



## Conservation Area Appraisal

# Steeton



This appraisal reviews the Steeton Conservation Area Assessment, which was published in October 2005. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process for the Conservation Area Assessment.

The next appraisal of Steeton Conservation Area will be undertaken by April 2013.

**April 2008**

**City of Bradford MDC**

[www.bradford.gov.uk](http://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.
- An assessment of the issues facing the conservation area at present.
- The survey and update of map data relating to the conservation area.
- A review of the appropriateness of the conservation area boundary.
  - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area.
  - The formulation of management proposals for the area.

# 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).**

Steeton Conservation Area was originally designated in 1980. A review of the boundary was undertaken in 2005 and then adopted in October 2005.

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 .....	13
Management Proposals .....	14

## 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](mailto:conservation@bradford.gov.uk)

**Webpages:**  
**Conservation homepage:**  
[www.bradford.gov.uk/conservation](http://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](http://www.bradford.gov.uk/listedbuildings)



## Background and Brief History

The village of Steeton is located approximately 3km northwest of Keighley and 6km south of Skipton. The pre-19th century core of the village, with the beck running through the middle, has a distinctly 'rural village' feel which is emphasised by the small cottages that line the roads and the rising green valley sides that provide the backdrop to the south of the village. The growth and development of the village centred around the Industrial Revolution and arrival of the textile industry.

### Pre 1086

Steeton or 'Stiuetone' was first recorded in the Domesday survey of 1086, indicating an Anglo-Saxon settlement. Steeton Beck is thought to have been the historic boundary Steeton and Eastburn. By the late 13th century they had been amalgamated to form the combined township of Steeton with Eastburn.

### 13th century

The area was part of Keighley Manor from the 13th century onwards and functioned as an agricultural hamlet of two or three farms.

### 18th century

Development is clustered along Hollins Bank Road as the listed buildings that line the route date from the 17th and early 18th centuries. The Keighley and Kendal Turnpike road of 1752-3 originally followed this route, with the Toll Bar situated at the bottom of Steeton Bank and an Inn named The Pack Horse, known to be in existence in 1799, located nearby.

### 19th century

During the 19th century there were numerous improvements undertaken within the village. These

included a new route from the village to the river crossing and a new bridge. The development of the village in the 19th century was probably influenced by this. The growth in population encouraged the building of the numerous churches such as St Stephen's Parish Church, which was built in 1880.

### 20th century

Steeton has undergone much alteration and the most dramatic being the removal of the malt house and surrounding buildings to the south of Skipton Road. The area on which these buildings once stood is now a pleasant open green space. The growth of the textile industry saw the construction Woodlands Mill and Bobbin Mill and terraces of workers houses. A great loss is that of the old Bobbin Mill, which was listed shortly before its demolition in 1985 to make way for a modest housing development, Bobbin Mill Court. The mill building was a local landmark due to its square tower and tall chimney. The loss of this building and its impact on the conservation area is difficult to judge, though its demolition removed at a stroke the interesting mix of mills and cottages in this part of the conservation area.

# Key Characteristics

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

- A mix of building ages and types reflecting different periods of development.
- Traditional natural building materials.
- The village illustrates the social and historic development of Steeton's agricultural and industrial past.
- Size of gardens to houses dependant on original status.
- A traditional roofscape of stone and blue slate.
- Self contained sense of place.
- Predominately terraced houses with clusters of detached properties built in the 17th, 18th, and early 19th century.
- Important views across the valley and between the settlements.
- Mixture of land and building uses.

*Clockwise from top left: The view across the valley to Silsden contributes to the sense of place in the conservation area. Uniform terraces such as Queen Street were mostly built for mill workers in the village. Holme House, Skipton Road is considered to be a key unlisted building in the conservation area.*







*Clockwise from top left: Steep topography creates interesting vistas up to Falcon Cliffe. Historically Steeton beck has been important to the development of the settlement. Woodlands Mill is an important part of Steeton's industrial heritage. 13, Keighley Road retains many good period details.*

## Summary of Important Features and Details

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

- Original / traditional architectural detailing reflecting past architectural styles, particularly the local vernacular.
- Streets closely lined by buildings and boundary walls.
- Stone street surfaces (where these remain in situ).
- Formal building and boundary frontages on primary elevations.
- Survival of key open spaces such as fields.
- Steeton Beck running through.
- Development stepping down hillside and responding to the topography.
- Terrace and clusters of buildings of high group value.
- Mixture of organic and planned streets.
- Enclosed intimate street spaces in the older parts of the village.
- Mature trees and large gardens along Station Road.
- Area of distinctive character relating to different functions and eras of development.
- Evidence of past social hierarchies expressed in built form.

## Current Condition

### AUTHENTICITY 73%

- Each historic building in a conservation area will have original 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, commercial and civic buildings built prior to 1956 are scored.
- 376 properties were assessed for the purpose of the study; this is 87% of all properties within the conservation area. The rest mainly being new build properties.
- The listed buildings had an average authenticity rating of 75%.



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 reasonable number of the buildings have retained a significant proportion of their traditional features and details.
- The street pattern has changed very little which is irregular and unique.
- Significant areas of traditional streetscape materials are still in situ.
- Key open spaces maintain their traditional character.
- Traditional roofscape and skyline due to retention of chimneys and original roofing materials.
- Traditional views and vistas have been maintained where the gaps between the houses that have not been in filled.
- Listed buildings retain an above average number of traditional features and details.
- The large majority of the boundary walls remain insitu and are traditional in character.
- Industrial village with a definite sense of place.
- The settlement has a distinctive and unique value.
- Mature trees contribute to townscape.
- Successful reuse of many historic buildings.
- Variety of street spaces and survival of ginnels and footpaths.
- Good examples of farmsteads, industrial buildings, places of worship and early suburban housing.
- Higher proportion of shop front details than most other conservation areas with shop fronts surveyed so far.



*Number 1, St. Stephen's Road*

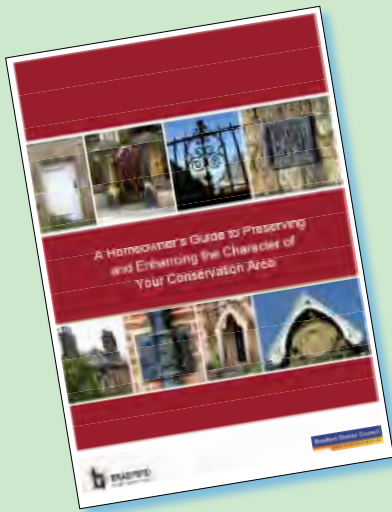
# Weaknesses

- The overall authenticity score of 73% for the conservation area is among the lowest the conservation areas surveyed in the district so far.
- Satellite dishes and alarm boxes creating wall clutter.
- Most traditional windows and doors have been lost.
- Alteration and removal traditional rainwater goods.
- Listed buildings tend to retain the same level of traditional features and details as unlisted buildings.
- Modern engineering of main highways.
- Loss of traditional roof slates and impact of inappropriate dormer windows.
- Loss of key buildings such as Bobbin Mill.



# Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and Conservation Team.



- Recently published **Repair and Maintenance Guidance** should help property owners make better informed decisions.
- Bringing vacant and underused buildings and sites back into full use.
- Enforcement action against unauthorised development and works to trees.
- Redevelopment of buildings and sites currently detracting from the character and appearance of the conservation area.



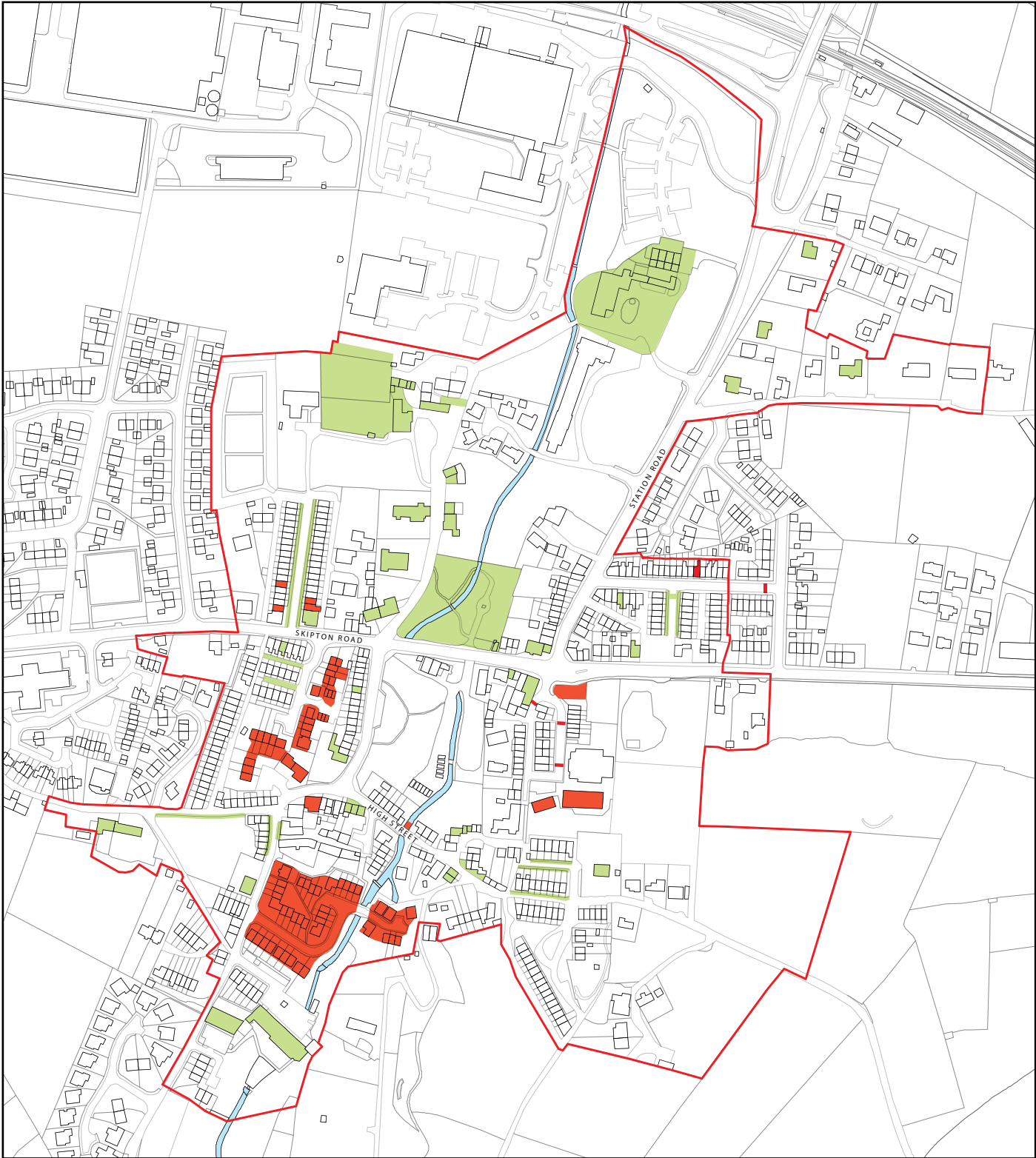
Number 16, Barrow Lane

# Threats

- Continued removal of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Development of key open spaces (including private gardens) and loss of mature trees.
- Loss of historic street surfaces and traditional character of public realm.
- Continued vacancy and underuse of buildings and sites, management, and trees.

# Steeton 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.









# Steeton Conservation Area

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



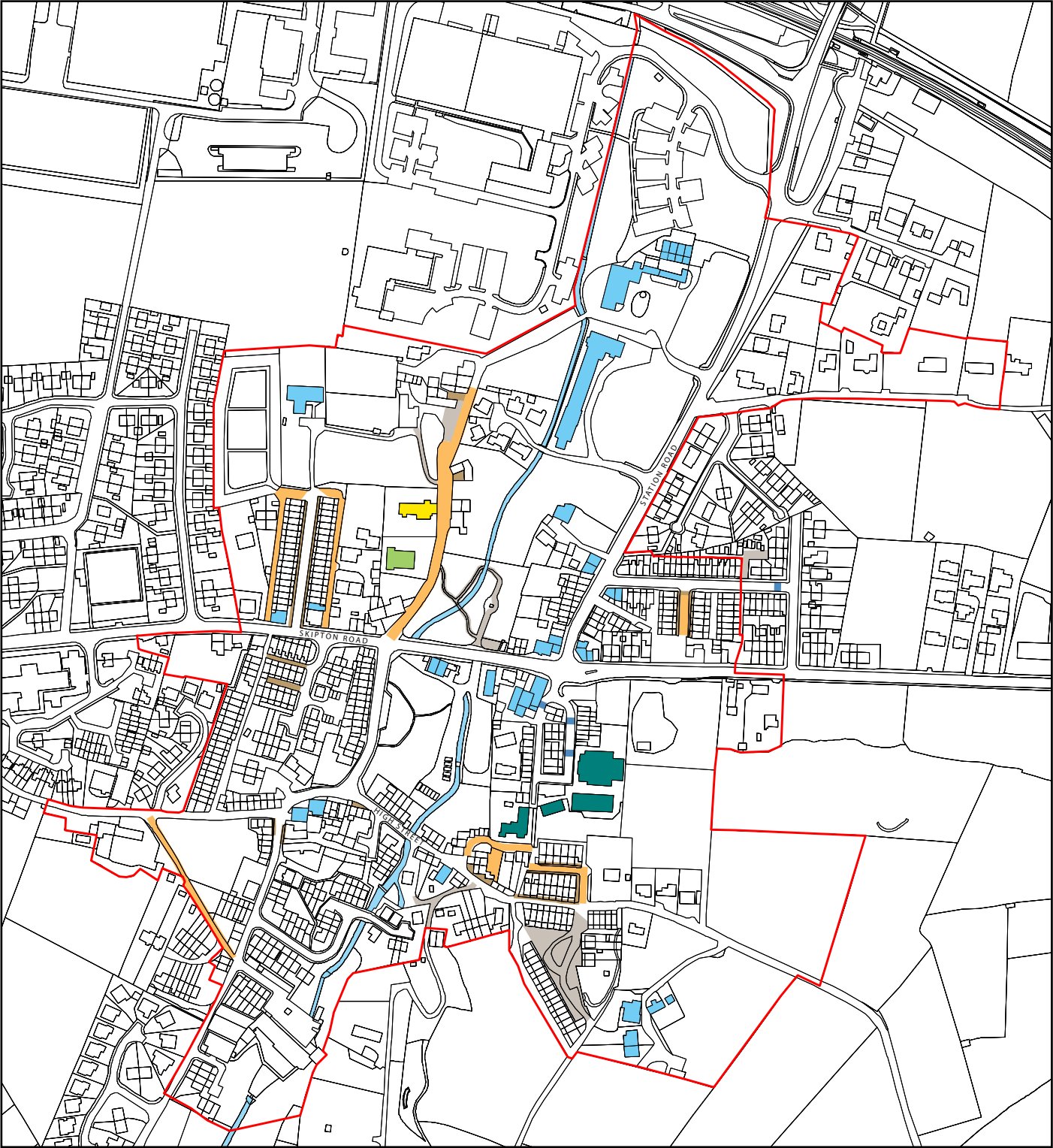
### Key

	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.

# Steeton Conservation Area

## Land Use and Highway Materials



### Key

- |  |                              |  |                                  |
|--|------------------------------|--|----------------------------------|
|  | Conservation Area Boundary   |  | Stone setts / Flags              |
|  | Retail / Commercial building |  | Un-surfaced / Partially surfaced |
|  | Public building              |  | Tarmac / Concrete                |
|  | Educational                  |  | Gravel                           |
|  | Ecclesiastical               |  |                                  |



Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2005 are detailed below.

# Changes affecting the Conservation Area

## New Development



**Woodlands Mill** was previously vacant and in very poor condition. In 1991 planning permission and LBC were granted for residential conversion of the mills and outbuildings. The property is now fully back in use.

**POSITIVE CHANGE**



**The Coach House** on Stephens Road has been brought back into use. In 2000 and 2002 planning permission and LBC were granted for conversion of coach house to a cottage and house with a new conservatory and garage, lowering of boundary wall and erection of new stone wall and timber fence on new boundary line.

**POSITIVE CHANGE**



In 2001 and 2002 planning permission and LBC was granted for an extension to the property at **Steeton Hall Farm**, St Stephens. The extension has been built in appropriate materials and respects the character and appearance of the listed building.

**NEUTRAL CHANGE**



**Sailor & Soldier Club** on Barrows Lane, the heads and cills of the windows have been painted. A new modern timber fence has been constructed in front of the building.

#### NEGATIVE CHANGE

**LESSON:** Owners should consider the impact of their alterations on the character and appearance of the conservation area. The Repairs and Maintenance Guidance contains helpful advice. Enforcement action could be taken to remove the fence.

# Trees and Open Space

Three trees of amenity or townscape value have been lost in the conservation area since the publication of the conservation area assessment.

#### NEUTRAL CHANGE



# Buildings

**West Yorkshire Co-operative Society Ltd** (photo) on High Street - still remains vacant since the publication of the Conservation Area Assessment:

#### NEGATIVE CHANGE

**The Coach House** on Stephens Road as returned to use since the Conservation Area Assessment was written.

#### POSITIVE CHANGE

No buildings have become vacant since the Conservation Area Assessment was written.

#### NO CHANGE



# Works to Highways

There have been no major works to highways or replacement of street lighting or street furniture in the conservation area since 2005.

#### NO CHANGE

# Boundary

The Steeton conservation area boundary is deemed to be appropriate at present.



# 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 reduced or removed chimneys, inappropriate rainwater goods, painted or inappropriately pointed elevations and modern windows and doors. 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 the repair and maintenance of historic properties has recently been published and is available on the Council's website at [www.bradford.gov.uk/repairs](http://www.bradford.gov.uk/repairs).



# 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 Steeton Conservation Area Assessment and prioritised by members of the community who took part in the Steeton Conservation Area Assessment public consultation.

	Objective	Actions	Timescale
1	Maintain contact with the local community	<ul style="list-style-type: none"> <li>• Yearly newsletter about conservation area issues</li> <li>• Design and Conservation website to be made as informative, user friendly and as up to date as possible</li> </ul>	Yearly 2008 - 2014
2	Establish protocol for Council Officers / external partners working in the conservation area	<ul style="list-style-type: none"> <li>• Form a conservation forum</li> <li>• Workshops</li> </ul>	Monthly As required
3	Improve the quality and amenity value of the public realm and water courses in Steeton	<ul style="list-style-type: none"> <li>• Approach Highways Maintenance annually re maintenance programme, materials and highway design</li> <li>• Closer working relationship between Design and Conservation team and other council departments</li> <li>• Production of design guidance for the enhancement of the public realm</li> </ul>	2008 - 2014  Continual  As resources permit
4	Promote good quality new development	<ul style="list-style-type: none"> <li>• Produce Guidance Notes on Appropriate sympathetic design to suit character of the conservation area.</li> <li>• Request the publication of design briefs (where appropriate)</li> </ul>	2008 - 2014 as resources permit
5	Preserve and enhance features and details that contribute to the character of Steeton	<ul style="list-style-type: none"> <li>• Guidance Notes for property owners on the repair and maintenance of historic properties were published by the Design and Conservation team in 2007</li> </ul>	Review guidance periodically
6	Monitor Planning Applications to add Value to the historic Environment	<ul style="list-style-type: none"> <li>• Design and Conservation Team to work more effectively within the wider planning service</li> </ul>	Continual
7	Maintenance of footpaths and boundary walls	<ul style="list-style-type: none"> <li>• Approach the Highways Maintenance Team in respect of footpath maintenance of the adopted highway and associated boundary walls.</li> <li>• Approach the Countryside and Rights of Way Team in respect of footpaths and boundary walls that are the Councils responsibility.</li> </ul>	Continual
8	Ensure all Inward Investment is contributing to the character of the conservation area.	<ul style="list-style-type: none"> <li>• Maintain links and discussions with internal and external partners to ensure best practice and value for money are achieved.</li> </ul>	Continual
9	Record Unauthorised works	<ul style="list-style-type: none"> <li>• Liaise with the Enforcement Team of Unauthorised works to buildings or land taking place in conservation areas.</li> </ul>	Continual
10	Retain important trees	<ul style="list-style-type: none"> <li>• Liaise with the tree officer in respect of works to trees</li> </ul>	Continual
11	Monitor Change loss/gain and feedback to local community and officers working in the conservation area	<ul style="list-style-type: none"> <li>• The Design and Conservation Team to review Steeton Conservation Area every five years in line with Best Value indicator 219a</li> </ul>	Review by April 2013





