

Baildon Green

CONSERVATION AREA ASSESSMENT

December 2009



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1. Introduction

1.1 What does Conservation Area Designation mean?

A conservation area is ‘*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*’ (Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets, or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces create unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Bradford Replacement Unitary Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

1.2 What is the Purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of Baildon Green Conservation Area in support of the formal designation of a conservation area at Baildon Green. The production of this Assessment aims to:

- Clearly define and record the special interest of all of the district’s conservation areas, to ensure that there is a full understanding of what is worthy of preservation;
- Make certain that designated boundaries accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the character of these unique places; and
- Assess the actions that are necessary to safeguard the individual character of each conservation area and put forward proposals for their enhancement.

This document will provide a framework for the controlled and positive management of change in Baildon Green Conservation Area and form a basis on which planning decisions in the area are made. It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. **It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

The assessment should be read in conjunction the *Bradford Replacement Unitary Development Plan* and national planning policy guidance, particularly *Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment*. These documents provide more detailed information on local and national policy relating to conservation areas.

1.3 Conservation Areas in Baildon

Two conservation areas, one covering the historic core of the village of Baildon (Baildon Conservation Area) and a smaller area of mainly Victorian era suburban villa-style development (Baildon Station Road Conservation Area) were designated in 1981.

A Conservation Area Assessment for both conservation areas and a review of their boundaries was carried out in 2004. Residents of Baildon and Baildon Station Road Conservation Areas and their vicinities were consulted on the assessments and the proposed boundaries.

Local residents suggested either extending Baildon Conservation Area to include Baildon Green or to

make Baildon Green a conservation area in its own right. While it was deemed inappropriate to extend Baildon Conservation Area to include the Green, the area was assessed for potential conservation area status by the Design and Conservation Team in 2006.

The Team concluded that there was sufficient special interest at Baildon Green for conservation area designation. Consultation with residents at Baildon Green for potential conservation designation found strong support in the local community for designation. This assessment has been prepared as a result of the response received from the community.



Baildon Green as seen from the southeast corner of the Green.

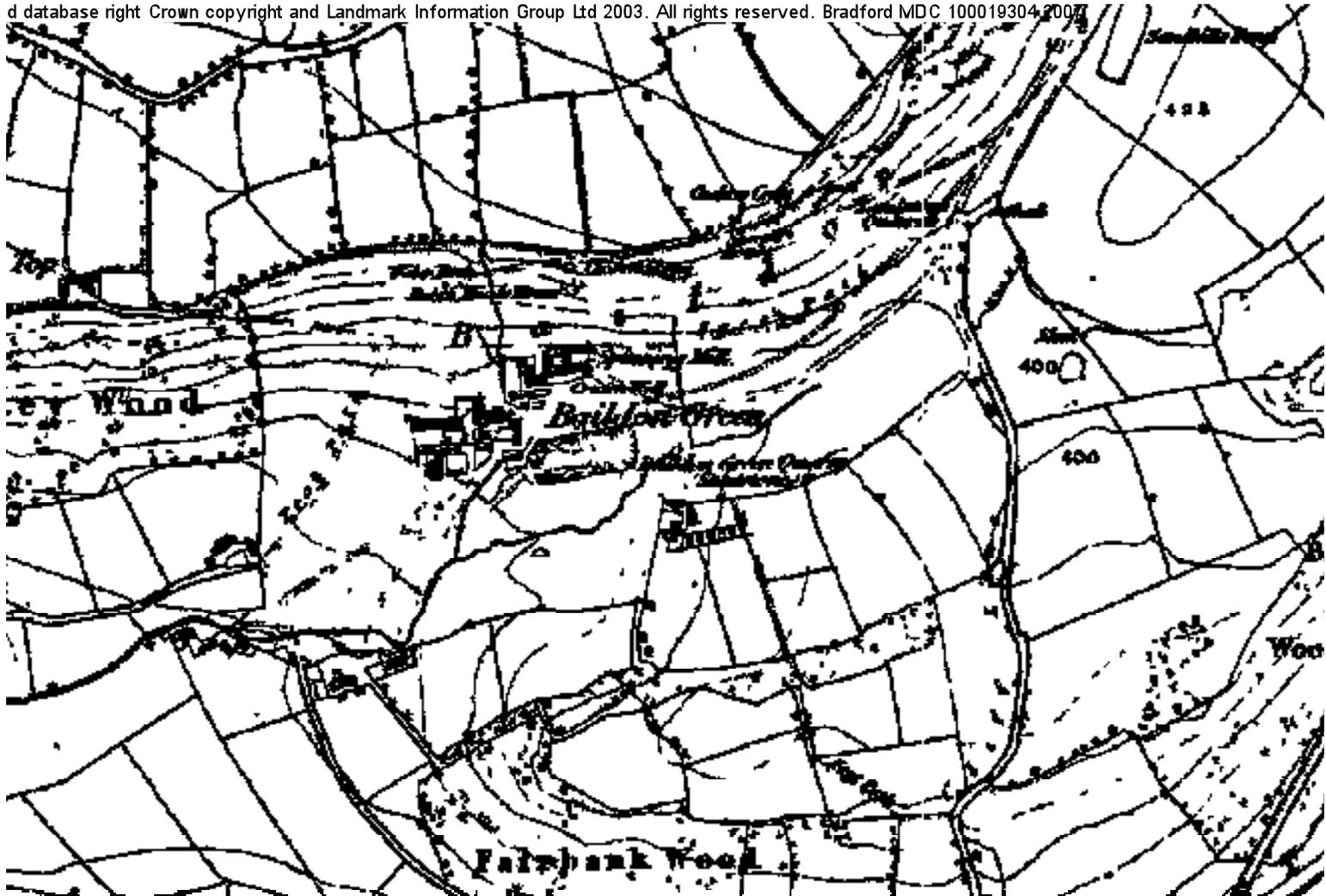
2. Location and Population

Baildon Green is located on a small south-facing shoulder of land elevated above the River Aire, but standing at the foot of the precipitous rocky outcrops of Baildon Bank, just over 1km to the southwest of the centre of Baildon. Shipley Town centre is a similar distance away to the south of Baildon Green, and central Bradford is some 6km to the south.

Estimates place the present population of the Baildon Green at 100. This population has a lower proportion of children under the age of 16 (11% compared with 24% for Bradford District as a whole) and a significantly higher proportion of people aged over 65 (29% compared with 14% for the district).



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The first Ordnance Survey (published in 1852) showing Baildon Green and its surroundings. Note the quarry on the southern side of Green Road opposite the built up area of the hamlet.

3. Origin and Historic Development

Summary of Origin and Historic Development

The historic significance of the area can be judged by the extent of the survival of buildings and spaces that testify to past ways of life in the hamlet, such as the built form, its layout and details. The quality of what has survived naturally has a bearing on its level of interest. The following summarises the factors that make Baildon Green Conservation Area of historical interest:

- The area was initially an outlying common belonging to Baildon and started to become permanently occupied by buildings in the late medieval period. The close proximity of the dwellings shows that development tried to minimise encroachment onto the Green, which remained common land.
- Records of the earliest occupants and the earliest buildings at Baildon Green suggest an economy based on farming and textiles in the 17th and 18th centuries.
- The construction of Clough Mill in the early 19th century led to the hamlet's expansion to house workers, as did the beginning of quarrying at Baildon Green and Baildon Bank.
- The larger population led to more facilities being provided in Baildon Green, including three places of worship with related schools (of which the former Methodist Chapel 'The Church on the Green' survives), a pub (the Cricketers' Arms) and a cricket club which originally played on the Green itself.
- The settlement went into decline economically with the cessation of quarrying at Baildon Green in the early 20th century and the decline of the textile industry locally. Some dwellings were cleared and others improved in the 1960s.
- The hamlet retains much of its traditional character and its greens remain public open spaces to this day.

The first documented mention of Baildon is in a letter from King Athelstane to the Archbishop of York in 835 gifting lands around Otley, including Baildon, Menston and Addingham to the Church. These lands were administered from Otley Manor House and formed part of the Archbishop's estates until the 15th century.

This early mention suggests that settlement dating from at least Anglo Saxon times existed at Baildon, but there is nothing to suggest any earlier permanent inhabitation of the area. The name *Baildon* is thought to either mean 'the hill where the beacon fire was lit' (*Baile* meaning beacon in Old English or Old Norse and *don* meaning hill) or *Beaghild's Hill* (*Beaghild* being and Old English personal name). The hill in question is of course the escarpment of Baildon Bank, a distinctive and prominent topographical feature of the locality.

From its establishment and into the medieval period Baildon was a small agricultural settlement. It would appear that the Baildon Green area was part of the manor of Baildon and was a common pasture shared by farmers in the village. Its relative flatness, southerly aspect, elevation and drainage would make it productive farmland.

It is likely that towards the end of the medieval period buildings began to be built on the common in a haphazard cluster close to two springs at the foot of Baildon Bank: *Sheep Dyke* and *Crutch Well*, the latter being found on the **Upper Green**. The name of the former well could be taken to imply that Baildon Green was primarily used for grazing sheep. The close proximity of the buildings at Baildon Green even to this day suggests that the settlement developed in a manner which would minimise encroachment on the Green itself.

The first possible mention of Baildon Green as a settlement is the mention of '*one tenement called Grene House in Baildon*' in a will of 1546, though the exact location of this dwelling is unknown. A '*grene house*' is also mentioned in a record dating from 1602. These early mentions would tie in with the notion the Green first being built upon in the late medieval period. At this time the Green's chief

access, **Green Road** would have been little more than a track across the common.

In terms of the activities of the early inhabitants of Baildon Green, the earliest mention of a clothier in the wider Baildon area is a John Stead of Baildon Green in 1657 suggesting some sort of involvement in the textile industry at the Green, possibly to supplement earnings from farming. Indeed one of the earliest buildings in the vicinity of Baildon Green, **Midgely Farm**, is a former farmhouse with dairy extension, but also a loading door which suggests the occupant was also a clothier.

Quarrying was also to become an important industry to Baildon Green, but no quarrying of any great scale is known to have occurred in the vicinity of Baildon Green until the 19th century.

Therefore by the turn of the 19th century the hamlet of Baildon Green would have been no more than a few farmsteads and cottages, with farmers involved in both agriculture and textiles and employing other inhabitants of the hamlet. **1-3 Green Fold** is a typical late 18th century yeoman's house with attached cottage and would have been a key dwelling in the hamlet, while **2-4 Lower Green** was built as a house and barn, the rear elevation suggesting late 18th century re-construction. Nearby the later-built **16 Lower Green** includes a large house with blocked rear taking-in door suggesting a clothier used the building at some stage.

Interestingly, in 1790 a Joseph Lupton of **Wood Cot**, Baildon Green is mentioned as the co-owner of a fulling establishment of *Baildon Bridge Mills* located on the banks of the Aire next to the modern day Otley Road. Fulling is the initial cleaning and thickening of woollen fibres before they are dried and spun into usable fibres. Wood Cot is still extant and stands on the southern periphery of the Green.

The date of the construction of **Clough Mill** is unknown, but was more than likely the early 19th century. It is named after its first owner, James Clough who ran the entire complex as a textile mill. At an unknown date, ownership of Clough Mill transferred to T and WW Holmes who continued to manufacture textiles in the mill. By 1876 Clough Mill was partially occupied by Messrs Brearley, who made steam engines for textile mills, and Cyrus Brooke and Co, a worsted manufacturer based in Baildon and Halifax. Clough built the mill on the site of three disused cottages which were partially dismantled and incorporated into the ground floor of the mill. A fairly deep well supplied the mill with water. Clough Mill mainly employed women and children, who worked as weavers, burlers and

menders with the village's men working in quarrying, a less stable form of employment.

Stone quarrying was an important local industry. The earlier of the quarries at Baildon Green was probably established in the early 19th century, excavating land to the south, east and west of the present-day Cricketers' Arms. This quarry was disused by the 1890s. In the second half of the 19th century, larger quarries were established to the northeast and northwest of Upper Green, digging into Baildon Bank. These quarries closed c.1908. Small scale quarrying for white-stones and yellow-stones (used for scouring stone flags and doorsteps) continued.

Another large delf was excavated between Lower Green and Midgely Farm in the second half of the 19th century for ganister (which was used to line furnaces, including those of Low Moor Ironworks) and for a time the clay was used by a small scale local brick industry. Indeed, a small brickworks is shown on this site on the Ordnance Survey published in 1894. Blue clay was mixed with ganister in a crushing machine on site.

In addition to the mill and quarries there was a malt kiln on the Green in the 19th century which was driven by a horse and jenny.

By 1876 Baildon Green supported a Wesleyan Chapel, a Christian Brethren Chapel, and a mission church. The latter held a Sunday school and a well-attended weekday infants' school. Of these the Independent Methodist Church (known as **the Church on the Green**) is the only survivor.

The church was converted from three cottages in 1858 at a total cost of £15. The Church was given to Baildon Green '*to be used as a place of religious instruction for the youth of both sexes of parents residing at Baildon Green for ever*'. The male or female minister was unpaid and self-supporting, with the first two incumbents of the post a chairmaker and the second a foreman engineer. There was once over 70 scholars at its Sunday school and the Church's activities were at the heart of village life, with an annual open air 'stand up' held every June outside of the Church and on the green until the 1930s. Internally the Church consists of only two rooms – a large ground floor room for services, and a smaller subterranean room used variously as a 'vestry', kitchen and meeting room.

St Mary's Mission Church was built in 1872 inside the junction of Green Road by its junction with Thompson Lane. The building might well have housed a school or Sunday school initially. *St Mary's* closed in 1924 and was used as a school

thereafter, but by the 1930s the building had been replaced with the present semi detached dwellings **Akhir** and **Kirk Lee**.

Baildon Green Cricket Club was formed in 1850, with Baildon Bank providing a giant, natural grandstand, though the ground itself was bisected by Green Road. The club moved to Jenny Lane before 1914.

At the bottom end of the Green the c.200 year old home of the Fairbank family was replaced by a new dwelling c.1870. The Fairbanks were cloth manufacturers who moved to Baildon Green from Burley-in-Wharfedale and were supporters of Methodism which became established in Baildon Green c.1750. In 1862 the Fairbanks' home was bought by Titus Salt who later sold it to Charles Stead, whose mansion *The Knoll* was across the common to the south of Baildon Green, giving the cottages at **Knoll View** their modern name.

There were a few large houses built around Baildon Green as the locality became attractive to the middle classes as a place to live in the late 19th and early 20th centuries, led by Sir James and Lady Roberts, owners of *Saltaire*. Much of the built at the top of Baildon Bank dates from the early 20th century.

The present-day **Cricketers Arms** was built in 1899 and was preceded by an earlier pub across the road of the same name, which was often also called the *Smiling Mule*. The licence of the old pub was surrendered in 1897 and the building is now a house. At this time the population of Baildon Green is given as being 300.

In the 1930s Baildon Green consisted of 100 dwellings occupied mainly by large but poor families, this downturn in fortunes can be attributed to the decline of the industries which built Baildon Green: textiles, farming and quarrying.

In 1935 trees were planted along **Green Road** to celebrate the Silver Jubilee of King George V and Queen Mary. The **greens** themselves remain common land to this day and in times past, gypsies were permitted to stay at the lower end for a maximum of three nights. The disorder caused by a ten-day gypsy encampment in 1969 led to posts being erected on the Green to prevent encampment. These stone posts were formerly the dressed kerbstones of demolished streets in Shipley.

In the 1960s, government grants for the installation of basic amenities at the houses and cottages at Baildon Green prevented it from being deserted and falling into deterioration like other hamlets found along Baildon Bank and the fringes of Baildon Moor. These works probably occasioned the demolition of a row and cluster of cottages between Knoll View and Green Mount called *Greenside* to provide garages and parking for the surrounding cottages.

The Greens and the immediate vicinity of Baildon Green remain undeveloped to this day, despite the expansion and encroachment of nearby Baildon and Shipley over the 20th and 21st centuries. The settlement is now within the Green Belt and the open spaces to the south of Green Lane are designated recreational open space.



This aerial photograph taken in 2006 shows the close-knit organic layout of Baildon Green. The tightly packed built form preserves the open character of the Green itself. The small pond at Crutch Well is visible on the Upper Green.



Baildon Green stands at the foot of the precipitous scarp slope of Baildon Bank (partially visible in the foreground) and the hamlet itself steps down the northeast to southwest slope of the Green itself. In the background is the built up area of Shipley and the suburbs of Baildon, dominated by the imposing sandstone mass of Salt's Mill at Saltaire

4. Topography and Setting

Summary of Topography and Setting

The location of Baildon Green contributes greatly to its form and character. The unique attributes of Baildon Green's topography and setting are:

- Baildon Green stands at the foot of the scarp slope of Baildon Bank which provides a precipitous and highly visible rocky, vegetated backdrop to the settlement.
- The topography within the settlement falls from the northeast to the southwest, providing a stepped roofline and contributing to the haphazard settlement pattern.
- The Greens provide an open and green buffer between the hamlet and development to the south, east and west which is predominantly 20th century suburban housing estates.
- Baildon Green is on an elevated shoulder of land which is concealed by the topography from Baildon. The settlement's location means it enjoys panoramic views across Airedale taking in Saltaire, Shipley and Manningham Mills, but feels isolated from them.

The dramatic setting provided by the topography and open spaces at Baildon Green is integral to the settlement's uniqueness and sense of place.

The hamlet stands at the foot of Baildon Bank, a precipitous scarp slope over 35m in height running roughly east to west to the immediate north of Baildon Green. The scarp slope is visible across this stretch of Airedale and is a local landmark. Behind Baildon Green its vegetation changes from heather and dispersed trees among the blackened sandstone outcrops to the north and east of Baildon Green to the increasingly dense woodland at the fringes of Midgely Wood.

Within the hamlet there is a general slope falling from northeast to southwest, with Green Mount and Upper Green the highest part of the settlement, with

the roofline stepping down towards the aptly named Lower Green. The centre of the hamlet is approximately 100m above sea level.

Apart from the general slope falling from northeast to southwest, the wider green open spaces around Baildon Green provide open views of the hamlet and Baildon Bank. The greens or commons themselves are predominantly vegetated by rough grass and few, scattered trees while the land itself has an uneven, bumpy surface, which has resulted from the infilling of the former quarries on the Green.



Baildon Bank provides an attractive backcloth to Baildon Green. By contrast the topography of Baildon Green is gently sloping, with the southern parts of the Green almost flat.

Beyond the greens to the south east and west are predominantly 20th century suburban housing estates which form the edges of Baildon and Shipley. The Greens act as a buffer between these built-up areas and the hamlet, providing a 'breathing space' of between 150m and 500m between Baildon Green and surrounding development. To the southwest of Baildon Green is a group of pre 20th century buildings including the Grade II Listed 17th century Midgely Farm and a small group of 19th century dwellings including Wood Cot, built as a clothier's house. These dwellings are now all at the fringes of modern suburban housing estates. To the southeast, off Bertram Road West Garth (formerly Moorside House) is a former farmstead on one edge of what was formerly the associated farmland, but was developed for housing following the Second World War. These areas of housing give Baildon Green an edge-of-urban character, but the Greens play an important role in maintaining the hamlet's immediate setting as it once was.

The settlement and commons at Baildon Green occupy a small south-facing shoulder of land which is well elevated above the floodplain of the River Aire to the south. This elevation serves to isolate Baildon Green from the Shipley-Saltaire urban area (as well as the valley floor in general), but also advantageously provides clear views across Airedale, with Salts Mill and Saltaire, the tower of St Paul's Church in Shipley and even the distant chimney of Manningham Mills visible from Lower Green, with views improving from higher in the hamlet and up Baildon Bank. These panoramic views place Baildon Green firmly within its semi-rural context, but the elevation of Baildon Green and its distance from Shipley, Saltaire and Bradford make it feel detached from these urban areas. This feeling is upheld by the topography to the north and northeast, which conceals the centre of Baildon (and much of its suburbs) from being seen from Baildon Green.



To the south and southwest of the Green, the suburban edge to the built up area of Baildon creates a strong contrast with both Baildon Green and Baildon Bank.

5. Traditional Building Materials

Summary of Traditional Building Materials

The building materials used in the conservation area form a key component of its overall unity, these are:

- Local sandstone for buildings. The colours of stone vary from a light creamy colour to a darker brown.
- Stone slate for roofs.
- Local sandstone for boundary walls. .
- Timber for panelled doors and sash windows and some gutters
- York stone for the limited areas of flagstone and setts.

Whilst commercial quarrying did not begin at Baildon Green until the early 19th century, stone must have been quarried locally on to supply local needs, particularly the more easily won stone at Baildon Bank. The use of coursed stone 'bricks' as a walling material gives the buildings of Baildon Green a harmonious appearance and contributes to the area's sense of place, particularly as the colour and texture of the buildings complements the rocky outcrops of Baildon Bank.

Buildings of all ages and function were built from the same deeply coursed 'bricks' with slight variations in the course depth which is more pronounced in the older buildings. 1-3 Green Fold (one of the oldest buildings) exhibits watershot masonry, while some of the later dwellings have stone courses which diminish in depth higher up the wall. The stonework of Cricketers' Arms is the only example of pitch faced stone.

It is unfortunate that the appearance of a few buildings has been altered by heavy repointing which dominates the wall by virtue of its boldness and contrast with the darker colour of the stone. As many of the buildings in Baildon Green form part of a group, the cleaning of stone is inappropriate due to the detrimental impact on the overall unity of the group. The rendering of traditionally bare stonework has a far worse visual impact than stonecleaning or inappropriate mortar or pointing. The few painted or rendered elevations in Baildon Green generate a strident contrast with neighbouring stonework and rob the buildings of their local identity.

The traditional stone elevations visually unite this disparate group of buildings which was built at different times to serve different functions. Stone makes an important contribution to Baildon Green's sense of place and local character.



Stone slate is used as a roofing material throughout the conservation area and harmonises with the colour and the texture of the stone used for the structures and walls. This material is reflective of the abundance of suitable stone for roofslates in the locality, and the fact that most of the buildings were erected before a cheaper, lighter material such as Welsh slate could be transported to Baildon. The Cricketers' Arms is evidently a later building due to its Westmorland slate roof. The stone roofslates of the Baildon Green are invariably laid in courses which diminish towards the ridge.

Boundary walls in and around Baildon Green are also constructed of sandstone. Domestic boundary walls are made from large blocks of stone, whereas fields are bounded by dry stone walls. The distinctive boundary posts demarking the edges of the Greens are also sandstone. These were formerly dressed kerbstones which were laid in Shipley town centre.

Painted timber was traditionally used for windows, panelled doors and guttering. Traditional windows have a sash opening. A minority of the buildings in Baildon Green had narrow side hung casement windows. The insertion of windows made of synthetic materials and/or lacking the original detailing detracts from the individuality of the area and is incongruous with the traditional details and natural materials used elsewhere. Gutters are often moulded and are an interesting detail, although most iron downpipes in the conservation area have been replaced with cheaper alternatives.

The roadways and footways through Baildon Green are surfaced with tarmac and a mixture of concrete slabs and tarmac respectively. The few areas of stone flags and setts are on private property. It is probable that many of the concrete and tarmac surfaces were laid when the hamlet was modernised in the 1960s. The rights of way across the Greens and leading up to Baildon Bank remain unsurfaced.

Natural stone roof slates harmonise with the stone used for structures and gives Baildon Green a characterful and high quality roofscape which is visible from Baildon Bank.



6. Architectural and Historic Qualities of the Buildings

Summary of Architectural and Historic Qualities

The built form of Baildon Green Conservation Area reflects its development which was initially for agricultural purposes before expanding into textile manufacture and quarrying. The mixture of building types, age and scale in a fine grain gives Baildon Green its unique character and sense of place, with the majority of the buildings being constructed in a vernacular style. The factors underpinning Baildon Green's architectural and historic value are:

- A mixture of houses, barns and cottages dating from the late 18th and 19th centuries which are of significant townscape value due to their design, materials and appearance.
- Openings which allude to the former functions and status of buildings such as arched entrances, dovecotes a general lack of other openings to barns; taking in doors of cottages, houses, while the larger and later houses generally have more windows and larger openings than dwellings of a lower status.
- Development is organic in character with buildings and blocks added in a piecemeal fashion giving pleasing groups and clusters of buildings which developed incrementally.
- The presence of buildings which served specific functions such as the Italianate style Church on the Green, the functional industrial design of Upper Green Mill and the slight stylisation of the Cricketers' Arms.

Baildon Green contains a mixture of buildings mainly dating from before the mid 19th century which reflect the hamlet's agricultural history, local quarry industry and role in the region's textile industry. The mixture of building type, size, age and orientation create interesting juxtapositions which are testament to the piecemeal, organic development of Baildon Green and contribute to the

unique character of the conservation area. The majority of the historic buildings are built in a vernacular style, that is to say built by local stonemasons to the specification of the intended occupant and executed using readily available local materials. This era of building predates the quick dispersal of architectural fashions and pretensions or the widespread use of certain motifs and as such any detailing or decoration to these buildings can be seen as the mason's art with limited influences and fairly basic building technology, though this does not necessary imply that details cannot be intricate nor are the buildings poorly constructed. The survival of unaltered vernacular style buildings is rare and they are therefore valuable pieces of architecture and history.

Generally the hamlet has grown around two or three farmsteads with infill clusters and short terraces of houses and cottages, plus a mill and chapel built on the fringes of the hamlet.



The former barn at 2 Lower Green (key unlisted building).

Approaching the Conservation Area from the southwest, the first building encountered is **2 Lower Green**. Built as a house and barn or possibly house and maltkiln (there was one in existence in the village in the 19th century), 2 Lower Green appears to be the oldest pair of buildings in the conservation area, possibly dating from the late 18th century, though the house was re-fronted in the 19th century. The former barn or maltkiln fell out of use and was converted to two dwellings (with the addition of a porch to one of the dwellings) in the mid-20th century. The house and the pair of dwellings in the former barn / maltkiln were converted to a single dwelling after 1992. The house and former barn/maltkiln retain much of their character, though a number of unsympathetic alterations have taken place.

The former barn/maltkiln faces gable-on to the small green. It has a large central gabled modern porch with a slate roof and plain curved bargeboards. To the left is an inappropriate modern style window, and at first floor there are regularly spaced mullioned pairs of windows (with modern style glazing) which probably date from the conversion of this building into two dwellings. Near the apex of the gable are small stone shelves, which may have once had dove holes above them. The barn/maltkiln has quoined angles. The right hand return has squat plain stone revealed windows with modern glazing, while the other is rendered and painted, with a modern window. Unfortunately the building has an artificial tile roof and a rendered chimney.

The house has a stone roof and traditional stone chimneys. Its near-symmetrical three bay front elevation has been stonecleaned. At the centre is a doorway with a modern timber porch, and the cill-and-lintel window openings have timber T-bar glazing. The three-light flat-faced mullion window to the rear suggests an older building than the mid-19th century frontage.

To the west of the former barn/maltkiln is a small flat-roofed single storey garage which was built using the stone of outbuildings which previously stood on this site

Stepping up Lower Green, the adjacent building is **6 Lower Green**. Two cottages dating from at least the first half of the 19th century stood on the site of this house, and joined with 8-12 Lower Green and 5-8 Stone Fold to form a T-shaped cluster of buildings which is evident on OS maps dating up until 1948. It appears that 6 Lower Green was remodelled or rebuilt to its present appearance between 1910 and 1919, and is very much styled as a lower middle class dwelling of this time, rather than an older cottage. The cottage linking 6 Lower

Green with 8-12 Lower green and 5-8 Stone Fold was demolished after 1956, and 6 Lower Green was sympathetically extended by a bay into part of the site of the demolished cottage.



6 Lower Green (key unlisted building).

The appearance of this house has changed little and it is a typical early 20th century lower middle class dwelling. The house has a stone roof and the original chimneys are stone and full height, whilst that to the extension is rendered. The stonework of the house is dark, and single and mullioned timber sash windows remain in situ. At ground floor is a modern timber front door which stands in a porch with a slate roof which extends over the adjacent square bay window with Art Nouveau glazing. The house is fronted by a traditional stone wall with castellated copings.

Two cottages dating from at least the first half of the 19th century previously stood on the site of **8-10 Lower Green**. These older cottages had a different footprint and joined with 5-8 Stone Fold and 2-6 Lower Green to form a T-shaped block of buildings, which is evident on OS maps until 1948. The three cottages at the heart of the T-shape were demolished in the mid-20th century. It appears that the present 8-10 Lower Green were built in the mid-20th century reusing the stone and stone roofslates from the demolished cottages. Although they are only c.50 years old, 8-10 Lower Green very much have the appearance of being a pair of mid-19th century cottages due to their traditional details and materials which include dark coursed stonework, corniced stone chimneys, stone slate roofs, dentils carrying the gutters, and stone boundary walls.

Although a house dating from at least the first half of the 19th century stood on the site adjacent to 8-10 Lower Green, it appears that **12 Lower Green** was built in the mid-20th century, at around the same

time that 8-10 Lower Green were built. Like its neighbours, this house was probably built using material from the demolished buildings which previously stood on this site. However, unlike its neighbours, this house was built in an Arts and Crafts style. Despite its relatively young age, 12 Lower Green looks very much like an Arts and Crafts style house dating from c.1900 with a stone built ground floor and a rendered and painted upper floor. The house has a stone slate roof with thin stone chimneys. Two gables face onto Lower Green and have overhanging roofs edged with plain timber bargeboards which extend along the rest of the roof. Set in each gable is a broad window with uPVC glazing and a plain stone hood above. A stone string between ground and first floors marks the boundary of the coursed stone and the render. The front door is in the left hand bay and has a gentle pointed arch head and chamfered stone reveals. To the right are pairs of small mullioned windows with uPVC glazing, one of which has been adapted to form a French door which detracts from this building's appearance. The small front garden is fronted by a traditional dry stone wall with castellated copings.



12 Lower Green (key unlisted building).

Behind 8-12 Lower Green is the much lower and older mass of **16 Lower Green**. What is now a single dwelling appears to have been built in two, possibly three stages in the early 19th century and was originally L-shape in plan. It appears that the building was originally two cottages, with a projecting building, possibly a barn or a larger house or cottage, added not much later. The partially blocked loading door to the rear at first floor is evidence of the upper floor of the cottages being used for the manufacture of textiles, possibly weaving, while the arch in the stonework might relate to a storage use of the western end of the

building. The original L-plan of the building remained in place until the mid-20th century, with the western end curiously labelled as *Methodist Chapel (Wesleyan)* on the 1919-21 OS Map. There was for a time a Wesleyan Chapel in Baildon Green and how long it was there and whether it was always based in this building during its existence is unclear. In the mid-20th century, this western segment of the building was altered or rebuilt so there was no longer an L-shape, but a terrace with flat front and rear elevations. The rebuilt end section formed a separate dwelling to the pair of cottages, which had formed a single house since the late 19th century. After 1992 the building became the present single dwelling.



16 Lower Green (key unlisted building). This is the front elevation which belies the former functions of the building, which are evident on the rear elevation.

The house retains the uniform appearance of a row of early 19th century cottages. The extent of the original pair of cottages is evident by the positions of the stone chimneys, and the symmetrical fenestration to the front. The stone roof is drained by moulded timber gutters. The later windows to the western segment are mostly in proportion with the original window openings on the building, although all contain modern glazing. To the rear are a large and a small window which are out of proportion with the rest of the openings. The arch set into the stonework of the western segment is part of the rebuilt wall, so its original purpose is unclear. There is no external visual evidence of the building's one-time use as a chapel. To the front is a sympathetically designed and sited garage.

The site to the immediate east of 16 Lower Green was previously occupied by a pair of buildings which had a combined footprint which was slightly larger than that of the terrace of seven houses which form **Bankside Terrace**. It appears to have been a farmhouse and barn dating from at least the first half of the 19th century, perhaps the former cottages at 16 Lower Green originally formed part of

this farm group. At some point between 1909 and 1919 the original buildings were demolished, and this terrace of housing built in its place.

The terrace has a strongly uniform appearance and there have been few external alterations which have had a negative impact. The terrace has a stone roof which is studded by corniced stone chimneys with traditional pots. The front elevation has consistent stonework and pointing, and a repeated fenestration with plain stone reveals to the windows and plain stone tie jambs to the doors. All of the windows are T-frame (probably the original detail), though some are uPVC as opposed to timber. Most of the original timber four panel doors are in place. The front doors are all at the top of stone steps with iron balustrades.

In front of and parallel with Bankside Terrace is another row of buildings with a convoluted history: **5-8 Stone Fold**. These buildings, or older buildings, stood on this site since at least the first half of the 19th century. The existing buildings were built or rebuilt (at least certainly re-fronted) in the 1870s or 1880s. The quoins and the nature of the coursed stone to the rear elevation suggests an earlier date or the adaptation or rebuilding of an earlier building, possibly 18th century.

The terrace generally retains a uniform appearance, though a number of unsympathetic alterations have taken place. The terrace has a stone slate roof, though only one chimney remains and this has been reduced in height. The front elevation is stone cleaned and is topped by a dentilled entablature with a plain stone gutter shelf carrying modern gutters. The regular fenestration is disrupted by the different fenestration to the broader 8 Stone Fold, and a modern window opening at 5 Stone Fold. All of the windows are modern in style and uPVC. The doors are all modern as well. The doorway to 8 Stone Fold is surrounded by a stuck-on mock Greek Revival pedimented doorcase, which has replaced the bracketed stone doorhood found on the other houses on this terrace.

In front of 5-8 Stone Fold are two 'islands' of organic development which testify to the haphazard, gradual development of Baildon Green: 10-12 and 14-15 Stone Fold. The pair of cottages at **14-15 Stone Fold** probably dates from the mid-19th century and appears to have been built at the same time, despite their considerable differences in design. These attractive but plain cottages each face gable-on to the small green that fronts them, though the gable to no.14 is slightly taller and wider. The stone slate roofs meet in a central valley which contains a shared traditional stone chimney. The windows are plain cill-and-lintel openings which all have modern style glazing. The main entrance to

no. 15 is a modern door under a modern stone built, stone slate roofed timber glazed porch. The main entrance to no.14 is on the side elevation and has a plain stone hood on stone brackets.



14-15 Stone Fold (left) and 12 Stone Fold (right, key unlisted building)

The island of three terraced houses at **10-12 Stone Fold** was built in two stages in the mid-to-late 19th century. 10-11 Stone Fold appear to have been built first. 10-11 Stone Fold have their principal frontages facing onto a narrow footpath, making them largely hidden from view. The houses have a stone slate roof, but apparently no chimneys. The prominent rear elevation has a mixture of modern and traditional window openings, all with uPVC glazing. The pipework on this elevation is prominent. 12 Stone Fold has a hipped stone roof and its principal frontage overlooks the small green. One of its traditional stone chimneys has been shortened. The near-symmetrical 3-bay front elevation has cill-and-lintel openings with timber T-frame windows with leaded and stained glazing to the upper lights. The modern front door stands under a sympathetically design porch which is stone built with stone slate roofing and leaded timber glazing. Set into the side of the cottage is a Victorian letterbox, above which the word *TEAS* is barely legible in whitewash, suggesting that there was sufficient visitors to Baildon Bank to support a tea room (Baildon Bank and the route from Saltaire up to Eldwick have been popular with weekend walkers since the late 19th century).

At the highest point of the built up area of Baildon Green is the aptly named Green Mount. The short row of three cottages at **14-18 Green Mount** was added onto 10-12 Green Mount in the mid-19th century, probably c.1855-60. The lower 18 Green Mount was probably built slightly later than nos. 14-16. The cottages are prominent from the bridleway

to the north of Baildon Green and from the roadway at Stone Fold, where the topography means that the southern elevation is three storeys in height while that to the north is two storeys. The cottages have stone roofs, though the chimney to 18 Green Mount has been shortened. There is an irregular fenestration with tall cill-and-lintel windows to the rear and front upper floor, but squat, almost square front ground floor windows. All of the glazing is modern in style and materials. There is a large modern style front porch to 14 Green Mount which detracts from the visual appearance of the group.

The attached pair of cottages at **10-12 Green Mount** appears to date from c.1800-1820, with the large garden areas in front of them created in the mid-to-late 20th century. The cottages generally retain much of their traditional appearance. They have a stone roof, and while 12 Green Mount retains a traditional stone chimney with pots, that to no. 10 has been shortened almost to the point of removal. The tall cill-and-lintel windows appear to have been inserted in the mid-19th century, with the upper floor windows to 10 Green Mount likely to be the original openings. Both cottages have modern windows and doors and small modern timber gabled porches. The gable of 10 Green Mount is prominent due to the topography, and unfortunately, this has been rendered and painted cream.

There were previously eleven cottages on the south of Green Mount. These took the form of terraced extensions to the cottages at Knoll Green and Green Mount, plus a back-to-back block of four cottages. The core of this area was called *Greenside*. The cottages were probably demolished in the 1960s or 1970s when improvements were being made to the village using government grants. The present day nine garages and areas of tarmac were probably constructed around this time. The modern lock-up garages and parking areas are of no architectural or historic interest.



The garages are mostly concealed from view by **7-10 Knoll View** (*above, key unlisted buildings*). This terrace of cottages was built c.1800-1820 as a terrace of five cottages, with the two cottages which make up 10 Knoll View built slightly later than the others. The present day 10 Knoll View was converted from two cottages at some point between 1910 and 1919. Knoll View is so called because The Knoll, a large villa built by Charles Stead in the second half of the 19th century, could be seen across the common from these cottages. Knoll Park Drive now stands on the site of the Knoll.

This terrace retains much of its original character. **7-9 Knoll View** have an identical fenestration and stone roof studded by corniced stone chimneys, though that to 7 has been altered. No. 9 has early 20th century timber windows with leaded glass, whilst nos. 7 and 8 have modern windows. The stonework is consistent and dark, though all cottages have inappropriate cement rich off-white pointing.

10 Knoll View is slightly different in that it is made up of two former cottages: one which is like nos. 7-9 but has a front elevation which curves slightly forward from the rest of the row, and a second gable-fronted cottage which steps back from the rest of the row. The former has a tar/bituminous coating to its stone slates, and the shared chimney is behind the ridgeline and has been lowered. It is difficult to see little else of these cottages due to the height of the trees in the front garden and the shrouding of the house by climbing plants. This house has a stone roofed, stone built gabled porch and its windows are a mixture of original openings and ones which appears to have been made at the time of the conversion (between 1910 and 1919). These windows all have painted timber glazing with leadwork, which suggests they were installed at the time of conversion.

Further along Green Road and parallel to 7-10 Knoll View is a short row of cottages; **4-6 Knoll View** dating from the first half of the 19th century with three cottages (the present day nos. 5 and 6) initially built, and another (no.4) added shortly after. At least one of these cottages was formerly the *Cricketers' Arms* and was also known as the *Smiling Mule*. This was quite possibly no.5 given that it has been two cottages knocked into one since at least the late 19th century. The licence to this pub was surrendered in 1897 and transferred to the present day *Cricketers' Arms* in 1899.

Although still legible as a row of cottages, extensive alterations have undermined their original character and appearance. The most significant alterations have been the painting and rendering of the



4-6 Knoll View retain important features such as stone slate roofs, corniced chimneys and most of the original fenestration, but alterations such as the rendering of the stonework and modern doors and windows have undermined their traditional character.

stonework and the replacement of all windows and doors with unsympathetic modern windows which has occasioned the removal of mullions from some of the openings. Other alterations include clutter and climbing plants to the elevations and a modern style porch with uPVC glazing and cladding to 5 Knoll View. No. 4 has a small sympathetically designed gabled stone porch. The terrace retains a good roofscape, with stone slate roofs and full height chimneys with traditional pots, though the stacks are painted and rendered.

alterations. The cottages step down the hill and have an interesting roofline with stone roofs and stone chimneys which have been rendered. All of the cottages have modern rainwater goods and have been stone cleaned at different times to very light hues. Significant areas of stonework to no. 2 have been painted over. 4 and 6 Upper Green have unsympathetic modern windows and modern style timber and stone porches with modern doors and glazing. 2 Upper Green has unusual Art Deco style leaded timber windows of a unique design.



2-6 Upper Green

Attached to the rear of 4-6 Knoll View, and forming an attractive corner grouping with these cottages is **2-6 Upper Green**. This short terrace of three stepped cottages was built in three stages in the early 19th century. The buildings retain much of their original form and character, though this has not been helped by a number of unsympathetic

To the north and across Upper Green is **5 Upper Green**. This small house dates from the mid-19th century and was originally part of a short terrace of three buildings which included another building with a similar footprint to this house, and a much larger building at the opposite end. These latter buildings were demolished in the mid-20th century, hence such a modest house having a substantial garden. The house retains much of its character and has been sympathetically extended. The house has a stone slate roof and full height corniced stone chimneys with pots, but modern rainwater goods. The doors and windows are modern. To either side of the original house are two lean-to extensions of differing size. These are stone built and have modern windows which are traditionally scaled. At the eastern end of the garden is a standard pre-fab garage with a pebbledash finish and uPVC cladding.

Higher up the hillside and looking over Baildon Green is the only surviving group of back-to-back houses in the hamlet: **9-13 and 17-21 Upper Green**. This block of six dwellings was built in the mid-19th century, originally as part of a block of eight dwellings, with the other pair linking to the back of 3 Green Fold. The pair of houses at the

eastern end was demolished in the mid-20th century. Despite some unsympathetic alterations, these houses generally retain their character. The houses retain a stone slate roof and full height corniced stone chimneys with pots.



1-3 Green Fold

1-3 Green Fold probably dates to the mid-18th century and was probably built as a farmhouse (nos. 1 and 2) and an associated cottage (no.3). The farmhouse would have been one of the key residences in Baildon Green when it was built. At some point in the 19th century the farmhouse was subdivided into the present pair of cottages. The cottages are altered, but generally retain their original character and group value. The cottages have a stone slate roof and full height corniced stone chimneys. The uniform stonework of the front elevation retains its original farmhouse and cottage fenestration, though in most openings the mullions have been removed, and in all cases the glazing is modern in style. 3 Green Fold has a modern flat roofed porch with uPVC glazing, while no. 2 has a plain modern uPVC bay window.

In front of Green Fold and occupying a prominent position in the hamlet overlooking the upper green is the aptly named **Church on the Green**. The church is one of the most well-conserved buildings in the village and very much retains its village church character. The building is the only architecturally stylised building in the village. The church is Italianate in style, with five bays of keyed semi-circular arched windows to the upper floor, with a plain dentilled entablature above. The windows at first floor are traditional timber multipane, with two of the windows having sash openings. The five bays at ground floor alternate between old eight-over-eight pane timber sash windows, and doorways set in plain stone tie jamb surrounds which frame the doors and their multipane transoms with margin lights.

The church was converted from three cottages in 1858 at a total cost of £15. The Church was given to Baildon Green 'to be used as a place of religious instruction for the youth of both sexes of parents residing at Baildon Green for ever'. The male or female minister was unpaid and self-supporting, with the first two incumbents of the post a chairmaker and the second a foreman engineer. There was once over 70 scholars at its Sunday school and the Church's activities were at the heart of village life, with an annual open air 'stand up' held every June outside of the Church and on the green until the 1930s.

Behind the Church but more prominent in views of Baildon Green due to its height, mass, footprint and elevated position is **Clough Mill / Upper Green Mill**. The date of the construction of Clough Mill is unknown, but was more than likely the early 19th century. It is named after its first owner, James Clough who ran the entire complex as a textile mill. Clough built the mill on the site of three disused cottages which were partially dismantled and incorporated into the ground floor of the mill. A fairly deep well supplied the mill with water. Clough



The Church on The Green (key unlisted building) is the only surviving place of worship at Baildon Green, which was once served by three chapels. The building very much retains its original character and is the only Italianate style building in Baildon Green.

Mill mainly employed women and children, who worked as weavers, burlers and menders with the village's men working in quarrying, a less stable form of employment. At an unknown date, ownership of Clough Mill transferred to T and WW Holmes who continued to manufacture textiles in the mill. The 1852 Ordnance Survey records the mill as being a spinning mill, but by 1876 Clough Mill was partially occupied by Messrs Brearley, who made steam engines for textile mills, and Cyrus Brooke and Co, a worsted manufacturer based in Baildon and Halifax. The mill is labelled on early 20th century maps as being a worsted mill, but the 1933-38 map labels the mill as being disused. Later maps simply label the mill as a works. To this day the complex remains in industrial/commercial use. The footprint of the mill has changed little from 1890, and although it is well screened by the trees on the green, the mass and sight of the mill is an important part of the character of Baildon Green.

The most prominent element is the three-and-a-half storey gable fronted element with a two-storey lean-to to one side and a flat-roofed three storey element to the other. The gabled element and lean-to have slate roofs and there is a regular, grid-like layout of window openings, which all have modern uPVC windows. Behind this gabled element, but scarcely visible from a public highway, is a four storey mill shed with a similar fenestration. At the other side of the mill yard and attached to the four storey block, is a low two-storey flat roofed stone built building with regularly spaced tall narrow window openings with modern glazing. In front of this is a lower rolled metal roofed stone shed which is much altered.

The present-day **Cricketers Arms** was built in 1899 and was preceded by an earlier pub across the road of the same name, which was often also called the *Smiling Mule*. There was previously a group of old

buildings on the site of the pub, possibly a farmstead. The licence of the earlier pub was transferred to the new pub, which is still in its original use. The pub is an attractive building, though it has undergone alterations and extensions which have changed its character. The original building is L-plan with coped gables with kneelers and ball finials attached to the saddlestones, though only one of these remains in place. There are two corniced stone chimneys and a slate roof, which is edged by moulded gutters supported by moulded dentils with a stone string below. The stone elevations have a rock-faced finish which contrasts with the ashlar of the stone strings, lintel and bracketed cills. The windows themselves are all modern uPVC. The principal entrance to the pub is through a panelled timber muntin door in a flat roofed stone porch with a moulded cornice, and a blocking course above. To the roadside, the pub has two prominent flat roofed, two storey stone built extensions which are much plainer than the original pub and have modern windows.



Above: *The Cricketers' Arms (key unlisted building)*



Left: *The main block of Upper Green Mill / Clough Mill (key unlisted building)*

7. Authenticity

Summary of Authenticity

The Design and Conservation Team has been using a method of assessing the level of traditional features and details on buildings in conservation areas which gives each building a percentage score. In all 32 areas have been assessed to date, including Baildon Green. The findings in relation Baildon Green are:

- In comparison with other conservation areas the level of authenticity of the buildings is low, but this overall figure is nonetheless comparable with the scores of many conservation areas and is not the lowest surveyed to date.
- The predominantly stone slate roofscape of Baildon Green is more traditional than almost all conservation areas surveyed to date.
- The scores for chimneys and stone elevations are quite high, but compared to other areas surveyed are quite mediocre scores.
- The scores for windows and doors and rainwater goods are low, but this is nonetheless comparable to other conservation areas and higher than the scores of several of them.
- It is probable that features such as chimneys, traditional windows and doors and traditional rainwater goods were removed from houses at Baildon Green in the mid-20th century, when substantial renovation was carried out to the majority of the buildings due to their poor state of repair.
- While the authenticity scoring is a useful indicator of change in conservation areas, it does not measure the contribution made by other factors to the area's special character and sense of place.

Some aspects of a conservation area's special interest are quite large scale, for example the layout and level of enclosure of streets; or the existence, size and character of open spaces, but other

smaller scale details make an equally important contribution. The extent to which original or traditional features and details has a bearing on the character of an area, and naturally its architectural and historic interest.

In order to understand the nature and rate of change in conservation areas evidence is needed and in order to prioritise between conservation areas, this evidence must be better than anecdotal. To this end, the Design and Conservation Team has been assessing how many traditional features and details remain on buildings in each conservation area. Each building is given a percentage score of 'authenticity' in terms of its external features and details. This process will be repeated every five years, as and when each conservation area is reviewed in line with best practice. This will give a numerical monitor of how conservation areas are changing and at what rate, and will allow resources to be targeted where inappropriate change is having the worst impact.

A scoring system which gives a percentage score for different components of a building has been devised:

- The features assessed are chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, and bay windows. Not all buildings will have all the above features and the scoring is tailored to each building to take this into account.
- Only buildings constructed prior to 1956 are scored and in general dwellings, shops, commercial buildings and chapels can be scored. In Baildon Green, this means every building was scored.
- The scoring acknowledges that buildings do change over time. Buildings are not scored based on what they might have looked like the day they were built, but rather a judgement is made as to whether the features and details of buildings are traditional and appropriate to that particular building. For example Victorian windows in Georgian buildings are seen as a

traditional detail even though they are not original to the building.

- The scoring system means that it is possible to see what the overall average score for chimneys or boundary walls is. The overall percentage score for each building is averaged to give an overall authenticity score for the conservation area.



The roofscape of Baildon Green is very traditional, while much of the stonework remains bare, unaltered and uncluttered.

The overall findings of the authenticity survey of Baildon Green are as follows:

- The overall authenticity score of 65% is one of the lowest among the 32 areas surveyed to date. Nonetheless Baildon Green is still of special interest as a place and conservation areas are about the interest of places rather than buildings alone.
- The overall score for roofs is very high and is one of the highest among the areas surveyed in the district so far. Virtually all of the buildings retain traditional natural stone slate or natural slate roofs, which is important in terms of local character and as a feature of views over the hamlet from Baildon Bank.
- The scores for chimneys and stone elevations are both reasonably high, but in comparison to the conservation areas surveyed so far these scores are mediocre. It is probable that in the mid-20th century when Baildon Green as a whole was improved after a period of neglect that some chimneys were removed entirely

while others were repaired. The elevation score can be explained by there being a small number of buildings in Baildon Green and those few buildings where the stonework has been concealed by render and paint have had a significant impact on the average score.

- The score for windows and doors is low and the score for rainwater goods very low. These features are often the first to suffer due to a lack of maintenance and it is therefore likely that many of the old windows, doors and rainwater goods were removed in the mid 20th century when the buildings at Baildon Green were in a general poor state of repair and neglected. However, the score for windows and doors is comparable to a number of conservation areas in the district and in fact Baildon Green scored better than several long-designated conservation areas in this category.

The above findings may make it appear that Baildon Green is of little historical or architectural interest, but in truth the authenticity scoring of Baildon Green is comparable with existing conservation areas. Furthermore, the authenticity scoring does not measure the contribution that other factors make to the special interest of conservation areas. For example in Baildon Green there are significant contributions made by the open spaces and trees; the historic layout of the streets; the spaces created between the buildings; the interaction of the built environment with the topography and setting; and so on. The interest of Baildon Green as a whole is summarised in chapter 10 of this assessment.



The alteration of openings, the removal of mullions and the installation of inappropriate modern style doors and windows is common in Baildon Green and detracts from the area's character.

8. Open Spaces and Natural Elements

Summary of Open Spaces and Natural Elements

Baildon Green contains a number of key open spaces that contribute to its unique sense of place. These are summarised as follows:

- The Green itself is a large predominantly grassy open space which is integral to the settlement's identity and contributes to views into and out of the built up area. The distinctive stone post boundary feature adds to the sense of place.
- The smaller Upper and Lower Greens contain important trees. The Upper Green contains Crutch Well a spring which flows into a small pond before crossing the Green.
- A number of mature trees including the planted row along Green lane and a few individual trees which enhance the townscape.
- Private gardens to houses and cottages, particularly where these reflect the original status of the dwelling and its original occupier.

Conservation Areas are about places and how the different elements that make up a place come together to create an area of special character. The character of the open spaces in a conservation area has a fundamental bearing on its overall character and appearance. This section will look at the contribution made by open spaces to Baildon Green's special interest.

The hamlet's historical development took place in a manner which preserves the open spaces which pre-date it; namely Baildon Green itself. The Green was established as an outlying common used by farmers based in the village of Baildon. It appears that in the late medieval period farmsteads were built in a tight cluster on the Green itself: the beginnings of permanent settlement at Baildon Green. The hamlet has expanded in a fashion which minimises encroachment onto the Green which to this day is protected as a green open space for recreation and as part of the Green Belt. Perhaps a combination of the value of the land for quarrying in the 19th century and its boggy character being unsuitable for intense agriculture mean that the land was never enclosed (and in some cases developed) in the way most other commons or greens in the region have been.

Today the Green makes a vital contribution to the setting of the built up area of Baildon Green, separating it from other development, mainly modern suburban housing on the outskirts of Baildon. There are significant views of Baildon Green and its situation at the foot of Baildon Bank to be had when emerging from suburban Baildon along Thompson Lane, Green Lane, Bertram Drive and Central Avenue. These views are important to the settlement's sense of place.



Baildon Green is both a buffer to the built up area of Baildon Green and a space which is integral to the area's history and special interest.

Equally there are important views across Baildon Green from within the hamlet. It is possible to see across the Green and to Saltaire, with one of the key views across the Green being from Knoll View towards the imposing sandstone mass of Salts Mill with the model village beyond.

The Green serves another important function apart from separating the settlement from its surroundings and contributing to important views; its distinctive stone post boundary is a unique feature which helps to distinguish the Green from surrounding development and open spaces, and makes an important contribution to the area's sense of place. The stone posts lining the lane were installed c.1969 to prevent gypsy encampment of the Green (historically gypsies and travellers could stay on the Green for up to three nights at a time). These posts were formerly dressed kerbstones in streets of Shipley town centre which have since been cleared and redeveloped.

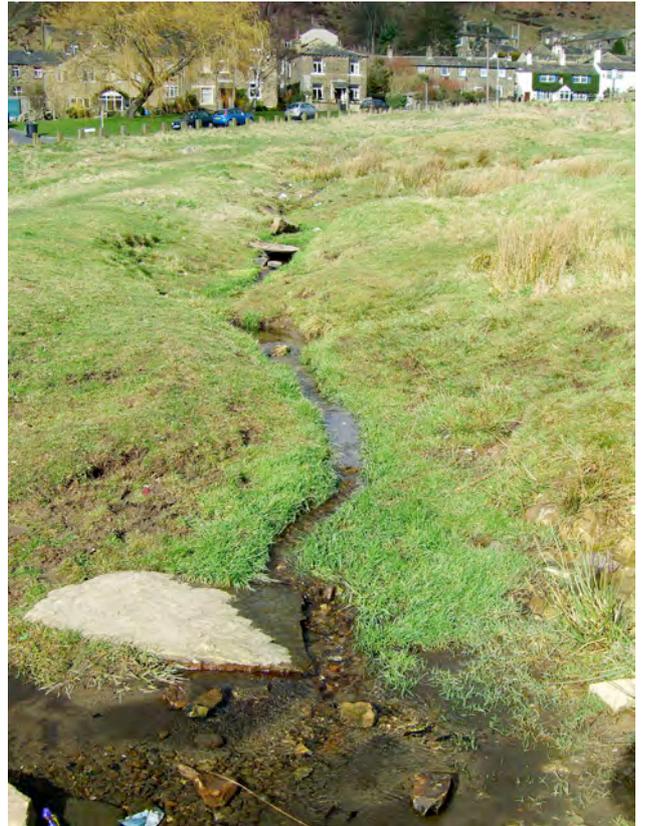


The boundaries of Baildon Green are demarcated by stone posts. These are a distinctive feature of the Green.

The Green itself is predominantly open, grassy and rough, with boggy waterlogged areas to the south of Green Lane. Crutch Well on the Upper Green no doubt influenced the siting of the earliest buildings at Baildon Green as well as the general development pattern: the spring runs in a south-western direction from its source and all development in Baildon Green apart from the Cricketers' Arms is situated above the watercourse on well drained land. The water emanating from Crutch Well effectively splits the section of Green to the south of Green Lane into two halves.

The Green is relatively flat, with a gentle downward slope towards the southwest. There are irregular undulations in the surface, particularly to the west and southwest, which are probably due to the former quarrying of the Green in the 19th century.

Right: the row of trees on the left was planted in 1935 and helps to delineate Green Lane.



The stream above divides the Green in two. Its origin is Crutch Well on the Upper Green.

On the whole there are few trees on the Green. The most prominent group, however, is the line of trees between Baildon Green and Bertram Road was planted in 1935 to commemorate the Silver Jubilee of King George V and Queen Mary. These trees make an important contribution to announcing the entrance to the settlement and delineating Green Road, complementing the stone boundary posts. The second largest group of trees is the self sown line of trees to the south of the Cricketers' Arms which is of no particular townscape value.



The Upper and Lower Greens are interspersed among the built up area of Baildon Green and as a result have a very strong relationship with the buildings of the conservation area. The Lower Green is dominated by a mature weeping willow, with a younger willow to its east. The trees are highly prominent in the townscape of the conservation area.



Above: the pond at Crutch Well, Lower Green. Note the tethered goat in the background: the Upper Green is grazed by livestock to this day.

The gently sloping Upper Green is elevated above Green Lane and is well-kept and attractive. The green is predominantly open and grassed, with a few freestanding trees at the west end, and a planted line and cluster of trees in front of Clough Mill. The Green is very much a focal point of the village, with important views of the church, mill, and the general built up area of Upper Green across it. At the centre of the Green is Crutch Well, which issues from a pipe in a concrete box. The water flows into a small pond bounded by angular boulders. From the pond, the water flows along a shallow ditch before sinking under Green Road and issuing beyond the Cricketers' Arms

The other open spaces within the conservation area are private gardens, with virtually every dwelling at Baildon Green having a garden space. Many of these are small or very small, reflecting the original status of the occupiers of the cottages while others are large due to the status of the original occupier of the house or due to the demolition of some of the buildings at Baildon Green in the mid-20th century.

Below: this large willow on the Lower Green is a dominant feature in the townscape.



9. Permeability and Streetscape

Summary of Permeability and Streetscape

The street pattern of Baildon Green in terms of its roads and lanes has changed very little since the 19th century, and this contributes strongly to its sense of place, while the across the Green itself successive generations have created their own routes.

- Green Road is the principal thoroughfare through the conservation area, but is also the most modern in character, although the stone post boundaries along its length give it a distinctive character.
- The Green is traversed by a number of adopted and unadopted footpaths, providing a wide variety of routes through the area. Mostly unsurfaced, some of these date from at least the early 19th century, while others date from the last 50 years.
- Much of the interest is derived from the organic orientation of buildings of different styles and masses to the road which manifests itself in a mixture of tight rows and randomly spaced buildings or groups, reflecting the piecemeal growth of the hamlet.
- Very few historic street surfaces still exist in the conservation area.

The principal road through the conservation area and the only one linking the built up area of Baildon green with the surrounding settlements is Green Road. A route of some antiquity, Green Road was one of two tracks (the other being Green Lane) which provided a low level route along this stretch of the Aire Valley. The route of this stretch of Green Road is unchanged since at least the first half of the 19th century and has always been the main thoroughfare of Baildon Green.

The first Ordnance Survey (1852, *see page 6 of this assessment*) shows Green Lane as little more than a track through the fields with Baildon Green on its

north side and *Baildon Green Quarry* to the south. The road has since been improved to modern standards, but maintains its old course. The line of trees between Baildon Green and Bertram Road was planted in 1935 to commemorate the Silver Jubilee of King George V and Queen Mary. The stone posts lining the lane were installed c.1969 to prevent gypsy encampment of the green. These posts were formerly dressed kerbstones in streets of Shipley town centre which have since been demolished.



Green Road on the approach to Lower Green. The most engineered route through Baildon Green, it is the principal thoroughfare.

The roadway is tarmac with concrete kerbs and a continuous tarmac pavement to its southern side, and a narrow tarmac pavement on the northern side in front of Knoll View only. Green Road is generally wide and maintains a consistent width, though after sweeping on its approach to Baildon Green from the west, there is a discernable narrowing of the road between 4-5 Knoll View and the Cricketers Arms. Immediately to the west of this pinch point is a triangular area of hard open space, which would have provided a natural stopping point in front of the original Cricketers Arms pub at Knoll View. The standard modern bus shelter by the present day

Cricketers' Arms detracts from the street scene, as does the expanse of tarmac surfaced car park in front of the pub.



The space between Knoll View and the Cricketers' Arms is the largest hard public space in Baildon Green, but is a bland space lacking in character.

There are several other routes into and out of Baildon Green, but these take the form of various adopted and unadopted footpaths across the Green and along Baildon Bank. Some of these routes are of some age, while others are newer, but on the whole they reflect desire lines and are therefore direct and convenient routes through Baildon Green.

The footpath from Thompson Lane end to Lower Green is the only one of these routes to have a tarmac surface, but even this is partial and in a rough condition. It appears to have been established or perhaps made more formal with the establishment of a quarry to the north of the footpath at the Thompson Lane end in the second half of the 19th century. At any rate the footpath provides a quicker route from the end of Thompson Lane to the hamlet of Baildon Green. There is another footpath to the north, which links Thompson Lane end with the foot of Baildon Bank is clearly shown on the 1852 OS map, suggesting it was a well established route by this time. Curiously, when the above-mentioned quarry was established it obliterated the line of this footpath, but since its closure in the early 20th century the route has become re-established along its original line. This is perhaps because this route provides a convenient, direct and gently sloping route from Thompson Lane end to the footpath along the base of Baildon Bank, a route which remains attractive to walkers and pedestrians.



The footpaths across Baildon Green are all past and present desire lines which create a mixture of semi-formal and informal routes through the area. The path shown here provides a quick route into Baildon Green from the end of Thompson Lane.

Another well used route runs across Baildon Green from the former quarry site to the southeast corner of the Green at Bertram Drive and Central Drive. A well-trodden path has been worn into the grass, and again the path offers a more direct and convenient link than the roads, though it is boggy in several places due to the stream running from Crutch Well and the existence of other minor springs. It appears that this route only came into existence with the construction of the housing estates to the south and southeast of Baildon Green. The same appears to be true for the path from Bertram Road to the Cricketers' Arms and bus stop, as this land was formerly occupied by a quarry and has always been waterlogged due to water issuing from nearby springs.

This route lines up neatly with Upper Green, the second most important route through Baildon Green. A route of some antiquity, this stretch of lane is part of an old footpath which links the present day Otley Road Bridge crossing of the Aire via Cliffe Lane up Baildon Bank and onto West Lane. This particular stretch also provided access to the cottages of Upper Green and Green Mount, which developed in an unplanned, organic fashion. The route remains a public footpath and bridleway

to this day. It appears, however, that until the 20th century, this access way/route was no more than a track across Upper Green, and that a formal roadway was not created until the mid-20th century.



Beyond the inappropriate pinch point created at its entrance, Upper Green twist and narrows significantly, a result of the hamlet's organic development. Upper Green quickly becomes an unsurfaced footpath leading up Baildon Bank.

The roadway has a tarmac surface, concrete kerbs and concrete flags to the pavement which runs along the western side only. The roadway narrows like a funnel as it climbs and bends up and away from Green Road before petering out to a narrow, unsurfaced bridleway which continues out of the settlement and up Baildon Bank. At the entrance to the roadway, an artificial 'pinch point' has been created by narrowing the roadway using build-outs which have a concrete surface into which well spaced stone squares have been set. At the centre of each build out is a planter, of which only one still retains a tree, which is now semi-mature and an attractive part of the streetscape, but the overall design and materials of the pinch point could be improved.

The other streets in the conservation area are typically dead end streets and not all of them can accommodate motor vehicles. The layout of the streets in the conservation area is a product of its haphazard, organic development and the era it was built in. Other settlements made up of short lanes off a main road are Wrose near Shipley, Low Utley near Keighley. The organic layout of development

gives these streets a varied character and creates a strong contribution to the area's sense of place. Stone Fold is particularly characteristic of this form of development, where the pairs and rows of houses act as 'islands' surrounded by footpaths and roadways. The proximity of the different islands or blocks of development creates a strong sense of enclosure, contrasting with the openness of the Green area in general.



The network of short lanes and paths at Stone Fold create intimate enclosed space such as this one. There are a mixture of concrete flag and mixed surface paths bounded directly by the buildings. This contrasts with nearby Lower Green where the boundary walls delineate the edges of the street.

10. Conclusion: Character Specification and Guidance

To safeguard the special interest of an area, Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of the Baildon Green Conservation Area, things like, the style, form, orientation, massing, height and scale of buildings; the way the built structure interfaces with the spaces created; the width and orientation of streets; the colour and texture of the materials used; the topography and setting of the area; the roofscape and streetscape; how the area interacts with the surrounding environment; natural elements; and local detailing. However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of the core of the hamlet of Baildon Green. This section highlights the elements that contribute to the character and appearance of the conservation area, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within the conservation area, prospective developers and the Council should use this to determine what constitutes appropriate change and as a basis for

the future management of the area. It should be read in conjunction with the policies set out in the Replacement Bradford Unitary Development Plan (see *Appendix 3*).

Baildon Green Conservation Area covers the entirety of this hamlet situated just beyond the edge of the urban area of Baildon and at the foot of the scarp slope of Baildon Bank. The green itself is an important historic open space which is protected by various designations including Green Belt. Although its origins are agricultural, textile manufacture and quarrying were other important industries in the hamlet which shaped its development. There has been little development in Baildon Green since the 19th century meaning that the historic street pattern and characteristic organic layout of the settlement is unchanged. There are several common features which unite the conservation area and underpin its coherence, while other factors, while not consistent across the conservation area, are of interest in their own right and are therefore worthy of protection. This section will outline and summarise the common characteristics and then the other interesting features which enrich the conservation area.

Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<p>□ Topography and setting – set at the base of the precipitous scarp slope of Baildon Bank and surrounded on three sides by the open grassland of Baildon Green, an important historic open space which was originally a common for farmers in Baildon. Beyond the Green is predominantly mid-20th century estate housing which forms the fringe of the built up area of Baildon. There are important views across Baildon Green of the settlement with the rocky outcrops of the Bank behind it, plus views from within the hamlet and up Baildon Bank through the settlement and towards Saltaire, Shipley and Manningham Mills. There is a general slope from north east falling to the southwest which is steepest at the north-eastern edge of the settlement.</p>	<ol style="list-style-type: none"> 1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (RUDP)). 2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the RUDP).
<p>□ Traditional building materials –the buildings, boundary walls and structures within the conservation area are constructed of local sandstone, which serves to unify the diverse forms and create a harmonious whole. Stone slate is the principal roofing material. Timber was traditionally used for doors windows and rainwater goods.</p> 	<ol style="list-style-type: none"> 3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the RUDP). 4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard a contemporary group of properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the RUDP). 5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the RUDP). 6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the RUDP).

<p>□ Boundary walls – these define the line of the roadway and the extent of private space. Walls to domestic buildings are typically made of coursed stone. The Greens there is a distinctive boundary made up of small square stone posts.</p>	<p>7. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the RUDP).</p>
<p>□ Permeability and Street Pattern – Green Road is the principal thoroughfare. The other streets branch off Green Road to the north and are mostly dead end routes in a haphazard, organic layout with various widths including pathways too narrow for a road. Various footpaths have been worn into the Green, linking the settlement with Thompson Lane, Baildon Bank and Bertram Road and offering convenient shortcuts.</p>	<p>8. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the RUDP).</p>

Characteristics Which Vary Across the Conservation Area

Characteristic	Variations	Guidance
<p>Architecture and building details</p> 	<p>Although almost all of the buildings are in a local vernacular style, there are variations which are a result of the difference in age, function and status between buildings. The earliest buildings are former farmhouses and cottages from the late 18th and early 19th century which incorporate almost square windows (sometimes with square mullions) set in plain stone reveals, with dentilled eaves, corniced chimneys and in some cases quoined angles. Buildings from the mid and later 19th century exhibit taller floor heights and windows with more vertical proportions and simple cill-and-lintel openings. These later buildings are also more regular in their massing and layout as their development is not as organic as the earlier buildings, which include a small number of barns with details like (blocked) arched cart openings and dovecotes.</p> <p>The only strongly stylised buildings in the settlement are the Church on the Green which is Italianate in style with a hipped roof, simple but heavy entablature and regular, grid-like layout of openings; The Cricketers' Arms which has kneelers and ball finials on its saddlestones and other decoration which gives it a slightly Jacobean appearance; while the gables, render and asymmetrical elevation of 12 Lower Green is Arts and Crafts in style.</p> <p>Upper Green Mill is a large complex which is a significant component of the settlement. Its grid like layout of openings is typical of 19th century industrial buildings.</p>	<p>9. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the RUDP).</p> <p>10. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the RUDP).</p> <p>11. New development within the conservation area should reflect the predominant building form of the character of the area. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the RUDP).</p>

<p>Open spaces</p> 	<p>The use of the large grassy expanse of Baildon Green as an agricultural common predates the settlement itself and influenced how the settlement developed. Today the space makes an important contribution to Baildon Green's sense of place, separates the hamlet from the built up area and forms a key component of views and vistas into and out of the hamlet.</p> <p>Water is present in the form of Crutch Well on the Upper Green which issues into a small pond before sinking and issuing to the southwest of the Cricketers' Arms. Other springs issue to the south of the hamlet on the Green.</p> <p>The line of tree on the south side of Green Road is an important feature which delineates the street, while other individual mature trees contribute to the townscape.</p> <p>The confined spaces formed by the closely knit streets of Baildon Green contrast with the open and exposed areas of the Green itself.</p>	<p>12. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the RUDP).</p> <p>13. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>
<p>Streetscape</p> 	<p>Although very few historic street surfaces remain in situ, the shape, layout and orientation of the street spaces makes a strong contribution to the conservation area's sense of place and are testament to the haphazard, organic development of Baildon Green. Streets like Stone Fold and Lower Green have varying widths and irregular layouts, with the footpaths through the blocks of development at Stone Fold particularly characterful.</p> <p>Green Road is the main route through the conservation area and this widens at the centre of Baildon Green, creating what is a natural stopping point, almost a village square in front of Knoll View which was historically the location of the village pub.</p> <p>The Green itself is crisscrossed by a number of formal and informal rights of way providing alternative routes to and through Baildon Green,</p>	<p>14. There should be a presumption in favour in maintaining the traditional townscape of the area in terms of the mass and orientation of buildings and the size of spaces between them. New development should integrate with the existing built form (see policy BH11 of the RUDP)</p>

11. Preservation and Enhancement Proposals

Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, Baildon Green Conservation Area has managed to maintain its rural character, and remain detached from more recent development in its vicinity. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this report) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Replacement Unitary Development Plan* (see *Appendix 2: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

11.1 Preservation of the Character and Appearance of Baildon Green Conservation Area

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in its *Replacement Unitary Development Plan* to control further change within the conservation area. Most importantly:

- There will be a strong presumption in favour of preserving both listed and unlisted properties and spaces that contribute to the special interest of the conservation area, as well as elements of its setting that are intrinsic to its rural aspect.

- In making decisions on proposed new developments within the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance.

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of Baildon Green Conservation Area. These are outlined in section 11.3 of this report along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Baildon Green, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

There are buildings and features within Baildon Green Conservation Area which contribute substantially to its townscape value and historic appearance. These buildings are subject to increased planning controls because of their location within a conservation area. That protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In Baildon Green there are a few buildings retaining much of their historic character seen in the survival of original and/or the installation of appropriate replacement doors and windows. Stone walling remains largely unspoiled by modern renders or cladding, and other changes that could damage the conservation area have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of Baildon Green.

Generally, many minor changes that result in a loss of character can be made to dwellings without the

need for planning permission and in several cases, this has already happened.

11.2 Design Guidance: Additions, Alterations and New Build

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design. This will ensure that the uniqueness of the hamlet is maintained. This does not necessarily mean that development should replicate what is already there. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of existing buildings.

CABE (Commission for Architecture and the Built Environment) and English Heritage (2001) publication, entitled *Building in Context: New Development in Historic Areas* sets down some useful guidelines as to what constitutes good new design in conservation areas. Generally:

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by Baildon Green and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should complement the pattern of existing development and routes through and around it. In Baildon Green the building pattern is fairly irregular and closely knit. The irregularity in the height, pitch and scale of roofs is made more interesting by the varying scale and orientation of the buildings.
- Important views and vistas within, across, into and out of the conservation area should be respected.
- The scale of neighbouring buildings should be respected. In Baildon Green, the buildings are generally two storeys in height, although the scale of the building varies according to age, original function and status. New development should not be conspicuous by ignoring the general scale of buildings in the conservation area.
- The materials and building techniques used should be as high quality as those used in the existing buildings. Stone for structures, some

roofs and boundary walls unites the buildings and enclosures of Baildon Green despite the differences in style, mass, age and function of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation area.

- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place.

Positive and imaginative response development will be encouraged, especially that which makes a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way should be avoided.

11.3 Enhancement Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant historic pastoral backwater feel of the place and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community:

- **The Preservation of Original Features** - Where houses have retained traditional features such as a stone roof, low doorway with timber door, stone mullions, fenestration, stone boundary walls or corniced chimneys, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity and interest of the individual buildings. Unfortunately nearly all of the unlisted buildings in the conservation already lack some details such as traditional doors and windows, while the stonework of some buildings has been concealed by render. Alterations such as these lie outside of the planning system and the nature of minor alterations to houses is up to homeowners. The Design and Conservation Team is happy to advise and has recently (2007) published guidance on the repair, maintenance and restoration of old houses which can be viewed at www.bradford.gov.uk/repairs
- **The Reinstatement of Original Features** - Many buildings have had their original features

replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental as many buildings form part of an attractive vista and this affects the integrity of its group value. The above mentioned repairs and maintenance guidance (at www.bradford.gov.uk/repairs) provides advice to homeowners who wish to repair or restore their old house.

- **Street Improvements** – the street spaces within the conservation area are integral to its special interest, but the surfacing of roadways and pavements and the choice of street furniture does not reflect this special interest. There is potential for future highway maintenance and improvements to use appropriate materials and detailing to enhance the character and appearance of Baildon Green.
- **Design Guidance** – much of the character of Baildon Green Conservation Area is derived from the organic growth of the hamlet, creating an unusual layout of buildings, which themselves are different shapes, masses and heights. It is therefore critical that any development in the conservation area complements the qualities of the conservation area. Design guidance for new build, extensions or other features such as garages would ensure that new development would be sympathetic to its surroundings. The guidelines given in section 10.2 of this assessment are a starting point.
- The designation of a conservation area at Baildon Green would mean that the Replacement Unitary Development Plan policies which aim to protect and enhance the special interest of conservation areas (listed in Appendix 2 of this assessment) would be applicable to any works requiring planning permission. The Design and Conservation team will also be formally consulted on any applications within or affecting the setting of Baildon Green and this assessment document will be a material consideration in determining these planning applications.

11.4 Conservation Area Boundary

The Conservation Area boundary covers the entire built up area of the hamlet of Baildon Green. This organic cluster of buildings has a distinctive character which in the opinion of the Design and

Conservation Team should be protected by conservation area status.

It is felt that the inclusion of any historic buildings across the Green from the hamlet would not create a logical boundary, as these buildings do not physically form part of the hamlet and do not relate to its historical development. In general these outlying buildings have been unsympathetically altered, with the exception of the buildings at Midgely Farm which are Grade II Listed and consequently receive a much higher level of protection than conservation area designation.

A conscious decision has been made to not include the entire extent of the Green in the conservation area. The whole of the Green lies within the Green Belt, which gives the highest level of protection to its open and green character. Moreover, the entire Green is also protected as a Site of Local (nature) Conservation Importance. In addition to these protective designations, the parts of the Green to the south of Green Lane are also protected as Recreational Open Space in the Replacement Unitary Development Plan.

Due to the high level of protection already afforded to the Green, the conservation area boundary only includes those parts of the Green with features worthy of conservation area status and contribute to the character of the conservation area and views into and out of it. It is felt that the views of Baildon Green from the junction of Thompson Lane and Green Lane and from Bertram Road as it emerges from the edge of Baildon are significant and that the presence of the distinctive stone post boundary of the Greens effectively announces the beginning of a different place to the surrounding development. Furthermore this land was historically quarried, which has given it an irregular topography and it contains a number of footpaths which contribute to the sense of place.

It was felt that the parts of the Green to the east of Bertram Road do not relate as strongly visually to the hamlet of Baildon Green and there is no strong relationship between the eastern edge of the Green and the settlement itself. The open character of this space already receives a high degree of protection as outlined above.

Baildon Bank forms a character backdrop to Baildon Green but it would be inappropriate to include it within a conservation area. It is a natural rather than historic feature and is protected by Green Belt, as a Site of Ecological or Geological Importance and as a Site of Local Conservation Importance.

Glossary of Architectural Terms

Art Nouveau	Short lived turn of the 20 th century style which takes its influence from the fluid forms of nature rather than historical styles. Most evident in England in floral leaded and stained glass.
Arts and Crafts	Architectural style from the late 19 th and early 20 th centuries which placed an emphasis on traditional natural materials and a style based on asymmetry and the vernacular rather than the conventions of Revival styles such as Classical or Gothic.
Casement Window	A window which opens on side hinges.
Cill	The horizontal feature at the bottom of a window or door which throws water away from the face of the building.
Coped Roof or Coping	Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copings can be made of any material which does not absorb water.
Cornice	The top course of a wall which sometimes might be moulded and/or project forward from the wall.
Coursed Stone	Type of wall created by the layering of stone in an irregular horizontal bed of mortar.
Dentil	A small projecting rectangular block forming a moulding usually found under a cornice . Usually in rows.
Dove Cote	Small recesses on the exterior of a building to house pigeons and doves.
Fenestration	The layout of windows on an elevation of a building.
Finial	A crowning decoration, usually the uppermost ornament and is therefore mostly found on gables, pinnacles or parapets.

Jamb	The vertical part of a door or window which supports the lintel .
Kneeler	Stone at the end of the coping at the gable end of a roof which projects over the wall below. Usually moulded or carved.
Lintel	Horizontal beam bridging an opening in a wall.
Margins	Margins frame an opening. Most project forward from the wall.
Moulding	The profile given to any feature which projects from a wall.
Mullion	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone.
Quoin	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size, or projection.
Vernacular	A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose built by local craftsmen.

Further Reading

Historical Resources

City of Bradford Metropolitan District Council (2004) *Baildon and Baildon Station Road Conservation Area Assessment*

Cudworth, W (1876) Round About Bradford

Gill, L (1986) Baildon Memories

La Page, J (1951) The Story of Baildon

Architecture

Grieve, N (2001) The Urban Conservation Glossary <http://www.trp.dundee.ac.uk/research/glossary/glossary.html>

Planning Policy

City of Bradford Metropolitan District Council
(2005): Bradford District Replacement Unitary
Development Plan.

Department of the Environment (1994): Planning
Policy Guidance 15 (PPG15) – Planning and the
Historic Environment. HMSO, London.

Contacts

To Register your comments or for further
information please contact:

Design and Conservation Team
Dept of Regeneration
City of Bradford Metropolitan District Council
8th Floor, Jacob's Well
Bradford
BD1 5RW

E-mail: conservation@bradford.gov.uk

Appendix 1:

Map of the Baildon Green Conservation Area



Appendix 2:

Legislation and Council Policies Relating to Conservation Areas

Appendix 2: Legislation and Council Policies Relating to Conservation Areas

This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to constant review.

Legislation to Protect the Character and Appearance of Conservation Areas

Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area:

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order and under the Advertisement Regulations) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area. (For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give

listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council's **Replacement Unitary Development Plan** (2005) forms the basis of decision making on planning applications in the district. The RUDP has the following policies relating to conservation areas:

Policy BH7: Development within or which would affect the setting of conservation areas

Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to preserve or enhance the character or appearance of the conservation area.

Policy BH8: Shop fronts in conservation areas

Within conservation areas proposals affecting existing shop fronts or proposals for new shop fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds will not be permitted on buildings without a shop front or fascia.

Policy BH9: Demolition within a conservation area

Within conservation areas, permission will not be granted for the demolition of buildings which make a positive contribution to the special architectural or historic interest of the area unless the development would result in benefits to the community that would justify the demolition.

Policy BH10: Open spaces within or adjacent to conservation areas

Planning permission for the development of important open areas of land or garden within or adjacent to a conservation area will not be granted if the land:

- 1) *Makes a significant contribution to the character of the conservation area.*
- 2) *Provides an attractive setting for the buildings within it.*
- 3) *Is important to the historical form and layout of the settlement.*
- 4) *Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.*
- 5) *Contains natural water features, tree and hedgerows which the development proposals propose to destroy.*

Policy BH11: Space about buildings

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

New developments seeking to integrate into an existing built form will be encouraged by relaxing approved policies and standards.

Policy BH12: Conservation area environment

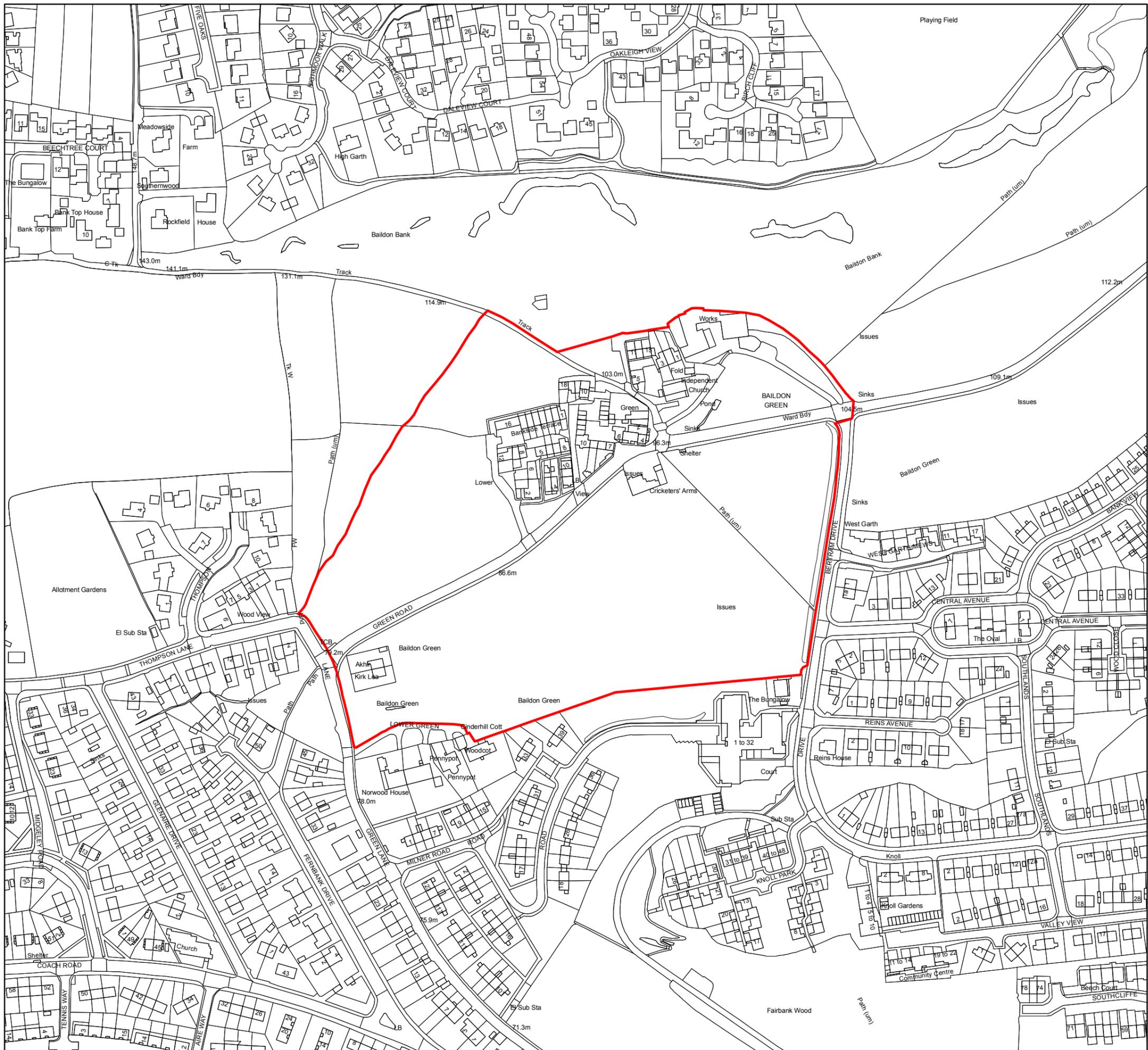
Changes to the public realm within conservation areas must demonstrate that:

- 1) *The design, materials and layout of traffic management and parking areas minimise the adverse visual impact which may arise from such development.*
- 2) *New and replacement street furniture is of an appropriate design and material that preserve or enhance the character of the surrounding street scene.*
- 3) *Proposals for the introduction of public art will preserve or enhance the character or appearance of the conservation area. In certain conservation areas the introduction of public art and street furniture will be encouraged.*

Policy BH13: Advertisements in conservation areas

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 1) *Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. Where possible, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.*
- 2) *Within conservation areas internally illuminated box signs will not be permitted. Sensitively designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.*
- 3) *Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.*



BAILDON GREEN CONSERVATION AREA

 Conservation Area boundary.

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