



Conservation Area Appraisal

Cullingworth



This appraisal reviews the Cullingworth 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 Cullingworth Conservation Area will be undertaken by July 2012.

January 2007

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

The Government's Best Value Indicators (219c) state that all conservation areas should have character appraisals containing management proposals. Having a clear and concise appraisal of the character of a conservation area provides a sound basis for their designation, future management and will be complementary to the aims and policies contained within the Local Development Framework.

The management proposals set out within the appraisal will be used to monitor whether decisions, from both within the Council and outside are being based on an understanding of the special character of the conservation area and the needs of the community. All decision regarding work within conservation areas should contribute to its special character.

An up to date appraisal is one that has been undertaken within the past five years.

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).

Cullingworth Conservation Area was originally designated in September 1974. A review of the Cullingworth Conservation Area was undertaken in 2003 and the boundary of conservation area amended following consultation in March 2004.

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

- demolition of unlisted 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:
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Background and Brief History

Cullingworth 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.

11th Century

Cullingworth or 'Cullingauuorde' is mentioned in the Domesday Survey indicating a settlement of Anglo-Saxon origin is already in existence.

12th to 18th Century

The settlement develops around the crossing points of Ellar Carr beck and the road between Keighley and Halifax. Agriculture is the main form of subsistence.

18th Century

By the late 18th century cotton manufacture had become a major industry in the village.

Early 19th Century

Ellar Carr Mill is built on the edge of the village along with workers cottages. Cullingworth Mills, a worsted mill was built by the middle

of the century. The Wesleyan Chapel on the corner of Station Road was built in 1825.

Late 19th Century

Intense period of construction with houses being built along Halifax Road. St Johns church opens in 1853 and for a short time a station is in operation. This had closed by 1894.

20th Century to present

The village expands southwards from the core of the settlement and eventually joins with Cullingworth Gate, formerly a separate settlement.

Key Characteristics

The following summarises the key elements of the character of Cullingworth 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 17th and 18th century vernacular architecture.
- Good examples of 19th century housing associated with the development of the mills.
- More stylised Victorian architecture evident on civic buildings.
- Traditional, natural building materials.
- Mix of building and land uses.
- Fold development of cottages set around intimate enclosed spaces.
- Distinct village character with open rural aspect.



Top: The George public house.

Middle: The old shops on Station Road were built into much older farmhouses and cottages.

Bottom: No.5 Station Road, a 17th century farmhouse and cottage.

Bottom left: Stone is the unifying building material in the conservation area.





Summary of Important Features and Details

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

- Natural stone – elevations and roofing materials.
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- Traditional timber window frames, doors and guttering.
- Traditional shopfronts
- Stone boundary walls on properties that are set back from the road.
- Predominance of two storey development.
- Unique mix of building types and architectural styles.
- Folds and historic street pattern.
- Traditional stone setts and surfaces around George's Square.

Current Condition

AUTHENTICITY 72%

- 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, bay windows and shopfronts.
- Only residential properties and retail properties built prior to 1956 are scored.
- 66 properties were assessed for the purpose of the study; this is 80% of all properties within the conservation area.
- The listed buildings scored an average authenticity rating of 82%.

**AUTHENTICITY
72%**

*From top right: Small scale terrace and fold development off Old Lane.
Traditional details at Station Road.
Traditional setts and drystone wall at Old Lane.
Traditional door and gothic doorcase detailing at St. John's Church.*

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

- Cullingworth retains a strong sense of identity and village-like character with a good mix of building uses and 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 essentially changed very little in its form and the survival of stone setts and flags in areas around Station Road make a strong contribution to the area's special character.
- Halifax Road is a busy through route and buildings along this road provide a good range of commercial and retail services.
- Stone slate remains the principle roofing material on the pre-20th century buildings and blue slate on some later buildings. All the buildings within the conservation area retain 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.
- Listed buildings have generally retained a high degree of authenticity.



Part of the former worsted mill at High Mill, Mill Street.

Weaknesses

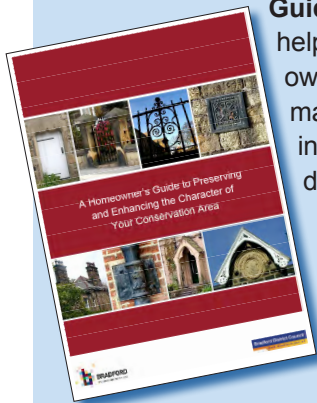
- Traditional windows and doors make an important contribution to the character and appearance of a building but most have been removed.
- Some of the shopfronts on Halifax Road have been insensitively altered; this has undermined the character and appearance of the conservation area.
- Insensitive repairs to mostly unlisted buildings has cumulatively impacted upon the special character of the conservation area. Alterations and repairs such as poor pointing, painting of stonework, loss of window and door details and the addition of satellite dishes are common to many buildings.
- Unattractive street furniture such as the lampposts around Georges Square are detrimental to the visual quality of the streetscape.
- Underused areas of land, such as the Club car park on Station Road does not make a positive contribution to the conservation area.



Inappropriate shopfront and clutter at Halifax Road.

Opportunities

- Better decision making by stakeholders (property owners, the Planning Service, Highways and the utility companies).
- The **'Repair and Maintenance Guide'** should help property owners make better informed decisions.



- 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 works to buildings and trees.
- Enhancement of the public realm could enhance the streetscape and areas of underused land within the conservation area.



Above: Georges Square.

Right: Unsympathetic alterations can undermine the traditional character and appearance of old buildings.



The car park in front of the Village hall could make a stronger contribution and appearance of the conservation area.

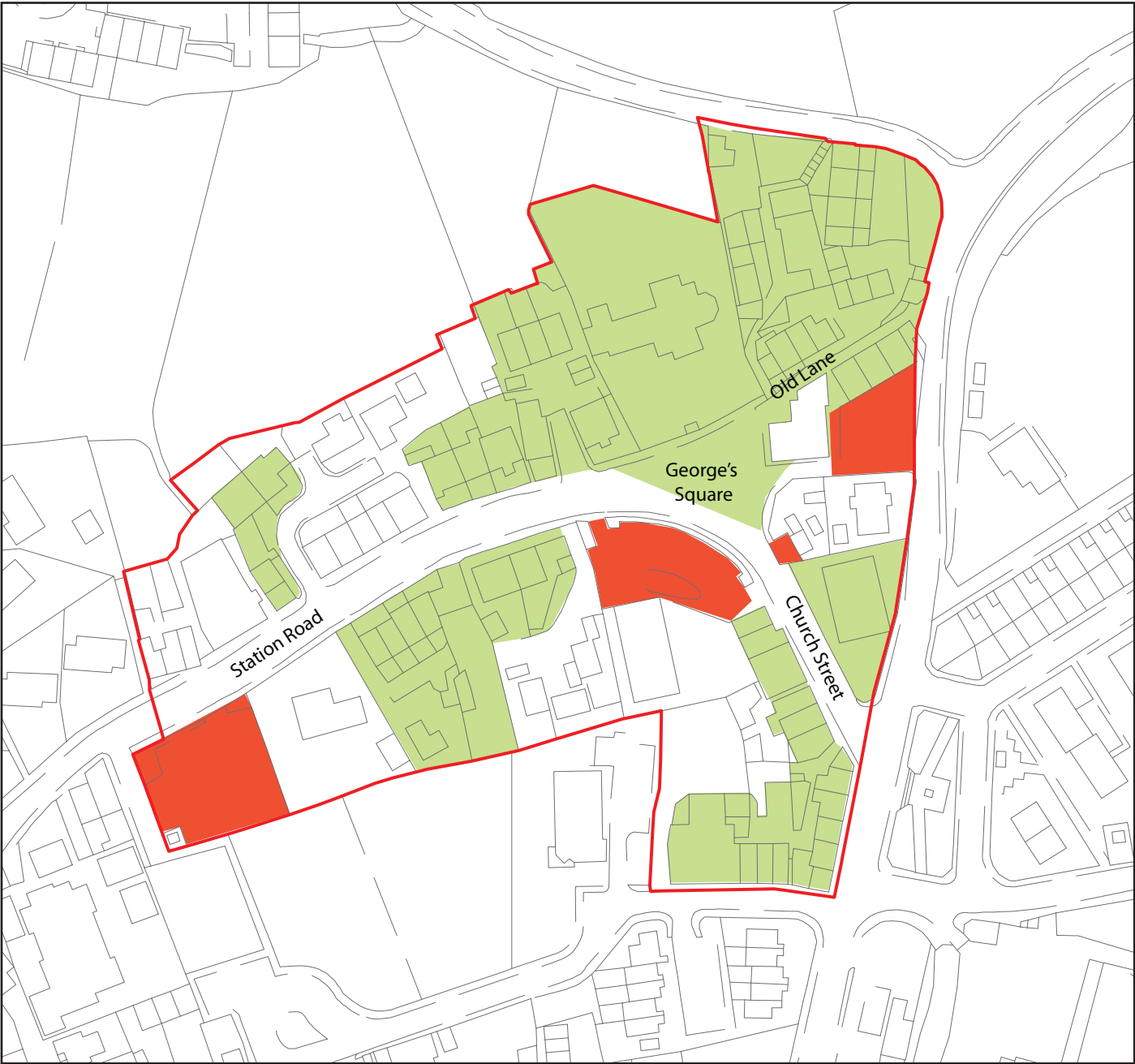
Threats

- Incremental loss of traditional features and details from buildings in the conservation area.
- Loss of character to traditional streetscapes through intrusive highways works and inappropriate street furniture.
- Uninformed decision making that detracts from the special character of the conservation area.



Cullingworth

Character Contributions



Key

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

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.

Cullingworth

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



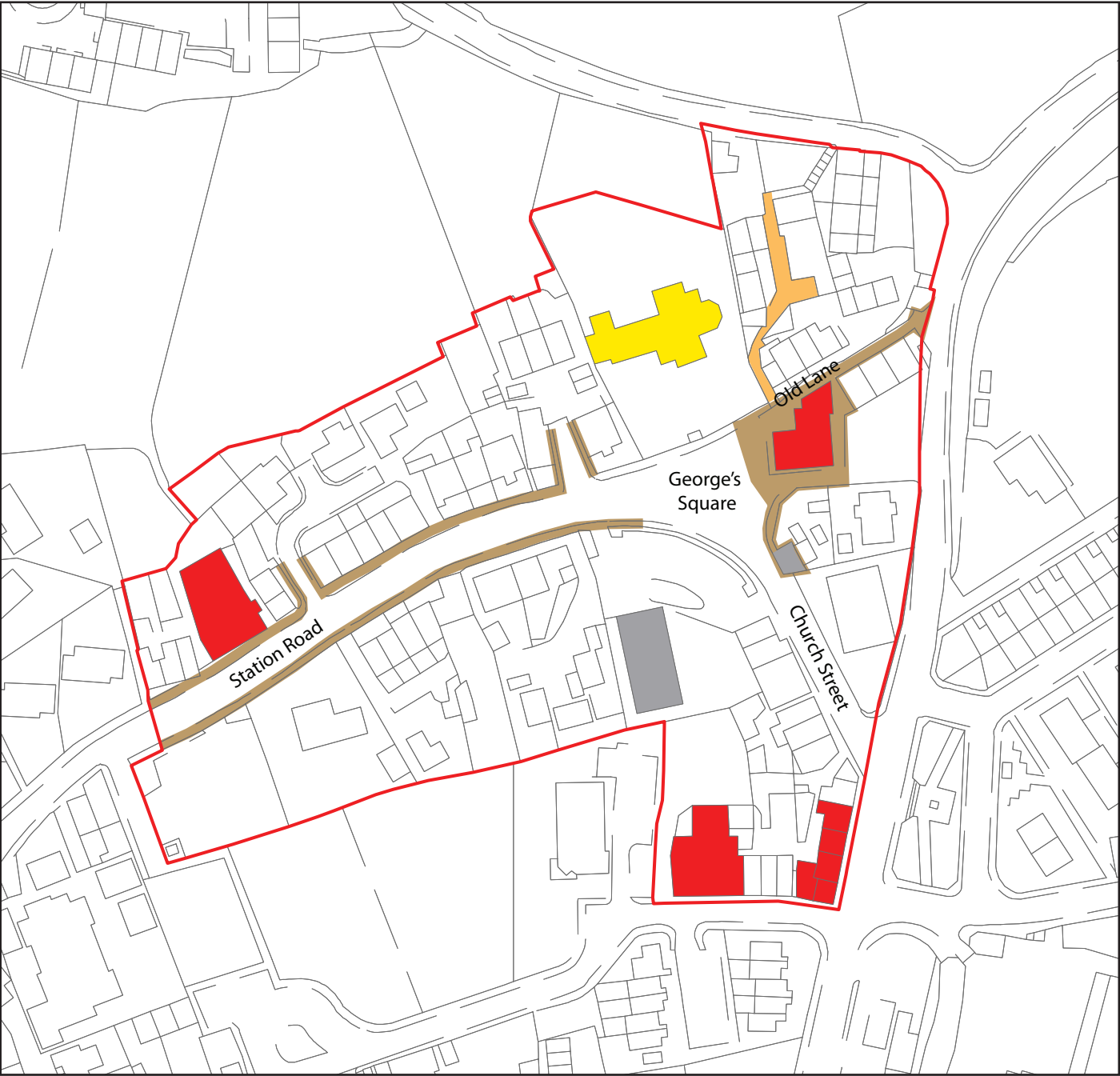
Key

-  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.

Cullingworth

Land Use and Highway Materials



Key

- | | | | |
|--|--------------------------------|---|----------------------------------|
|  | Conservation Area Boundary |  | Stone setts / Flags |
|  | Retail / Mixed use building |  | Un-surfaced / Partially surfaced |
|  | Place of Worship |  | Tarmac / Concrete |
|  | Other non residential building | | |

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

Buildings

There has been no significant new development or loss of buildings within the conservation area.

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.

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.



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 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 or unauthorised works to 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.

Negative Impacts



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 Cullingworth Conservation Area Assessment and prioritised by members of the community who took part in the Cullingworth 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 external partners with an interest 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 and open spaces Cullingworth	• Closer working relationship between Design and Conservation and other Council Departments such as Highways and Arts, Heritage and Leisure • 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 Cullingworth	• Draft shopfront design guidance adopted in 2007. • Planning policy	Review guidance periodically
5	Preserve and enhance features and details that contribute to the character of Cullingworth	• Guidance for the repair and maintenance of historic buildings was published by the Design and Conservation Team in 2007.	Review guidance periodically
6	Promote good quality new development	• 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	Monitor Planning Applications to add value to the historic environment	• Design and Conservation Team to work more effectively within the wider planning service to enhance service delivery.	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 Cullingworth Conservation Area every five years in line with Best Value indicator 219a.	Review by January 2012

