



Conservation Area Appraisal

Baildon Station Road



This appraisal reviews the Baildon Station Road Conservation Area Assessment, which was published in December 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 Baildon Station Road Conservation Area will be undertaken by September 2014.

September 2009

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).

Baildon Station Road Conservation Area was originally designated in 1981. A review of the boundary was undertaken in 2005 and then adopted in December 2005.

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

- Demolition of unlisted buildings
- Minor developments such as extensions, satellite dishes and boundary walls
- 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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Conservation Area Assessments:

www.bradford.gov.uk/conservationassessments

Listed Buildings:

www.bradford.gov.uk/listedbuildings

Background & Brief History

Baildon Hall (Grade II listed) is the oldest and most significant building within the conservation area*



The historic significance of the area can be judged by the extent of the survival of elements that testify to the past ways of life in the village, such as the street pattern and built form. The following timeline summarises the development of Baildon and factors that contribute towards the historical interest of the two conservation areas.

Pre 11th century

Baildon was first mentioned in a document dated AD 835, which recorded the gift of a large tract of land from the King to the Archbishop of York. Baildon continued to form part of the Archbishop's feudal estate until the 15th century. In the Domesday Survey of 1086 the land around Baildon was valued at £6.

12th to 17th centuries

The Baildon or Bayldon family were first recorded in the 12th century and held substantial areas of land in Yorkshire and Lancashire. They subsequently constructed the family seat and ancestral home, Baildon Hall on the outskirts of the settlement. Baildon Hall is thought to date back to the late 15th century when it was probably built as a timber framed hall before being enclosed in stone during the 17th century.

It is thought that a chapel was established at Baildon as early as the 12th century. Drawings of the old chapel prior to its demolition in 1847 show a simple stone building with an arched doorway which may have been Norman in origin. As far back as the 14th century the moors around Baildon were mined for coal and woollen cloth was produced in the village from the 16th century onwards. By the 17th century a number of yeoman clothiers had settled in the village and substantial houses such as Baildon House, the old hall at Westgate and Butler

House are testament to the success of the textile industry and the relative affluence of clothiers.

18th to 19th centuries

The Industrial Revolution was a catalyst for growth in Baildon as elsewhere in the district and from the late 18th century onwards the village grew rapidly in size. A number of textile mills were built in and around the village and the coal mines and stone quarries enjoyed a thriving trade. The influx of workers necessitated the construction of housing; initially small cottages around courtyards and later, long rows of terraced houses. Non-conformist religion became increasingly popular in Baildon during this period with Methodist, Moravian and Primitive Methodist chapels being constructed within the village. The Moravian and Methodist movements were also responsible for establishing the first schools in the village.

20th century

The redevelopment of Towngate in the 1960s/70s resulted in the loss of many pre-20th century buildings at the heart of the village and the impact of their loss on the character of the settlement has been great. However, Baildon Station Road Conservation Area has remained relatively unchanged, with only a limited amount of new infill development since the beginning of the 20th century.

Key Characteristics

The following summarises the key elements of the character of Baildon Station Road conservation area:

- A mixture of 18th, 19th and early 20th century buildings
- A variety of building types ranging from workers cottages of high group value to large houses
- set within substantial landscaped grounds
- Traditional natural building materials
- Open spaces including substantial gardens to some properties and public spaces such as Brook Hill
- Mature trees located within gardens and open spaces
- Many buildings were designed to be south facing to take advantage of important views across the Aire Valley



Left: Brook Hill is a key open space within the conservation area.

Below left: The properties at Ingfield are Georgian, probably built in the early 19th century. It is rumoured parts of the building were once a brewery.

Below: Mature trees and high quality stone walls line much of Station Road.





Anti-clockwise from top right:
Chamfered mullion windows, 29 Station
Road (Grade II listed building);
Traditional timber door, Station Road;
Stone setts at entrance to Brook Hill;
Stone flags along Station Road

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, including mullioned windows, lead lined gutters, stone corbels and cast iron rainwater goods
- Traditional roofscape of stone slate roofs, chimney stacks and chimney pots
- Traditional stone boundary walls and gateposts to many buildings
- Streets and lanes of varying lengths and irregular widths create important views and vistas
- Some historic street surfaces, including stone setts and stone flags remain

Current Condition

AUTHENTICITY 77%

- 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.
- 39 properties were assessed for the purpose of the study; this is 81% of all properties within the conservation area.
- There are 9 listed buildings in the conservation area which had an authenticity rating of 86%.



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 number of the buildings, in particular listed buildings, have retained many of their traditional features and details.
- Traditional roofscape and skyline due to retention of stone slate roofs and chimneys.
- Buildings are generally well maintained and there are no vacant or seriously neglected buildings.
- Many high quality stone boundary walls remain and are in good condition.
- Key open spaces have not been developed.
- Mature trees have been retained.
- The survival of some historic street surfaces.



5 - 9 Station Road are an attractive group of buildings which retain much of their traditional charm

Weaknesses



Modern clutter should be avoided, whenever possible

- Most traditional timber windows and doors have been lost and many have been replaced with uPVC
- Inappropriate modern porches to a few properties
- Modern uPVC rainwater goods, particularly down pipes
- The lowering of chimney stacks and removal of chimneys and chimney pots is harming the roofscape
- Some houses have large amounts of clutter, such as satellite dishes, alarm boxes and waste pipes

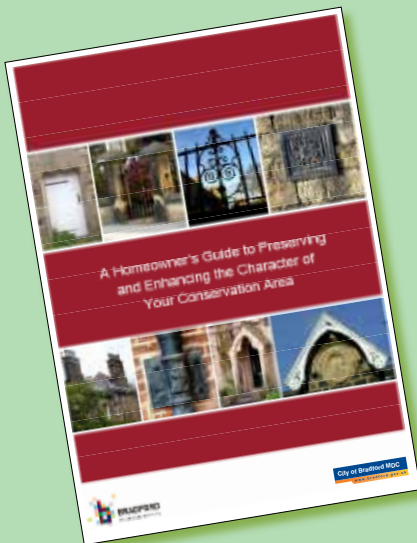
- Some properties have been inappropriately 'strap' pointed with cement rich mortars
- Modern street surfaces to most highways



Strap pointing is not traditional and should not be used

Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment, 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.
- Enforcement action against unauthorised development and works to trees.



Number 17 and 17a Station Road is a Grade II listed building

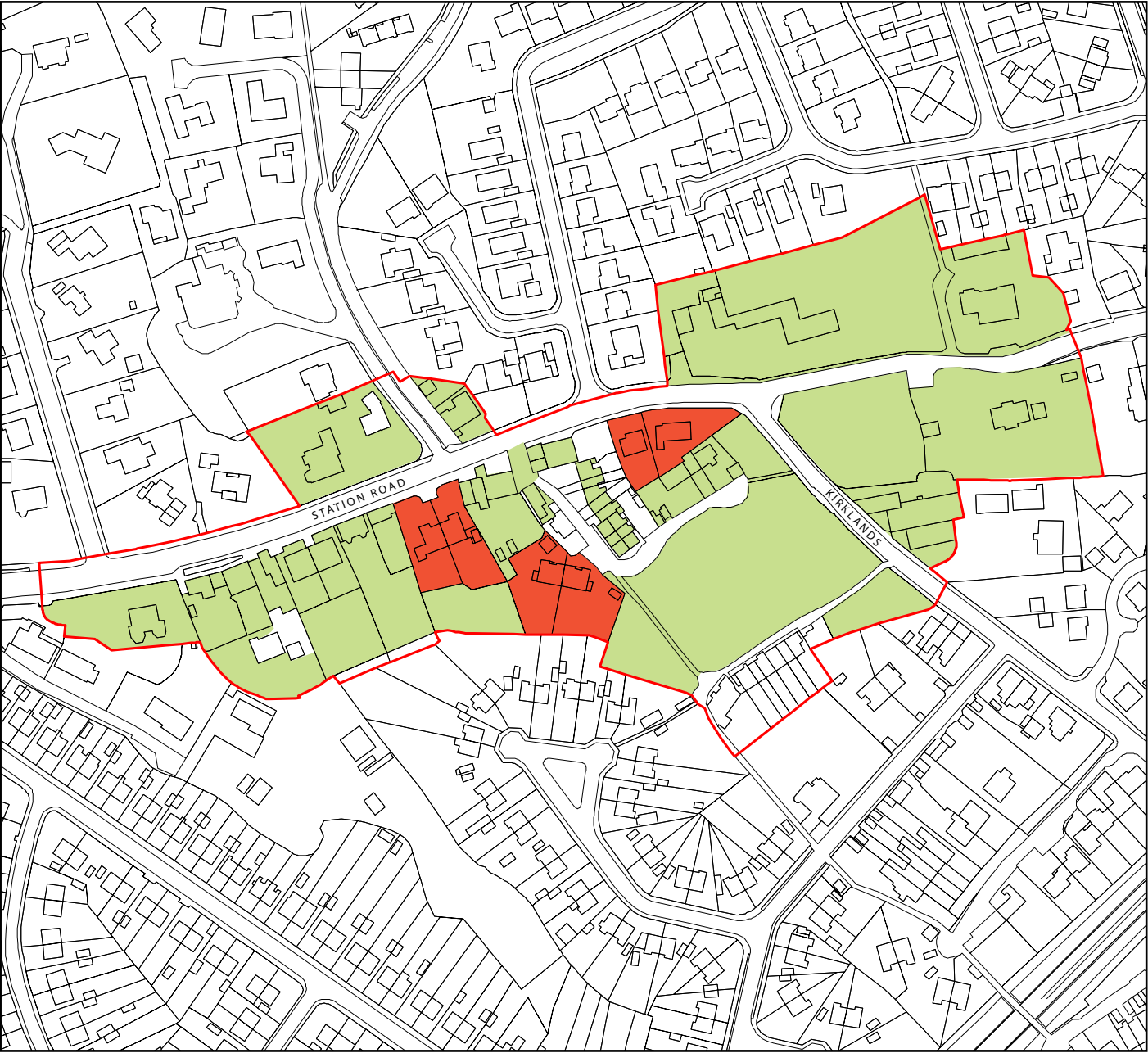
Threats



- The gradual loss 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 and loss of mature trees.
- Loss of historic street surfaces and traditional character of public realm.

Baildon Station Road 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.

Baildon Station Road Conservation Area

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



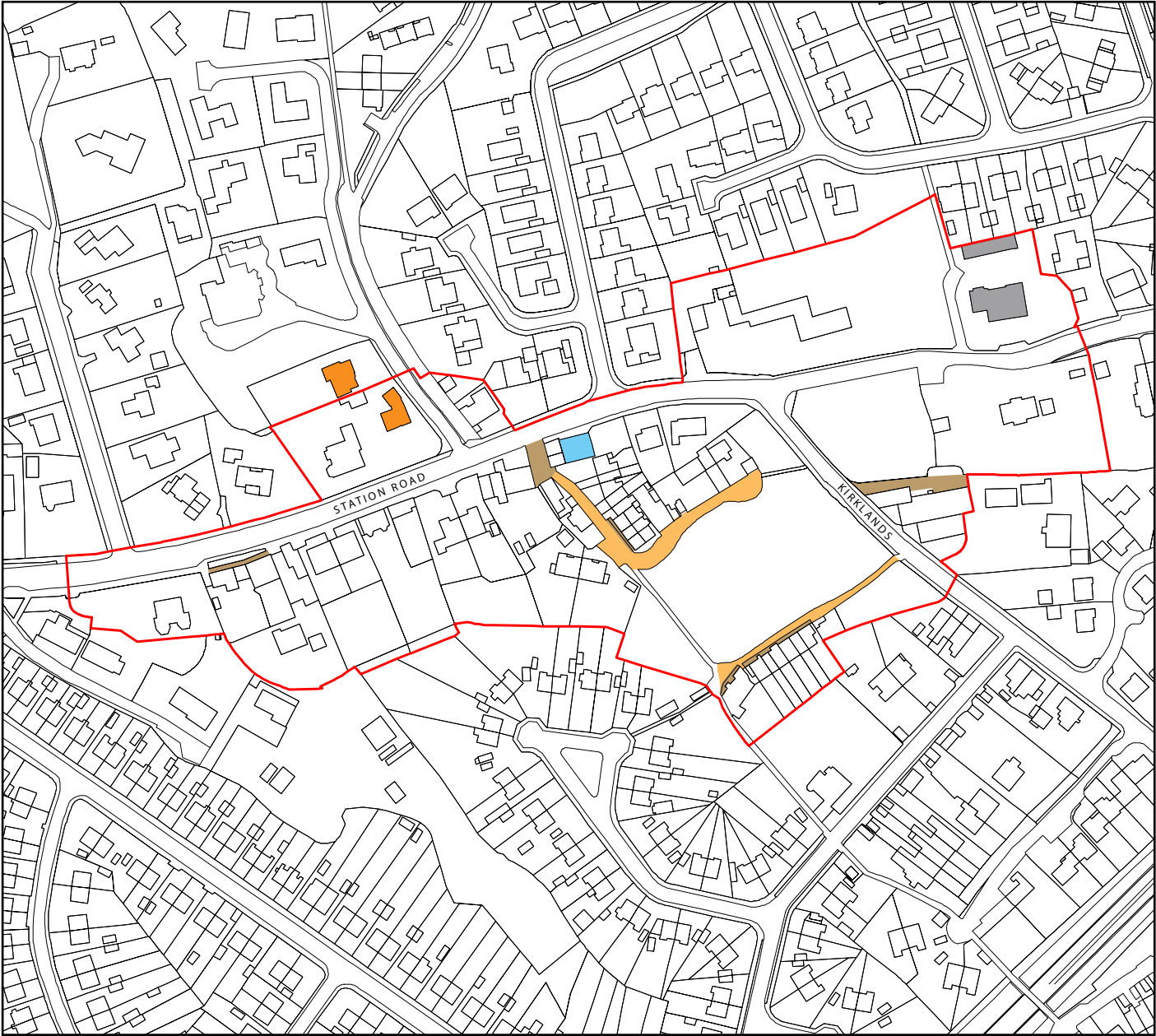
Key

	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.

Baildon Station Road Conservation Area

Land Use and Highway Materials



Conservation Area Boundary

Retail / Mixed use building

Commercial building

Ecclesiastical building

Vacant building / Floor space

Other building

New development

Demolition

Stone setts / Flags

Tarmac / Concrete

Un-surfaced / Partially surfaced

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous

Changes affecting the Conservation Area

New Development

38a Station Road has been built in the garden of Nether Hall. The new property has been constructed of high quality materials and is of a design which reflects that of Nether Hall but does not compete or copy the parent dwelling. Nevertheless, the new house has reduced the size of the properties garden and caused some disruption to its spatial setting. On balance, the impact of the new property is considered to be neutral.

NEUTRAL CHANGE



9a Station Road has been built to the rear of 9 Station Road. This proposal is not visible from the highway and has not harmed important trees or the spatial setting of other buildings within the conservation area.

NEUTRAL

Buildings

No vacant buildings were recorded by the Conservation Area Assessment and there are presently no vacant buildings known to the Design and Conservation Team.

NO CHANGE/POSITIVE

Boundary

The appropriateness of the Baildon Station Road Conservation Area boundary has been reviewed and is deemed to be appropriate at present.

Trees and Open Space

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

NO CHANGE/POSITIVE



Open space at Brook Hill

Works to Highways

No significant works to highways have taken place.

NO 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 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, 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



Modern materials and fences can undermine the integrity of historic buildings

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

	Objective	Actions	Timescale
1	Design and Conservation Team maintain contact with the local community	• Yearly newsletter about conservation • Design and Conservation website to be made as informative, user friendly and up-to-date as possible	Yearly 2009-2014
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, highway materials in Baildon	• 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 Baildon	• Closer working between the Design and Conservation Team, property owners, Highways and the Rights of Way Team	Publish in 2007 and review periodically
5	Preserve and enhance features and details that contribute to the character of Baildon	• Guidance for the repair and maintenance of historic buildings will be published by the Design and Conservation Team in 2007	Review guidance 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 were appropriate	2009-2014 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	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 officers working in the conservation area	• Design and Conservation Team to review Baildon Station Road Conservation Area every five years in line with Best Value indicators 219a	Review by September 2014

