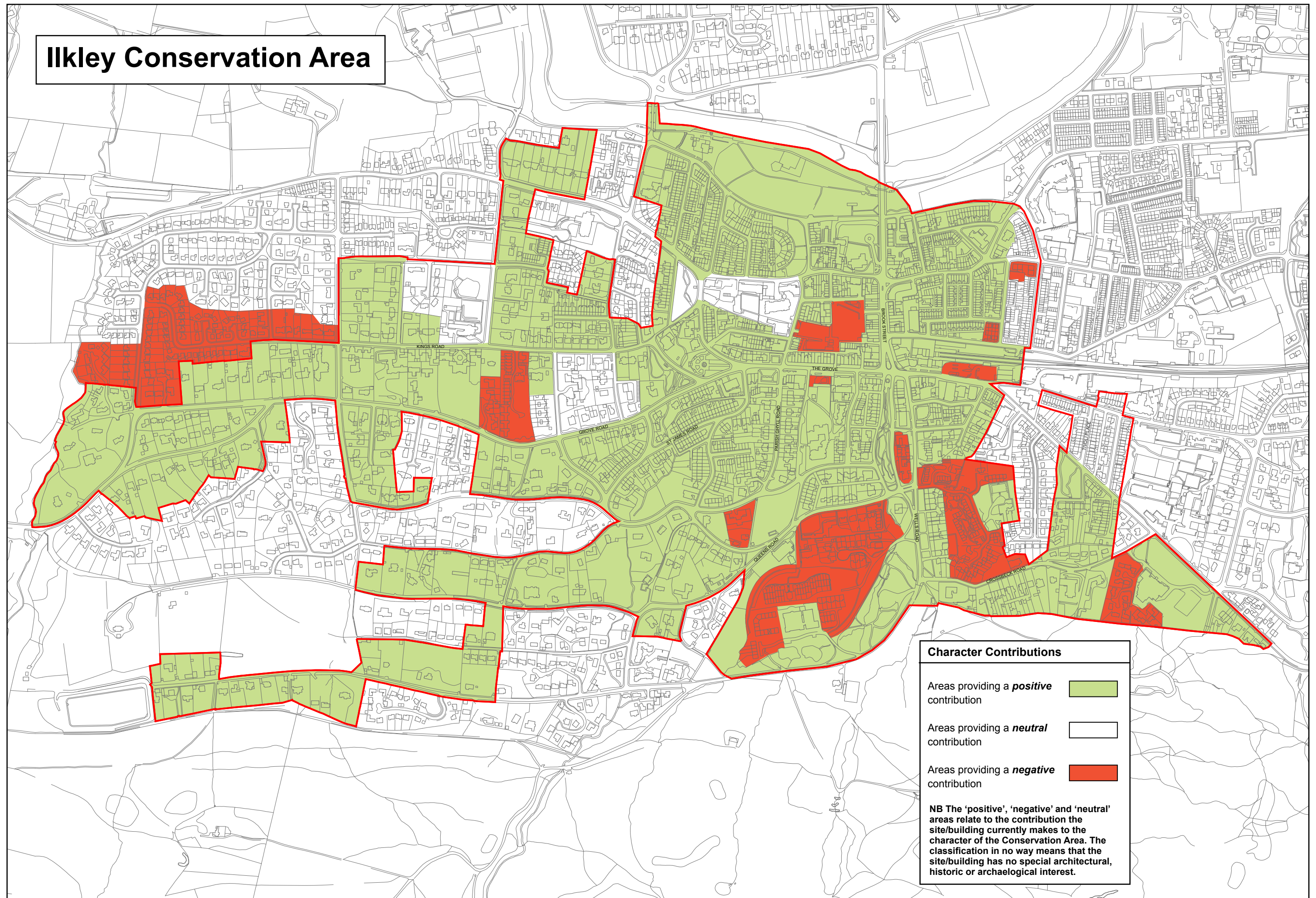
	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2006 - 2012
2	Improved communication between Council officers and key stakeholders 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 Ilkley	<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 shopping /business areas in Ilkley	Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007.	Publish in 2007 and review periodically
5	Preserve and enhance features and details that contribute to the character of Ilkley	<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 	Publish in 2007 and review periodically 2006-2012
6	Promote good quality new development	<ul style="list-style-type: none"> • 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	Address illegal works to listed buildings and unauthorised development	Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
9	Retain important trees	Liaison between Design and Conservation Team and Trees Team	Continual
10	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Ilkley Conservation Area every five years in line with Best Value indicator 219a	Review by November 2011

Ilkley Conservation Area




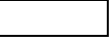
Core Areas	
Roman Core	
Shopping Core	
Railway Town	
Spa Town	
Victorian/Edwardian Suburbs	
Residential Expansion	


Ilkley Conservation Area



Character Contributions

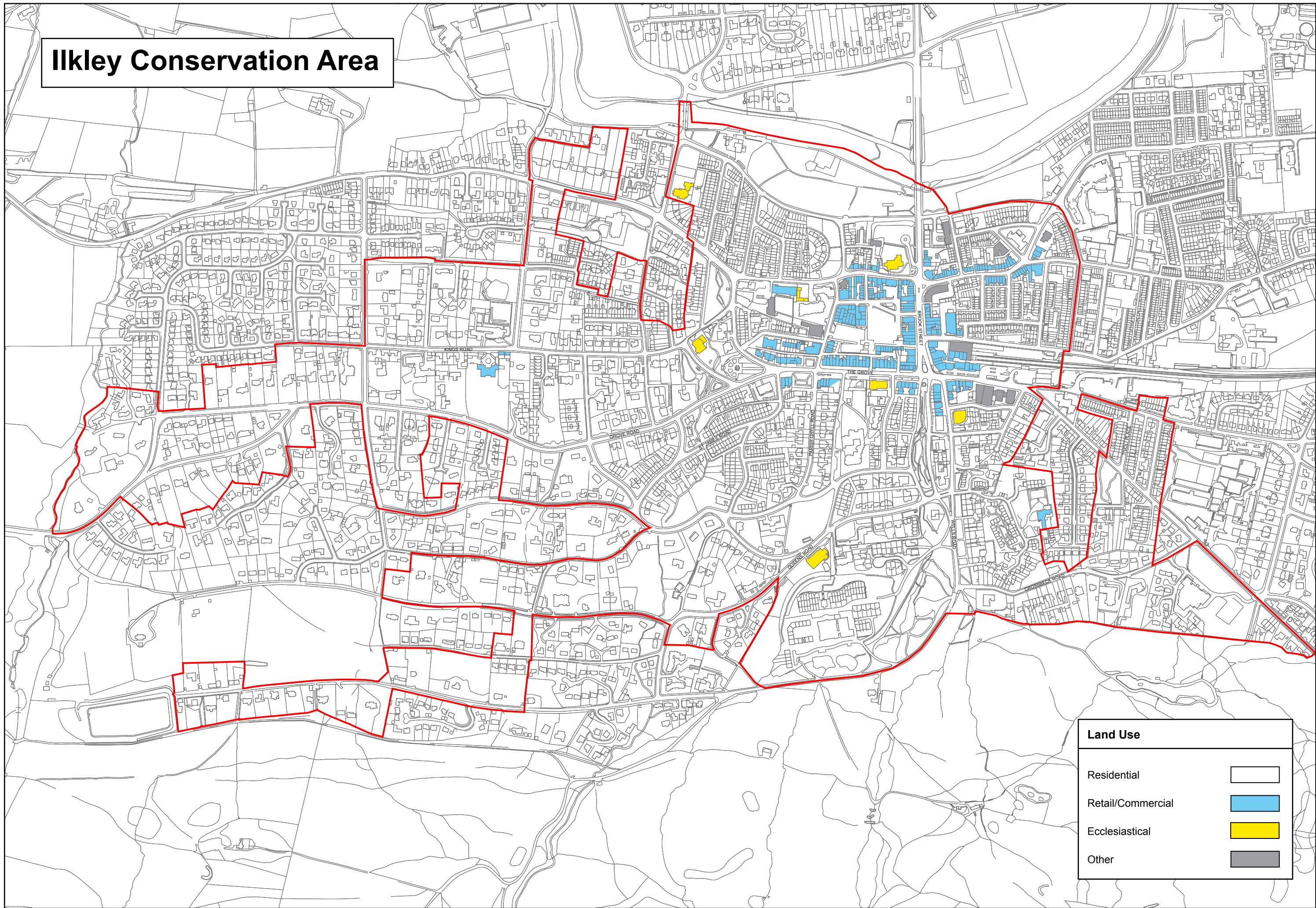
Areas providing a **positive** contribution 

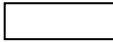



Areas providing a **neutral** contribution 

Areas providing a **negative** contribution 

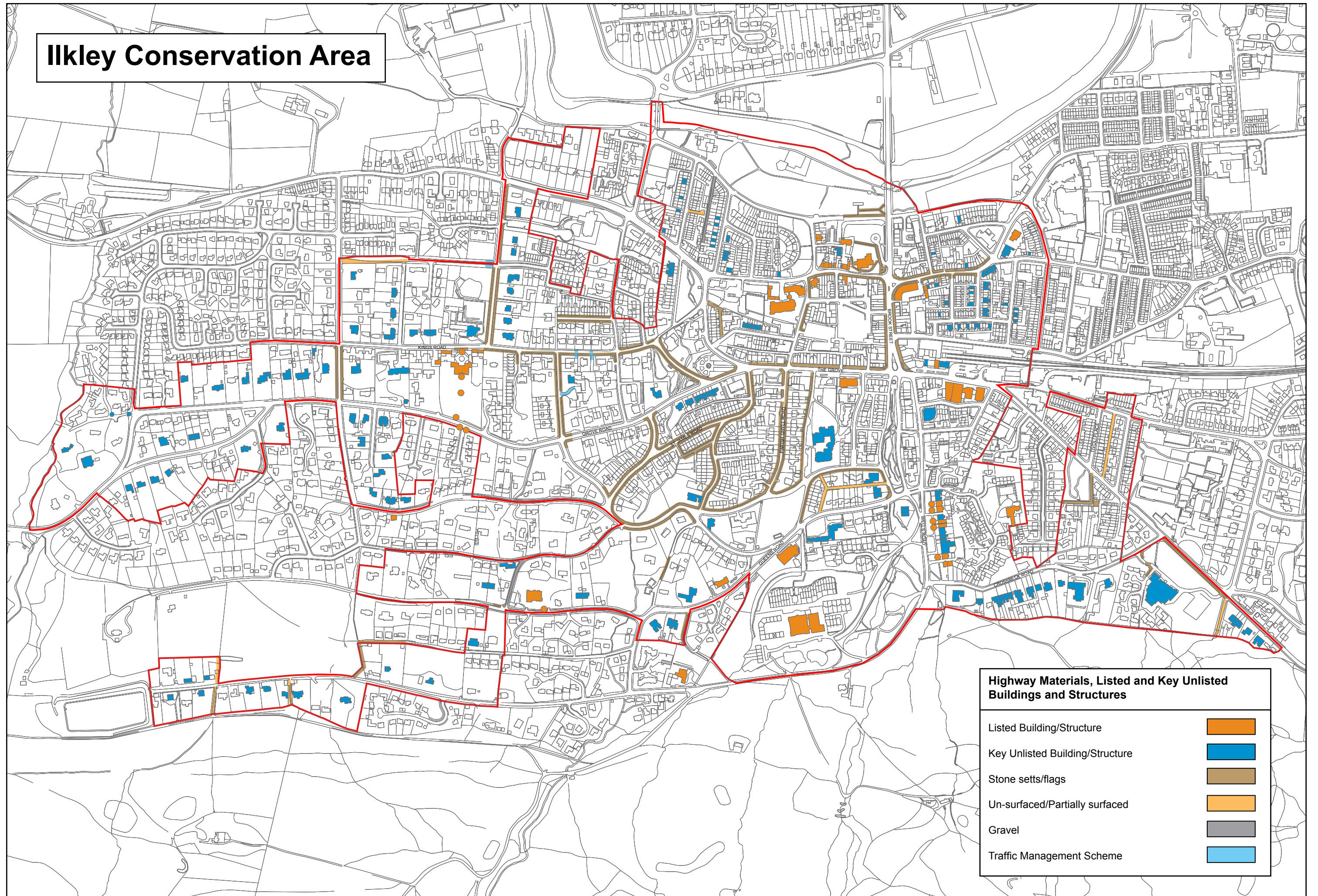
NB The 'positive', 'negative' and 'neutral' areas relate to the contribution the site/building currently makes to the character of the Conservation Area. The classification in no way means that the site/building has no special architectural, historic or archaeological interest.

Ilkley Conservation Area



Land Use	
Residential	
Retail/Commercial	
Ecclesiastical	
Other	

Ilkley Conservation Area



Ilkley Conservation Area

