

Heritage Statement

1 Kitty Fold

Addingham

Ilkley

LS29 0NB

Heritage Statement completed by:

Name: Claire Ingleby

Contact number or email address: claireingleby989@gmail.com

Agent	
Owner	

Contents

1	A description of the heritage asset.....	3
1.1	What heritage assets are affected by the proposals?	3
1.2	A description of the location of 1 Kitty Fold.	3
1.3	Listed Building Status of 1 Kitty Fold.....	5
1.4	The Addingham Conservation Area	7
2	History of 1 Kitty Fold	7
2.1	A brief history of Addingham.	7
2.2	A history of 1 Kitty Fold; a statement of significance.	8
2.1	Planning history of 1 Kitty Fold.....	10
3	Design Concept.....	10
3.1	Pre-application Advice	10
3.2	Description of proposed development.....	10
4	Assessment of impact and any mitigation	11
4.1	How will the proposals impact the significance of the heritage asset?	11
4.2	How has the proposal been designed to conserve this significance?	11

1 A description of the heritage asset.

1.1 What heritage assets are affected by the proposals?

The table below identifies the heritage assets that are affected by the proposal in this planning application for 1 Kitty Fold. The proposed addition of ten solar panels to 1 Kitty Fold will affect a listed building and a conservation area.

Table 1: Identification of effected heritage assets

Heritage Asset	Affected?
Scheduled Ancient Monument	
Listed Building	
Conservation Area	
Registered Historic Park and Garden	
Building of Local Interest	
Site of known archaeological remains	
Other non-designated Heritage Asset	

1.2 A description of the location of 1 Kitty Fold.

1 Kitty Fold is located within the village of Addingham, situated between the Yorkshire Dales and the Ilkley Moor area. The character of Addingham is considered as being closer to that of the villages located within the Yorkshire Dales, rather than the South Pennine influence seen elsewhere within the Bradford district. According to the Conservation Area Appraisal produced by Bradford Council in 2007, the architecture of Addingham reflects the local vernacular style, with rubble style construction for traditional Yorkshire Dales shopfronts. Additionally, Addingham has diverse land use, including areas of residential, farming, industrial and commercial buildings and open space interspersed across the village. The majority of Addingham, particularly for the buildings along the historical thoroughfare of Main Street, is contained within the Addingham Conservation Area. The Appraisal also identifies that a high proportion of the buildings within the Conservation Area have retained key features and details.

1 Kitty Fold is located on Kitty Fold, a small private side street off Main Street. It is set off from Main Street, and is perpendicular to the traffic, instead facing the back of the Memorial Hall. 1 Kitty Fold does not face directly onto Main Street. As such, the Memorial Hall largely obscures 1 Kitty Fold from Main Street. This can be seen overleaf in Figure 1. Only a small section of the roof of 1 Kitty Fold is visible from Main Street. No solar panels will be placed on this section of visible roof. Instead this proposal proposes the placement of ten solar panels on the modern, slightly higher, roof of the second floor extension. This can be seen in Figure 2, located overleaf. Figure 2 also shows the shallow roof aspect of the second floor extension, which will limit the visibility of solar panels from the street further. As highlighted by Figure 1, however, the majority of 1 Kitty Fold's roof is not visible from Main Street, limiting the effect on the heritage asset and the Conservation Area.



Figure 1: View of 1 Kitty Fold from Main Street, taken 24th July 2023.

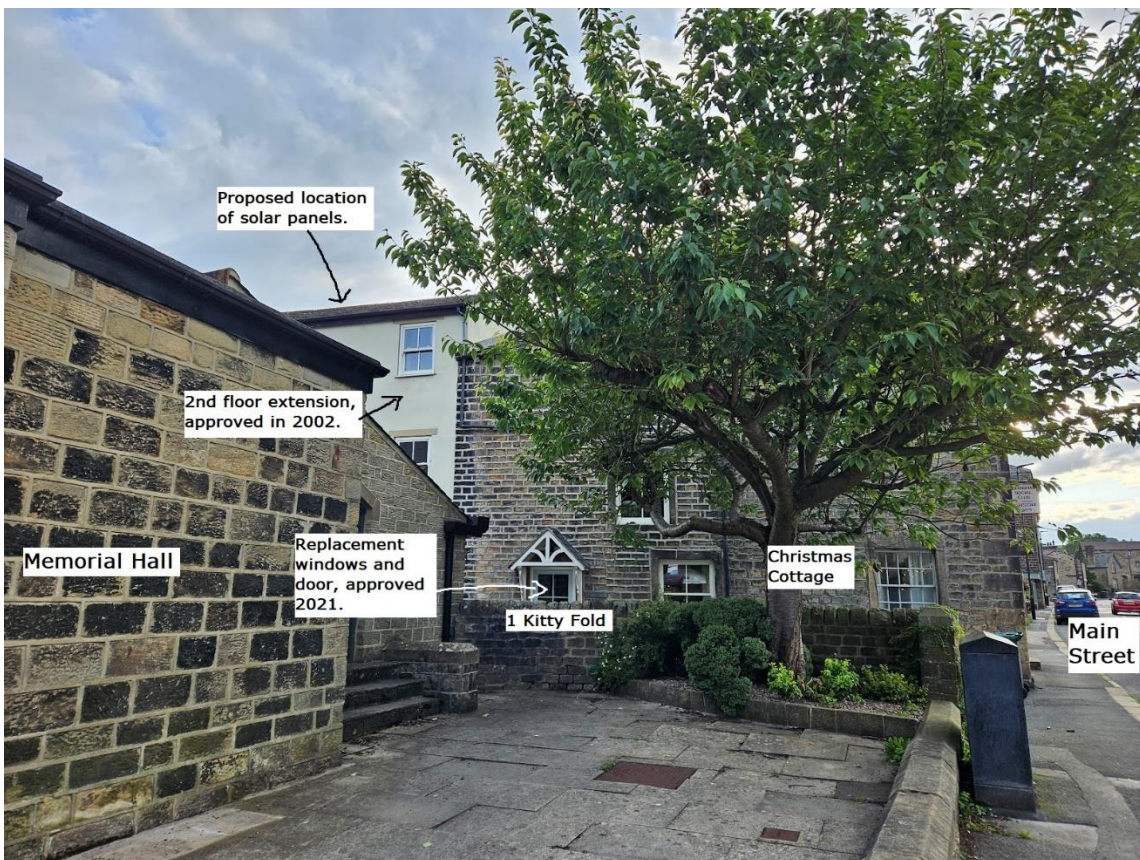


Figure 2: Closer view of 1 Kitty Fold from outside bus stop and the Memorial Hall, taken 24th July 2023.

Located immediately across from 1 Kitty Fold is The Fleece pub, a Grade II Listed Building dating back to the mid-18th century and which has retained a number of its historical features. The view from The Fleece down Kitty Fold has been highlighted within Addingham's Conservation Area as one of the key views within the area. This is visible in Figure 4 on page 5. This key vista from The Fleece can be seen below in Figure 3. Figure 3 identifies that, due to the shallow aspect of the roof of the second floor extension, there is limited visibility onto the roof. This is the section of roof where the proposed solar panels will be placed.



Figure 3: View of 1 Kitty Fold from The Fleece, taken 24th July 2023.

1.3 Listed Building Status of 1 Kitty Fold.

There are a number of irregularities in the listed building status for 1 Kitty Fold. As part of Addingham's Conservation Area Appraisal in July 2007, whilst 1 Kitty Fold is not listed, 2 Stockinger Lane is. When examining the maps provided highlighting the listed buildings in the area, the map did not include changes to the housing boundaries which involved the merging of part of 2 Stockinger Lane and of 1 Kitty Fold. This map can be seen overleaf in Figure 4. This map has been sourced from Bradford Council's Addingham Conservation Appraisal document at the following link: <https://www.bradford.gov.uk/environment/conservation-areas/addingham-conservation-area/>. Further research using the Historic England resources show no listing for 1 Kitty Fold. Part of 1 Kitty Fold, however, is attached to the neighbouring Christmas Cottage, which is Grade II Listed. There is no evidence that this shared roof is not of the same heritage status. As such, the plans for the solar panels avoid placement on this shared portion of roof, which likely dates to the early 19th century.

Map of Addingham's Conservation area detailing Listed Building Status



Addingham Conservation Area
 Open Spaces, Trees, Views, Listed and Key Unlisted Buildings

Figure 4: Map of Addingham's Conservation Area and Listed Buildings, sourced from the Addingham Conservation Appraisal document by Bradford Council. This has been edited to highlight 1 Kitty Fold.

1.4 The Addingham Conservation Area

Despite irregularities in the listed status of 1 Kitty Fold, it is clearly located within the Addingham Conservation area, as approved by the Keighley Area Committee on the 25th February 2004. A map of the boundary of this Conservation area is seen below in Figure 5, with the location of 1 Kitty Fold labelled with a blue cross. The boundary is shown by a red line, including the majority of Addingham's Main Street. This boundary map has originally been sourced from <https://www.bradford.gov.uk/media/2266/addinghamboundarymap.pdf> and dates from February 2003.

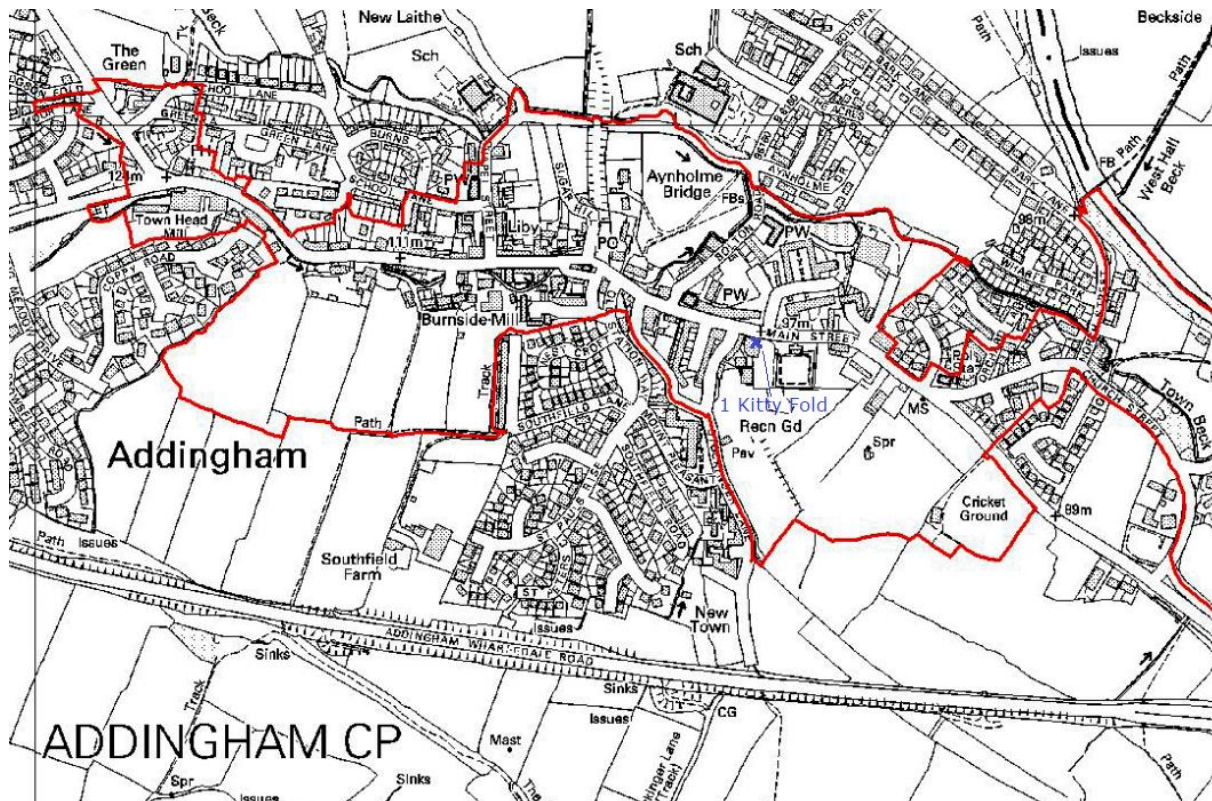


Figure 5: Map of the Addingham Conservation Area, as of February 2003, sourced from Bradford Council, labelled to highlight 1 Kitty Fold.

2 History of 1 Kitty Fold

2.1 A brief history of Addingham.

Addingham has a long history, with an initial settlement around the site of the present church evident from 867 AD. Whilst small scale development occurred during the Middle Ages, it was the development of the textile industry in the 14th century that enabled Addingham's growth. This growth peaked in the 18th/ early 19th century, which is reflected in the large proportion of houses in Addingham dating to this period. 2 Stockinger Lane, which merged to become part of the current 1 Kitty Fold, is dated from the early 19th century. Further development in the 20th and 21st century have been due to Addingham's development as a commuter village, and the conversion of redundant textile mills.

2.2 A history of 1 Kitty Fold; a statement of significance.

To understand the significance of the heritage asset, 1 Kitty Fold, research was undertaken into the history of the building. The research materials for this statement of significance have been highlighted below in Table 2.

Table 2: Research material used for the significance statement for 1 Kitty Fold

Research material	Used?
Local Historic Environment Record	
Record Office	
Historic Maps	
Historic England	
Museum or Library	
Local Heritage Groups	
Conservation area Appraisal	
Other (please state)	

Despite exploring a number of sources, including www.addingham.info, a website run by the Addingham Civic Society, Addingham: from Brigantes to bypass by Kate Mason, and photographic records from the Addingham Photographic Archive at www.photoarchive.addingham.info, there is little historic record of 1 Kitty Fold. Whilst there is mention of Kitty Fold within Kate Mason's Addingham: from Brigantes to bypass, it briefly mentions on page 110, the demolition of a number of stone cottages along Kitty Fold during the 1950s and 60s. Christmas Cottage, the property next door to 1 Kitty Fold, is a Grade II Listed building dating from the early 19th century. As the two properties are attached it could be assumed that at least the front portion of 1 Kitty Fold, visible in the aerial photo from 1964 in Figure 6, may also date from this period.

It is clear from these sources, however, that 1 Kitty Fold has not historically been in the same form as it is today. Aerial photos from 1964 and 1990, sourced from the Addingham Photographic Archive identify external changes to 1 Kitty Fold. These are seen below in Figures 6 and 7. From these figures, it is clear that 1 Kitty Fold has had significant external development to the rear of the property. A further planning application from 2002, detailed in the following section, identifies the approval for a further extension of a second story to the rear of 1 Kitty Fold. It is on the roof of this extension, not the original roof from the listed 2 Stockinger Lane, that the proposed solar panels will be placed.



Figure 6: Aerial photograph from 1964 of 1 Kitty Fold, sourced from www.photoarchive.addingham.info. Edited to highlight 1 Kitty Fold.



Figure 7: Aerial photograph from 1990 of 1 Kitty Fold, sourced from www.photoarchive.addingham.info. Edited to highlight 1 Kitty Fold.

Overall, the combination of a limited historical record relating directly to 1 Kitty Fold, or Kitty Fold in general, and the significant changes made to the exterior since 1964, suggests that 1 Kitty Fold is of less historical significance than its neighbouring buildings. Despite this, due to the proximity of 1 Kitty Fold to the historical thoroughfare of Main Street, The Fleece (Grade II Listed), Christmas Cottage (Grade II Listed), and its location within a Conservation area, the proposals will attempt to limit any impact on the surrounding area. These will be detailed in Section 4, which will assess the impact of these proposals and identify any mitigation put in place.

2.1 Planning history of 1 Kitty Fold

In addition to this planning application, two further planning applications have been made, and accepted, in relation to 1 Kitty Fold. These are detailed below. Both applications have been approved with the context of the Conservation area and the Listed Building status. The property history for 1 Kitty Fold has been located from <https://planning.bradford.gov.uk/online-applications/>.

- 2002: Approval of second floor extension to dwelling, forming additional bedroom and shower room, with internal alterations. Reference number: 02/03536/FUL.
- 2021: Approval of replacement windows, French windows and front door. Reference number: 21/02221/LBC.

3 Design Concept

3.1 Pre-application Advice

Have you consulted the relevant Historic Environment Record? **No**

Have you sought any pre-application advice from the Local Planning Authority? **No**

Have you sought pre-application advice from Historic England? **No**

3.2 Description of proposed development

The proposed development for 1 Kitty Fold is the addition of ten solar panels onto the modern section of roof. The proposed location of these panels can be seen in Figure 2 and 3, located earlier in Section 1. The solar panels will be placed on both sides of the roof, with five on each side, but will only be placed on the roof of the second floor extension, dating from 2002. There will be no solar panels placed on the older section of roof, which merges with the Grade II listed building Christmas Cottage.

4 Assessment of impact and any mitigation

4.1 How will the proposals impact the significance of the heritage asset?

This is a planning application for the proposed addition of ten solar panels onto the roof of 1 Kitty Fold. Solar panels will not be placed across the entirety of the roof, instead only on the roof of the second floor extension. To reiterate, no solar panels will be placed on the historic roof shared with the Grade II Listed Christmas Cottage. Instead, the ten panels will be placed on both sides of the modern roof, five on either side, located further from Main Street. The addition of these panels may still impact the historic roofline. However, as can be seen from Figures 1, 2 and 3, this roof has low visibility from a number of key viewpoints. No other historic feature of 1 Kitty Fold, or the surrounding buildings, will be affected by the proposed addition of solar panels to the roof of 1 Kitty Fold.

The addition of solar panels in a conservation area may be considered as negatively affecting the heritage of the area. To justify the addition of solar panels and the potential effect on the heritage of Addingham, solar panels provide a renewable source of energy and are an essential part of moving towards carbon neutral; a government policy. Due to the placement of the panels on the newer roof section, rather than the historic section, this lowers the significance of the impact of the solar panels on the heritage asset. Furthermore, solar panels have been placed on residential buildings in the surrounding area, including on the neighbouring street, Stockinger Lane.

4.2 How has the proposal been designed to conserve this significance?

To reduce the impact of the ten solar panels on the heritage of 1 Kitty Fold and the surrounding area, a number of measures have been taken. Firstly, to reduce the impact on 1 Kitty Fold, the proposed ten solar panels will be placed on the modern roof of the second floor extension. As highlighted throughout this application, this roof dates to approximately 2002 and is not a feature with historical importance. By doing so, this will avoid placement on the older roof section, which forms part of Christmas Cottage and dates back to the early 19th century.

To reduce the impact of the solar panels on the heritage of the surrounding area, the ten proposed solar panels will be placed on a roof with a shallow aspect. This results in reduced visibility from a number of key locations, including from across the road from The Fleece. Additionally, as this roof is on the second floor extension, the height of the building alone makes the roof less visible from the road. Visibility of the solar panels is also reduced due to the location of second roof, which faces onto the back of Addingham's Memorial Hall. Due to the height of the Memorial Hall, this section of 1 Kitty Fold, and its roof, is obstructed from the view up Main Street. The placement of any solar panels on top of this roof will not be visible from the view up Main Street.