



Esholt

CONSERVATION AREA ASSESSMENT

June 2002

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Acknowledgements

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West Yorkshire Archaeology Service (WYAS) for providing historical and architectural information on Esholt.

Introduction

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 Planning (Listed Buildings and Conservation Areas) Act 1990). Esholt Conservation Area was first designated in November 1973 and amended as part of an assessment and public consultation process that culminated in the production of this report. The boundary embraces the nucleus of the village, incorporating a collection of early nineteenth century workers cottages, centred on the Old Hall, St. Paul's Church, Vicarage and the school house building. This is one of the most attractive village settings of Bradford district.

The interaction of the buildings and spaces within conservation areas create unique environments, which constitute irreplaceable components of our local, regional and national heritage. It is the responsibility of the Local Planning Authority to designate conservation areas, which confers a general control over the demolition of unlisted properties within their confines, strengthens controls over minor development and makes special provision for the protection of trees. The objective of these measures is to provide for the preservation of the essential character and appearance of the area, in order to maintain or improve its environmental quality and safeguard local distinctiveness and sense of place, within a framework of controlled and positive management of change.

The City of Bradford Metropolitan District Council has prepared this assessment in order to fulfil its statutory duties under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 (2) of this act places a duty on the local authority to review its conservation areas from time to time, and Section 71 to formulate and publish proposals for their preservation and enhancement. The principal objectives of the document are to:

- ☐ define and record the special interest of Esholt Conservation Area; and
- ☐ assess the action that may be necessary to safeguard this special interest.

It is, however, not intended to be comprehensive in its content and failure to mention any particularly building, feature or space should not be assumed to imply that they are of no interest.

This assessment should be read in conjunction with the Bradford *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 the conservation areas.



Typical image of Main Street, Esholt – with its vernacular style workers cottages and abundance of sandstone walls

History and Archaeology

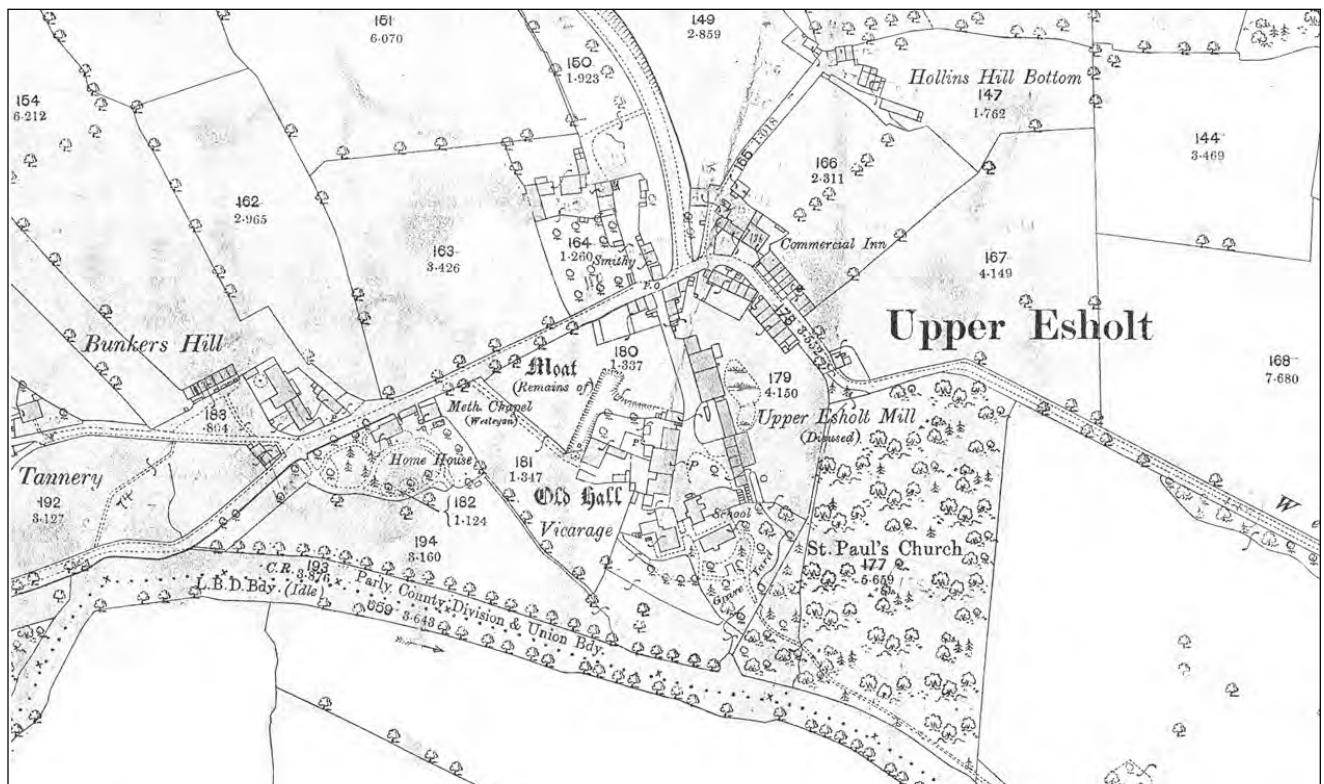
Summary of the Historical and Archaeological Significance of Esholt Conservation Area

- *The field situated between Esholt Old Hall and Chapel Lane is a Class 2 archaeological site due to the extent of its earthworks.*
- *The village is part of the Esholt Estate situated to the south-east, which was built on the site of a medieval nunnery and has an extensive history. It began life as an agricultural community.*
- *Esholt has a long industrial history and there is evidence that ironworks existed in the area during the sixteenth century.*
- *Esholt expanded during the eighteenth and nineteenth century as a result of the technical advances, which occasioned the construction of mills and the urbanisation of the population. The mills have since been lost.*
- *Despite the evident changes Esholt has undergone, it remains structurally what it was during the mid nineteenth century. It has not been subject to the massive development that has impacted many similar settlements in the district and as such it stands as a unique example of past living patterns.*
- *Some of the evidence of past thoroughfares through the region is still evident in the present street layout of the village.*

Esholt village sits about half a mile to the north-west of Esholt Estate, which was built on the site of

a medieval Cistercian nunnery. The first documentary evidence of the occupation of the area alludes to the establishment of this nunnery in the twelfth century. Simon Warde granted the whole estate of Esholt to the nuns of Syningthwaite Priory, an act that was confirmed by his son in 1172 and again in 1185. Esholt was referred to as Essolth at this time and the name is likely to have derived from the elements *aesc* and *holt*, meaning ash wood or 'shelter by ash tree' (Smith 1961). Little is known about the development of the area during the medieval period, but Charters, dated 1348 and 1349, describe it as a hamlet of Yeadon. The nunnery, which was dedicated to St. Mary and St. Leonard, continued in existence until the Dissolution of the Monasteries in 1540. The oldest building within the village of Esholt itself, referred to as Upper Esholt on nineteenth century maps, is Esholt Old Hall. The exact date of its construction is not known, however it is thought to be medieval in origin and to have been contemporary to the nunnery. The building was clearly of some importance in its day, and there is visual and archaeological evidence of a moat once encircling the structure. The field in which the remnants of the moat are situated has other earthworks that may relate to the manorial complex, and as such it is accorded a high priority in County archaeology terms and has been designated as a Class 2 site.

The Old Hall originally belonged to the De Wardes and subsequently had a number of successive owners. Sir Richard Sherbourne (Shireburn) purchased the property and its associated lands from Sir John Constable in 1567. There is

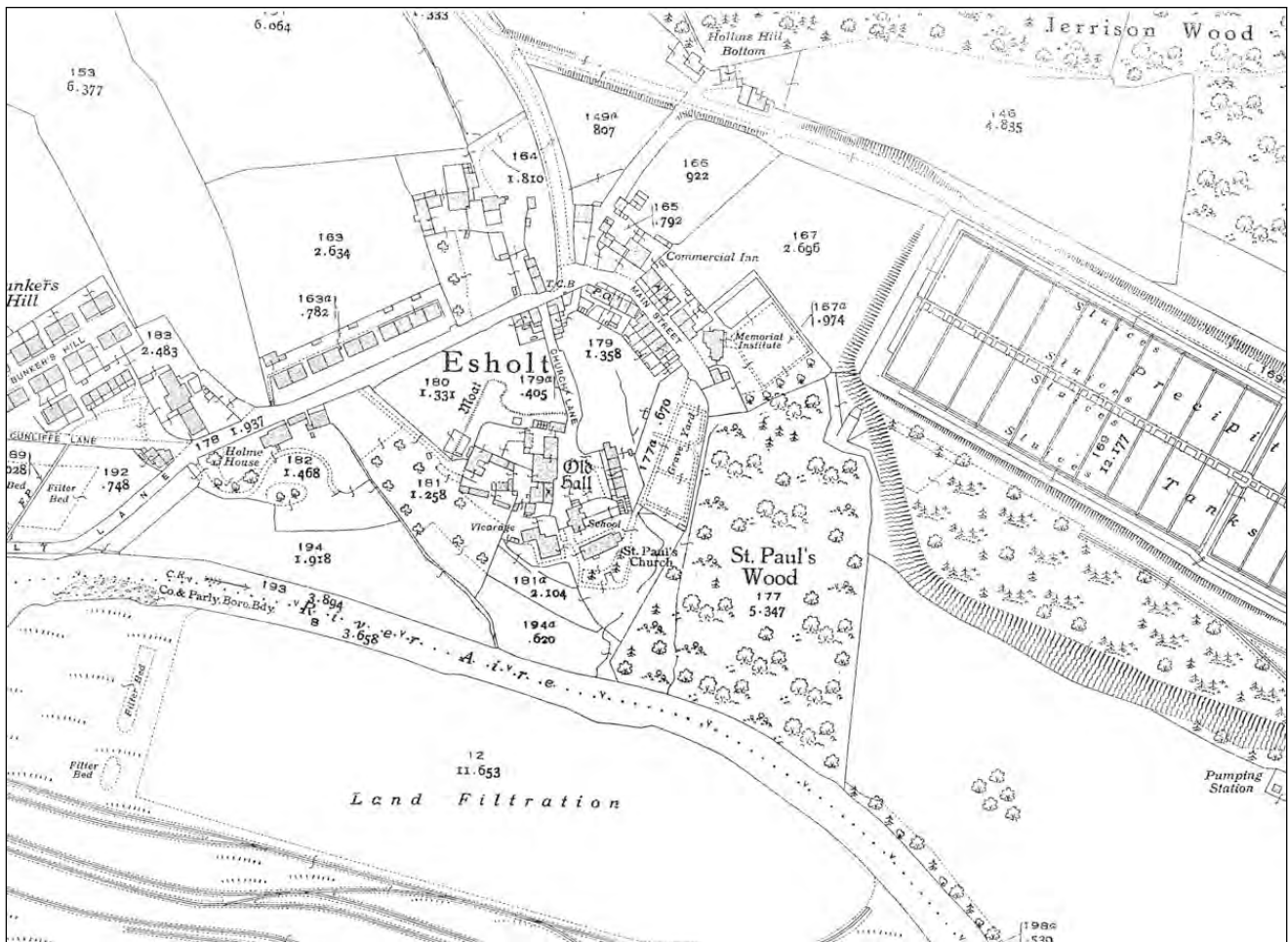


Ordnance Survey Map 1893 – shows the extent of the village in the closing decades of the nineteenth century. The structure of the village has changed very little from this date.

During the nineteenth century a tannery was situated on Cunliffe Lane, opposite what is now Cunliffe House. This would also have been a source of employment for local residents, particularly those of Bunkers Hill. Like the mills it had fallen into a state of disuse by the end of the nineteenth century and was demolished during the second decade of the twentieth century. The estate was sold to the Bradford Corporation in 1906, so that a sewage treatment works to serve the whole of Bradford could be established. This introduced a new form of employment into the village. The first was sited south of Cunliffe Lane during the opening years of the twentieth century. However, the main tanks were established east of the village, outside of the conservation area, and are still in use today. In 1923 the village expanded. 10 wooden bungalows were built on Chapel Lane and 18 of brick were erected behind the Bunker Hill cottages to house the men of the sewage works. These bungalows were demolished in the 1960s and no evidence of their existence survives. A Methodist Chapel that stood on Chapel Lane, between Bunkers Hill and the main village, which was contemporary to the surviving buildings of Esholt, was destroyed in the mid twentieth century. So historically for some of the nineteenth and twentieth century, the now

separate parts of the village were linked by buildings.

Although the street plan of the settlement has evolved, the very centre of the village has altered little since the beginning of the nineteenth century. The main road north of the village was built in 1825–26 as part of the Kirkstall, Otley and Shipley Turnpike Road, but the greatest change came with the establishment of the railway in 1876 and the associated Station Road. These changed the setting of Esholt and the access routes in and out. Prior to this, Pullen Lane, which provided the only access to Hollins Hill Bottom (the High View properties), had been the major route north out of the village and not the largely unused back street that it is today. The stretch of road that extended beyond Hollins Hill Bottom is no longer visible. These properties are now accessed by the extension to station road that leads down to the sewage works, which was only constructed in the 1920s and 1930s. The footpath that connects Cunliffe Lane with Esholt Lane is quite significant appearing on the earliest maps of the area. It did however undergo some reorientation when the original sewage farm of the area was established on the plot at the turn of the nineteenth / twentieth century.



Ordnance Survey Map 1934 – depicts the growth of the village brought about by the establishment of sewage works in the area and the position of the sewage works.

Despite the evident changes that the place has undergone, Esholt is now essentially, with the exception of the loss of the mills and tannery, what it was during the mid nineteenth century. It has not undergone the large scale development that has impacted the majority of the settlements of the area and as such is a unique environment of significant historic interest.

Architecture and Building Materials

Summary of the Architectural Significance of Esholt Conservation Area

- *The majority of the architecture of the village is vernacular in style. It is therefore quite distinct to the area and an essential component of its identity. Vernacular architecture records local craftsmanship methods and the social, cultural and economic history of the area. The uniformity in the style, texture and simplicity of the buildings contribute greatly to the aesthetic appeal of this quaint little community.*
- *The architectural merit of the buildings is recognised, the majority are Grade II listed, with the exception of Esholt Old Hall, which is Grade II* listed. Only the Memorial Institute, 2 Main Street and a few minor structures are not listed.*
- *The rarity of Esholt Old Hall, which is thought to date from the sixteenth century and has retained many interesting architectural features, despite its subdivision at the turn of the eighteenth/ nineteenth century, is a particular asset to the village.*
- *A number of conversion schemes have been implemented in the village. The conversion of the barn of Esholt Old Hall is a fine example of how a new use can be inserted*

into an old building, while retaining its essential character.

- *Characteristic features of the buildings of the area include: two-storey, sandstone construction, stone slate roofs, corniced chimneys, mullioned timber framed painted windows with squared surrounds, and simple painted doors.*

The nineteenth century estate cottages of Esholt are grouped around Esholt Old Hall. All of the structures, with the exception of a few modern agricultural additions and the Memorial Institute, can be classified as vernacular buildings: buildings built to satisfy the simple demands of family life, which are traditional in design and built of local materials. Such buildings are peculiar to the area in which they are situated and inherent to the sense of place. Vernacular architecture has been undervalued in the past, but in recent decades, partly as a result of the perceived threat to the character of the countryside from the universal use of materials, the recognition of this type of architecture has increased. The buildings stand as records of the social, economic and cultural history of the region in which they are located and contribute greatly to our understanding of the past. They also clearly document past local craftsmanship. Being built of local materials, the structures have a certain affiliation with the landscape in which they are set and blend



Esholt Old Hall (Grade II) – the finest building in the Esholt Conservation Area of considerable architectural and historic worth*

harmoniously with it, enhancing its innate attractiveness.

The concentration of listed buildings in Esholt Conservation Area is great and only a few minor buildings are not listed. Even a K6 telephone box on Main Street has Grade II listed status. The most important building is without doubt Esholt Old Hall (Grade II*). The building dates back at least as far as the sixteenth century and some of its timber frame construction, with stud partitioning and altered king post roof trusses, has survived; the section may well incorporate part of the medieval hall that stood on the site. The building is now an irregular structure, consisting of two-storeys that were rebuilt by the Sherbourne family in the late sixteenth century and a taller two storey and attic portion under one large gable that was built in the mid seventeenth century by the Calverley family. A number of further alterations were made on its

subdivision into tenements during the late eighteenth and early nineteenth centuries. The historical development of the building contributes greatly to its interest, demonstrating the changes in tastes and building techniques as the centuries proceeded. The building is built of large blocks of coursed gritstone and has a stone slate roof with saddlestones to gables. The attributes of the building are now mixed. The windows, for example, vary from the five light and four light chamfered mullioned windows with drip moulds on the mid seventeenth century section, to the earlier square mullioned type. The tall chimney stacks that stand above the roofline contribute greatly to its stature and the clapper boarding of the gable wall is particularly unusual. Internally, too, the building has retained some rare and interesting features, such as the coffered oak ceiling of the parlour.

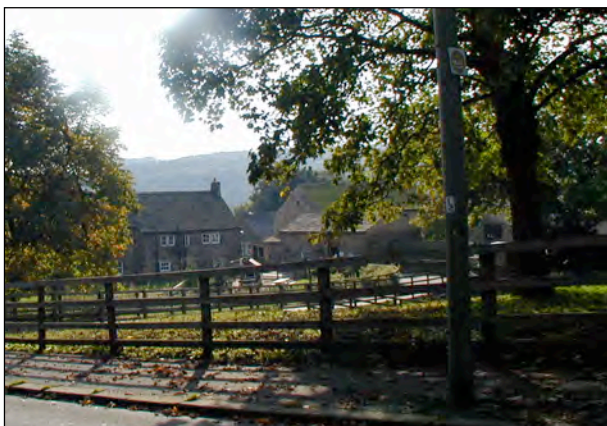
The archway of the successfully converted nineteenth century barn of Old Hall Farm (Grade II)



The late eighteenth century or early nineteenth century barn attached to the hall, is included as part of the listing. It is a fine example of a stone barn of its time with a full height segmental archway. It has recently been successfully converted to a dwelling and is a good example of how a new function can be inserted into this type of agricultural building without losing its outward character. The chief characteristics have been respected: the recessed glazing in the archway and retention of the barn doors has retained the depth of the entrance, the roofline has not been broken by the insertion of rooflights or dormer windows, and new openings have been kept to a minimum.

There are a number of working farms in the vicinity. The design and layout of farm buildings is indicative of the area in which they reside and the type of farming they practise, making them unique to the area and important to its image. Three buildings of St. Leonard's Farm, Church Lane, are listed. The farmhouse (Grade II) itself is the oldest, dating from the late seventeenth or early eighteenth century, although it underwent alteration at the turn of the eighteenth / nineteenth century. It is a two-storey building constructed of large irregular coursed gritstone rubble, with a rendered front. The gabled roof is covered in stone slate, the traditional building material of the area, which is becoming an increasing rarity, and has an outshut pitch to the rear. The windows are mullioned, and the older ones, chamfer mullioned.

Two of the barns are also listed (Grade II). They both date from the late eighteenth century, the early years of the agricultural revolution, and are sandstone structures with stone slate roofs, in the local building tradition. The one situated to the north side of the yard, west of the farmhouse has a distinctive external stone built staircase. The other to the south and west of the yard is an extensive L-



St. Leonard's Farm (collection of Grade II buildings)



View from the centre of the village to Upper Esholt Farm (Grade II), which blends harmoniously with the surrounding landscape.

shaped structure, which has the distinctive characteristics of a barn: ventilator slits and a segmental archway. A mistal, which forms part of the structure is distinctively lower and has plain openings. Although each of these individual buildings is important in its own right, their group value is far greater. The design and positioning of agricultural buildings is determined by their contribution to agricultural processes and their relationship to the other buildings of the farmstead, consequently when groups survive they provide a fuller record of past working methods. Aesthetically too the groups can be more appealing.

Upper Esholt Farm, Cunliffe Lane (Grade II) is a late eighteenth century farmhouse and cottage with an integral mistal and adjoining barn. Again constructed during the era of the early agricultural revolution, the buildings stand as witnesses to the changing farming methodologies of that era. It is essentially a two-storey sandstone "brick" structure with a stone slate roof and corniced chimneys. The windows, like at St. Leonards, are stone mullioned. Just a little further down Cunliffe Lane, Cunliffe House (Grade II) stands. This is a late eighteenth century two-storey farmhouse of sandstone "brick" that exhibits similar architectural features to the other buildings of the village. The associated barn is also listed (Grade II). It dates from the late nineteenth century and is two-storey structure of large sandstone "bricks", a stone slate roof and segmental archway.

The estate cottages are all relatively similar: rows of two storey sandstone structures with corniced chimneys, stone slate roofs, squared surrounds to painted timber casement windows and simple painted timber panelled and glass cottage style



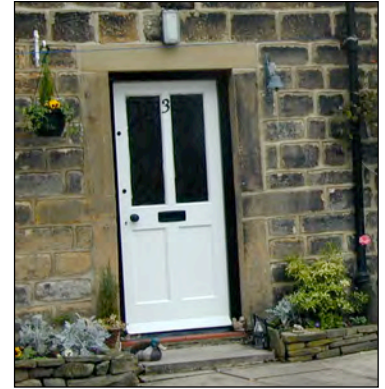
Simple painted timber casement windows, although not original well proportioned and characteristic of the conservation area

doors, also in a square surround. Although many of the door and window details may not be original, the proportion and style of the timber casements and doors is complementary to the stone structures and fill traditional openings. Main Street has the biggest expanse of these structures in the village. Numbers 3-11 (odd); 13-21 (odd); 23; 6 and 8; 10 to 18 (even); 20; 22, 24 and 26; and 28 are listed (Grade II). Many of those on the north side of the street also have small porches around their main entrance, which are later twentieth

century additions. Number 22 is the Woolpack public house, previously the Commercial Inn; the only public house in the village.

The style continues down Church Street. 2 to 8 (even), 10, and 14 are listed. 14 Church Street is unusual in that

it is noticeably larger than the terraced structures and has a single storey smithy building attached to one of its gable walls. The former smithy dates from the same era as the building itself. It has subsequently been converted to residential use, which has necessitated the insertion of some domestic features. The chamfered corner of 12 Church Street where it meets Main Street is also unusual in the area and is necessitated by the relative narrowness of the junction.



Simple painted timber and glass panelled doors – characteristic of the conservation area



14 Church Street (Grade II) – one of the larger cottages of the village with attached former smithy – the windows of this structure do not sit happily in the building and detract from its interest



2-8 even and 8a Church Lane (Grade II) – typical style of terraced cottages within the conservation area

1,3 and 5 Chapel Lane are also listed estate cottages, as are 1 to 6 Bunkers Hill, Cunliffe Road, which were constructed in the early nineteenth century, and like the aforementioned estate cottages, are buildings of sandstone “brick” with stone slate roofs and corniced chimneys. Further away from the heart of the village stand 2 to 8 (even) Esholt Lane, which are again similar in style and complete the image of the place. In addition, a group of Grade II listed buildings nestle together on Station Road (nos. 1, 2, 3 and 4), just north of the main centre of the village. Although slightly larger, they are strikingly similar to the other buildings and as such are an integral part of the village. 2, 3 and 4 are turn of the eighteenth / nineteenth century rebuilds of earlier seventeenth century buildings that stood in the area.

Holme House, 7 Chapel Lane is a detached property dating from the early nineteenth century. It is a building of some status, compared to the cottages of the region, constructed in ashlar stone to the front elevation and sandstone “brick” to the wing and rear. It has a stone slate roof with coped gable ends and corniced chimneys. At one time

the building was surrounded by a landscaped garden.



2 High View (Grade II) –one of the group of buildings on Station Road

The Church of St. Paul (Grade II) is situated at the bottom of Church Lane. It was built in 1839 by W. R. Crompton-Stansfield in the Early English Style. As such it is one of the few buildings in the village that have a formal architectural style. It is a small chapel without aisles or transepts and has a prominent open gabled bell-cote on its west gable. The church is entered via a steeply gabled porch with moulded Gothic arched doorway flanked by column shafts; a double metal studded door gives access to an inner oak door. Pairs of round-headed lancet windows extend along the wall allowing light into the building. The Gothic style is typical of church architecture of the early nineteenth century. The style was thought to express the nature of the true faith, alluding back to medieval times and what was considered to be a purely English style.

Esholt School building (listed as 'Sexton's Lodge', Grade II) stands at the entrance to the church next to the lych gate that leads into the churchyard. It is a single-storey building, Jacobean Revival in style. Dated 1846. Constructed in sandstone "brick" it has two light chamfered mullioned windows and striking gable stacks with octagonal stone chimneys. A gabled porch forms the entrance to the building. Opposite this, completing the collection of buildings is the Vicarage (Grade II). It was constructed in 1856, the year the chapel was made a parish church. The square two-storey house is of a plain villa style, with four-pane sash windows to the front elevation and a tall arched stair window to the rear.



Gabled porch entrance to St. Paul's Church (Grade II)

The Memorial Institute, situated at the end of Main Street is one of the few buildings in the village that is not listed and is the only twentieth century building of note in the village. It was designed by the architects Pearson and Burrell in 1920 as a memorial to the citizens of the village who died in the 1914-18 war. It is a stylish L-shaped building with rough-cast walls and mock timber-framed gables. Prominent features include a timber veranda and a prominent pagoda-shaped louvered ventilator on the roof.

Traditional Building Materials

One of the most unique elements of the conservation area is the uncompromising predominance of sandstone and stone slate. Unlike many other areas, modern materials have impinged very little on the character of the place. The exceptions are the Memorial Institute and the later additions to the farm buildings. Timber remains the principal material used for the doors and windows of the buildings within the village. This material is also used for gates in the area, although cast iron has also been used for their construction.



The Woolpack Public House (Grade II), formerly named the Commercial Inn

Setting and Landscape Qualities, Views And Vistas

Summary of the Setting and Landscape Qualities of Esholt Conservation Area

- *Situated in the valley of the River Aire surrounded by rising ground to the south and north, the village of Esholt is very secluded. The true character of the village can therefore only be truly appreciated internally.*
- *The rural setting of the village forms an important part of its character. The combination of open farmland and extensive woodland contribute to its rural, leafy feel. Trees also block views through the area contributing to the sense of seclusion in the village. St. Paul's Wood and Jerrison Wood are particularly significant areas of woodland.*
- *The River Aire is rarely a visual component of the settlement, hidden behind the dense foliage of the area, yet its presence can be felt. The best perspectives are from the rear of the Vicarage, the lawns of which lead right down to the river bank, and from Chapel Lane near to the Cunliffe Lane junction. Glimpses can also be caught through the leaves of the churchyard.*

- *Important open spaces within the conservation area include the recreation ground, which was once the village green and the site of Upper Esholt Mill, and the field opposite, due to its archaeological merit.*
- *The area has a number of allotments that developed in the mid twentieth century. These now form part of the character of Esholt.*
- *The area is adorned by flowers growing in hanging baskets, in small gardens or in plant pots scattered throughout the village. These add to the aesthetic appeal of this quaint collection of buildings.*
- *The vista down Main Street depicts the heart of Esholt. Views and vistas down the other roads of the area are much less built up and their narrowness and simplicity is indicative of the rural nature of the area. Pullen Lane and the small footpath that leads from the churchyard to the end of Main Street are particularly characteristic.*

- *There are visual connections between the heart of the village, the High View properties and the buildings grouped around Upper Esholt Farm. The Lanes of the village and open farmland or allotment space form breaks in the trees that enable these views to open up.*
- *The station viaduct of Station Road forms an impressive gateway into the Esholt area, even though the buildings of the village are distant. It also stands as an interesting backdrop to many views north out of the conservation area.*
- *The stone flags of the pavements on Main Street are complementary to the colour and texture of the surrounding buildings and make a particularly positive contribution to the character and appearance of the conservation area.*

PPG15 states that: "It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas" (para 4.2). This means that the setting, and the treatment and interaction of spaces within the area can be as important as the buildings themselves.

The village of Esholt is set in a peaceful situation south-east of the main A6038 Shipley to Guiseley Road, in the valley of the shimmering River Aire, which forms its southern limit. The land rises to the north and south away from the village secluding it from surrounding development. It has remained a quiet backwater away from the bustle of town and city life, despite it being only four miles out of the centre of Bradford.

The village can be approached from two directions,

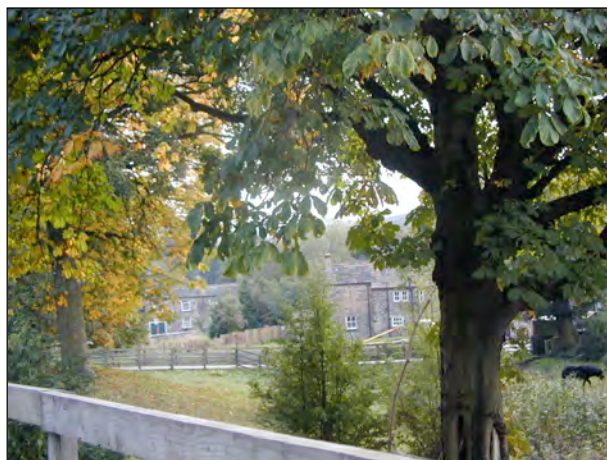


View north out of the centre of the village to the viaduct, which now forms an interesting backdrop to Esholt



View through viaduct to the buildings of Bunkers Hill and Upper Esholt Farm, which complement the distant woodland

either down Station Road from the north or along Esholt Lane / Chapel Lane from the west. Station Road descends relatively steeply into the village, passing under the dramatic arch of the railway viaduct. The viaduct has become an integral part of the image of Esholt, forming a focal point of any views north out of the village and an effective visual barrier to anything that stands beyond. The first image of the village from this direction is of the cluster of sandstone buildings around Upper Esholt Farm. These creep into view under the arches of the viaduct and blend harmoniously with the woodland of the rising ground on the far bank of the river. The buildings of the nucleus of the village, however, are practically hidden from view when approached from this direction, due to the twists in the road and the density of the deciduous trees and foliage that line it. The group of buildings that form part of St. Leonard's Farm are the first to peep through the trees and form the introduction to the village scene from this perspective. The approach into the village from Esholt Lane is quite different. On the high ground,



Glimpses of the village through the trees that line Station Road



The countryside that surrounds the village – a combination of wooded areas and open fields

not far from the junction with the main road, views across the valley are opened out, offering the widest perspectives of the village and its setting. The lane then descends to run along the floor of the river valley and is lined by sandstone walls: it stumbles upon the buildings of Cunliffe House and Upper Esholt Farm on the edge of the village, before climbing a little into its heart. Initially only the buildings on the very edge of the village centre come into view, along with the rear of St. Leonard's Farm to the north and Old Hall Farm to the south. The true extent and character of the village can only truly be appreciated from within its confines.

Esholt is surrounded on all sides by densely wooded areas and expanses of cultivated fields. This makes it unique as the majority of settlements in the district have expanded and run into one another. The relationship between the built form and its natural surroundings is central to the character of the place. St. Paul's Wood, which is included in the conservation area, is situated



Glimpses of the River Aire through the foliage of the churchyard.

immediately to the east of St. Paul's Church and forms an important part of its setting. However the other woods of the area, such as Jerrison Wood, which forms the setting of the High View properties, and the expanse of woodland on the opposite side of the river, all contribute to the leafiness of the setting of the conservation area. The fact that these trees are in the most part deciduous means that the outlook of the village changes with the seasons. The vast numbers of trees within the vicinity block views through the area and effectively isolate the village and divide it internally. Despite being in very close proximity to the River Aire, there is little evidence of this from many points within Esholt. The best views of the river are from the rear of the Vicarage, the green lawns of which lead directly down to its banks. Glimpses of the water can also be gained through the leafy surrounds of the churchyard. As the area opens up further down Chapel Lane, towards its meeting with Esholt Lane, more extensive river scenes become evident across the open fields, although again these are often distorted by trees. To the north the area is characterised by hedgerow bounded pastures that complement its agrarian image.



Main junction of the village – an important public space with a bench, the post office and the meeting of all the roads.

The village itself is generally nucleated in plan with a number of scattered farmsteads and cottages standing slightly outside its immediate realms. The buildings of the centre of the village are situated on a small number of interconnecting roads that radiate out of the main junction of the village, which is an important focal point. The vista down Main Street is perhaps the most memorable. Terraced cottages line the road and lead out to a vast expanse of woodland. The terraces of the north of the road have small front garden areas surrounded by low sandstone walls that are entered via iron gates, which makes them distinct



The view down Main Street from the junction – one of the most memorable images of the village

from those of Chapel Lane which front directly onto the street. At the end of the road a gated entrance in a sandstone wall leads down a narrow path surrounded by dense foliage incorporating Yew trees and rhododendrons that appears to lead nowhere, but in fact leads directly to St. Paul's Church. The vista down this path is typical of the secluded nature of the area, with no real indication



Tree lined path that runs through the churchyard to Main Street

of what is beyond. The same is true if the path is approached from the churchyard. The view down Church Lane is quite different from that of Main Street. The narrow rough edged road, clearly rural in character, leads away from the heart of the village, flanked by two important

pieces of open ground. The recreation ground to the east, once the village green, where Upper Esholt Mill was sited, is a piece of grassland that opens up views of the rears of the Main Street cottages, their back gardens, some of which are enclosed by stone walls and stone outbuildings. To the west is the one of the most important spaces of the village. It is essentially a piece of overgrown grassland with evidence of the livestock



View of the rear of the Main Street properties opened up by the existence of the recreation ground



View down Pullen Lane from High View, across the allotments to the rear of the Main Street properties

transportation business beyond it. A clearly visible dip in the field, however, is the remnant of a moat that once surrounded the manor house.

The vista down Pullan Lane is equally rural. The narrow rough edged tar macadam way passes between grass verges, lined by a stone wall on one side and a timber fence on the other. This forms the connection between the High View buildings, at its northern most end, and the village centre. The views between these two elements of Esholt, like so much of Esholt, is limited due to the trees that line Station Road to the south of the High View properties. Glimpses of the rears of the Main Street buildings can be caught through the leaves of Station Road. The High View buildings, however, can be clearly seen from the car park of the Woolpack Public House. Allotment Gardens separate the two. Allotments are a characteristic of this part of Esholt, established in the mid twentieth century. There is a small area of allotments to the south of Main Street and further west along Chapel Lane, as well as two areas of allotments associated with the collection of buildings around Bunker's Hill.

There is little space in the village for extensive landscaping projects; characteristically it is simply landscaped with a distinctive rural feel. The majority of the buildings in the village, do, however, have their own small garden spaces, the care and

maintenance of which is down to individual owners. What is striking about the village is its abundance of flowers, in the form of hanging baskets on the front of cottages, flower packed front gardens and scattered plant plots. A collection of interestingly shaped plant pots that form part of a sculpture at the end of Main Street are particularly notable.

The surfacing of roads and footpaths greatly impacts the overall character and appearance of Esholt. Very little of the historic surfacing of the area has survived on the roads, but many of the pavements retain their stone flags. These complement the colour and texture of the surrounding properties and contribute greatly to the interest of the place. However, it is the simplicity, lack of footpath and rural quality created by grass verges that is so important to the countryside feel of many of the roads and lanes.



View of the village centre from Chapel Lane

Character and Appearance

Summary of the Character and Appearance of Esholt Conservation Area

- *A picturesque, agrarian feel village, containing all the usual village amenities e.g. a public house, church and post office cum general store. The freshness of the air and the gentle ripple of the river complete its rural image.*
- *Residential use predominates, with a small amount of commercial activity, most of which is related to the place as a tourist destination.*
- *No major thoroughfares pass through the village so it is generally very quiet and secluded from the hustle of town and city life that surrounds it.*
- *High quality – the buildings and spaces are maintained to an exemplary standard.*
- *Sandstone boundary walls complement the buildings and the landscape and define the streets.*
- *Community village spirit.*

It is the character and appearance of the area that designation as a conservation area aims to protect and enhance; this is created by the interaction of a wide array of factors in addition to those already discussed in the previous sections. These include how the buildings and spaces are now used, their condition, the influence of modern accretions and the effect of intangible ingredients such as sounds and smells.

Esholt is now essentially a residential village with an agrarian feel and any industrial activity with which it was once associated has elapsed in the course of time. The changing economic climate has encouraged some diversification of the farming industry across the country, and Esholt is no exception. St. Leonard's Farm, for example, now accommodates a farm park. This is an imaginative development that tries to portray an authentic view of life on the farm. Various farm animals are on display within a range of agricultural buildings and a number of facilities, such as picnic benches set within a pleasant green space next to a pond, are provided in the field sited immediately to the west of Station Road. This makes a popular family outing and serves to attract people to the village, particularly during the summer months, making it a vibrant place to be. The establishment of this commercial activity has necessitated the erection of a number of buildings, sign-posts and advertisement boards, which are contrary to the atmosphere of this quiet backwater, but nevertheless essential to any business.

Esholt has generally taken on a more commercial feel over the last twenty years. Being the original setting of the popular soap opera, Emmerdale, it has attracted its share of visitors, including coach parties. The village has developed two faces: a visitor destination during peak periods and a secluded out of the way place during quieter periods. It was described in a 1960 newspaper article as a "sleepy, tree-sheltered village ... tucked away in a fold of rolling farmland". A number of tourist facilities have since been established on the

periphery of the village, outside of the conservation area boundary, most notably the large car park on Station Road, which again necessitated the erection of additional road signs. The effect of this activity on the conservation area itself has in fact been minimal; the only signs of it during the quieter periods are the abundance of litter bins in the village. The change of name of the public house in Esholt from the 'Commercial Inn' to the 'Woolpack', the name it was given in the soap, is a permanent reminder of its recent history.

Despite all this activity the village is a well-preserved collection of good quality rural buildings and streets. A pleasant country aroma fills the air and from the far south the gentle ripple of the River Aire, as it flows through the region, can be heard. The only thoroughfares of the village are Station Road and Chapel Lane (leading to Esholt Lane); the remainder of the streets are now access roads to individual properties or groups of buildings. Even the major routes do not lead anywhere except the village and surrounding building groups and through traffic has no reason to depart from the main Guiseley to Shipley road to the north. The livestock transportation firm at Old Hall Farm however does create a small amount of heavier

traffic.

The quiet village atmosphere and community spirit in the place is evident. It contains all the buildings that one would expect to find in a community of its size: a church, a public house and a post office, cum general store and good sports facilities. It remains largely residential and even some of the farm buildings have been converted to this use. Due to its situation it offers easy access to Bradford and even Leeds and is consequently popular with commuters. The condition of the buildings is exemplary. There are very few that have fallen into a state of neglect and those that have are minor buildings situated in out of the way positions. The only modern buildings in the village are large sheds that have been added to the farms to meet their evolving needs. Sandstone walls line many of the major roads of the area and form the boundaries between properties, and are important to the definition the space within the village. The colour and texture of these walls complements both the buildings and the landscape and contributes to the overall image of the place.



View up Main Street into the centre of the village

Conclusion

The Special Interest of Esholt Conservation Area

Esholt is essentially a well preserved late eighteenth / early nineteenth century estate village. It is unique in the area, in that it has not been swamped in a mass of modern development, but structurally remains what it was in the middle of the nineteenth century. The architecture is predominantly vernacular in style and is therefore distinct to the area and an essential component of its identity. Vernacular architecture also records local craftsmanship methods and the social, cultural and economic history of the area. The uniformity in the style, texture and simplicity of the buildings, the majority of which are Grade II listed, contribute greatly to the aesthetic appeal of this quaint little community.

Esholt is now essentially residential and agrarian in its image; it has a distinct rural village feel with the expected church, public house and post office and community spirit. The history of the area however has a strong industrial emphasis, to which the cottages bear witness. There is documentary evidence that during the sixteenth century extensive ironworks were situated in the area, but the major industry within of the village itself, which is reflective of the district as a whole, was the cloth trade. Nineteenth century maps testify to the existence of a worsted mill and a scribbling and fulling mill within and close to the village. A tannery was also situated near to Bunkers Hill and the cottages were built to accommodate the workers of these businesses.

Being part of the Esholt Estate, the village's history is intricately connected with that of the surrounding area. Earliest records testify to the existence of a

medieval nunnery on the site of what is now Esholt Hall, situated to the south-east of the village. Esholt Hall was built in 1707 and St. Paul's Church was originally the private chapel of its proprietors. Old Esholt Hall is without doubt the most important building of the conservation area. It is thought to have originated as a medieval manor and elements of earlier structures are thought to have been incorporated into its essentially sixteenth and seventeenth century structure. The field to the north of the Hall is a Class 2 archaeological site- it has extensive earthworks and a dip where a moat once flowed remains visible.

Conservation Area Boundary

Esholt Conservation Area boundary has been drawn to include the heart of the village and associated structures and areas that are of historic or architectural interest. It centres on the major junction of Main Street, Station Road and Church Lane, extending as far as High View Properties to the north, St. Paul's Wood to the east, Upper Mill Cottages to the west and the River Aire to the south. The openness of the surrounding area is also essential to its character and an important part of its setting. This is however protected by Green Belt designation.

Summary of Characteristics of the Conservation Area

Esholt has a very cohesive character, with its collection of sandstone buildings set in an attractive countryside setting. The following have been identified as the main characteristics that together form its individual quality.

- Topography – situated in the valley of the River Aire. The land rises to the north and south away from the river, creating a secluded setting for the village.
- Surrounded by folds of open farmland divided by hedgerows and heavily wooded areas – creating a leafy rural feel. The trees limit views through the area.
- Large open spaces between groups of buildings within the village, important spaces include the recreation ground, the field in front of St. Leonard's farm and the field to the north of Esholt Old Hall.
- Allotments.
- Flowers and carefully cultivated private front gardens.
- Visual connections between the collections of buildings.
- Station viaduct – forms an impressive entrance to the village and the backdrop of many views northwards.
- Stone flags on Main Street.
- Simple rural lanes flanked by grass verges.
- Sandstone walls and iron gates.
- Two-storey sandstone cottages with stone slate roofs, corniced chimneys, mullioned timber framed painted casement windows with squared surrounds and simple painted timber and glass panelled doors.
- Well maintained buildings.
- The buildings are generally sited directly onto the rear of the footpath or road, although some have small walled gardens. The interesting mix of those arranged around yards, reminiscent of the agricultural nature of the settlement, and rows of terraces of the industrial era is crucial to the interest of the place.
- Lack of modern additions to the village scene.



12 Church Lane (Grade II) – situated on the junction with Chapel Street.


Preservation and Enhancement

As conservation areas are identified as areas of importance to our local and national heritage, it is essential that the components of these areas that are deemed to contribute positively to their character and appearance are retained and protected from unsympathetic alteration, and components that detract from their character and appearance are improved. However, the intent of conservation area designation is not to stifle change in the area; it is recognised that to survive conservation areas must be allowed to evolve to meet changing demands and commercial pressures, and that modern additions can be just as interesting as the existing fabric, if implemented in a complementary manner. It is nevertheless essential that change in these special areas is managed in a positive way and that new development does not impinge upon, and preferably has a positive impact on the character and appearance of the area in question. The preservation and enhancement of Esholt has an important part to play in ensuring the value of the area is maintained both as a heritage asset and a place in which to live and work. In addition the Council has laid down policies in its *Unitary Development Plan* that can be utilised to provide a consistent and effective control and ensure that our local heritage is conserved (see Appendix 3).

Proposals for the Preservation and Enhancement of the Esholt 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 the Bradford *Unitary Development Plan* to control further change and protect the heritage value of the area. Crucially, there will be a strong presumption in favour of preserving both listed and unlisted properties and spaces that contribute to its special interest. In making a decision on new development in the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance. Generally Esholt Conservation Area is well maintained and preserved and there are few concerns about its future, however a small number of elements within the conservation area have been identified as specific problem areas that are either currently detracting from the character and appearance of the conservation area, or could be enhanced to add to its interest; the following are proposed as means of tackling these issues. The Council is in a strong position to control development within the village as they own the fields and woodland.

Issues	Actions / Enhancement Proposals
<p>Uncharacteristic modern additions</p> <p>Modern shed like farm buildings constructed of a variety of modern materials have been erected in the area, breaking the uniformity of colour, texture and quality of the village structures. In addition, a rather unattractive extension has been added to the Grade II Saxton's Lodge.</p>	<p>Design Guidance and Application of Policies</p> <p>Agricultural buildings are exempt from normal planning controls. In relation to other development, Policy BH7 of the <i>Replacement Unitary Development Plan</i> (if adopted) should ensure that any development within or which would affect the setting of the conservation area is of the highest standards of design and respects the character and appearance of the conservation area. The character of Esholt can only accommodate a small amount of modern development, but design guidance on new development and extensions and alterations to buildings would help to ensure that it sits comfortable in the historic environment.</p>
<p>The mix of highway materials</p> <p>The quality of highway materials in the conservation area varies and can undermine the character of the place. The surfacing of the footpaths of Chapel Lane changes along its length and breaks the uniformity of the area.</p>	<p>Co-ordinated approach to highway materials</p> <p>Consideration could be given to the installation of stone flags to match Main Street on the footpath outside the small cluster of buildings on Chapel Lane.</p>
<div data-bbox="161 954 440 1308" data-label="Image"> </div> <p>Poorly detailed replacement doors and windows</p> <p>There are a few examples in the village of the insertion of distinctly modern doors and windows. Some of the timber doors and windows have been stained rather than painted.</p>	<p>Encourage the retention of original features and ensure that replacements are appropriate to the character of the building and the area</p> <p>The windows and doors of the listed buildings within the conservation area are deemed to contribute to their character. Therefore Listed Building Consent (LBC) is required for their replacement or alteration. It is a criminal offence to undertake unauthorised work and the Council may take enforcement action. Applications for LBC will generally only be approved if the work is deemed to satisfactorily take account of the character of the building and the area. The retention and reinstatement of traditional features will be encouraged.</p>
<p>Inappropriate repairs</p> <p>Some of the repair and maintenance work carried out to the historic properties of the village has not been done in an inappropriate manner. The repointing of walls in cement pointing that projects from the stonework is not only visually unappealing but can also cause long term damage to the stone. Roof repair is also an issue.</p>	<div data-bbox="507 1415 821 1653" data-label="Image"> </div> <p>Production of guidance on the maintenance and repair of vernacular buildings of the district.</p> <p>Any work that affects the character of a listed building requires LBC. The Conservation Team of the Council are pleased to give advice on any proposed works and repair techniques for historic properties. The changing of pointing style is, for example, deemed to change the character of the building. Only repointing with the same mortar in the same style can be done without consent. The mortar used to repoint historic buildings should be lime and slightly recessed. The production of guidance on the maintenance and repair of vernacular buildings of the district would increase understanding of these techniques.</p>

<p>Poor condition boundary walls</p> <p>This is particularly noticeable along Pullen Lane and Church Lane.</p>	<p>Advice on repair and maintenance</p> <p>The Conservation Team of the Council will advise on appropriate repair techniques for the maintenance of sandstone walls.</p>
<p>Street clutter</p> <p>There is an excess of signs and road signs that clutter some areas of the conservation area. This is particularly noticeable on Station Road and is largely a result of tourist activity in the village.</p> 	<p>Rationalisation of signage</p> <p>A rationalisation of signs in this part of the conservation area would greatly improve first impressions of the village. Policy BH12 of the <i>Replacement Unitary Development Plan</i> (if adopted) should ensure that the design, materials and siting of traffic management schemes, parking and provision of street furniture will be visually appropriate to the conservation area.</p>
<p>Need for tree protection</p>	<p>Tree survey</p> <p>The possibility of arranging a survey of the trees in the area to ascertain those of importance and review the maintenance should be investigated.</p>

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 village 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. A recent publication by CABI (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* set 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.
- ☐ New buildings or extensions should sit happily in the pattern of existing development and routes through and around it.

- ☐ Important views and vistas should be respected.
- ☐ The scale of neighbouring buildings should be respected.
- ☐ The materials and building techniques used should be high quality as those used in the existing buildings.
- ☐ 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.

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

All planning applications for new development in the conservation area should be accompanied by evidence that the context of the site has been considered.

Glossary

Chamfer: Right angled edge or corner.

Cornice: projecting moulding on the top of a wall or chimney etc.

King Post Roof Trusses: a vertical roof timber that supports the ridge.

Lancet windows: a narrow window with a pointed head.

Mistal: form of animal shed.

Mullion: The vertical division of a window.

Rubble: stonework where the stones have not been fully dressed.

Saddlestones: The stones at the apex of the gable.

Vernacular: A form of architecture particular to a certain area – essentially local.

Further Reading

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Esholt – Map, Guide, Souvenir. Dalesland 1986

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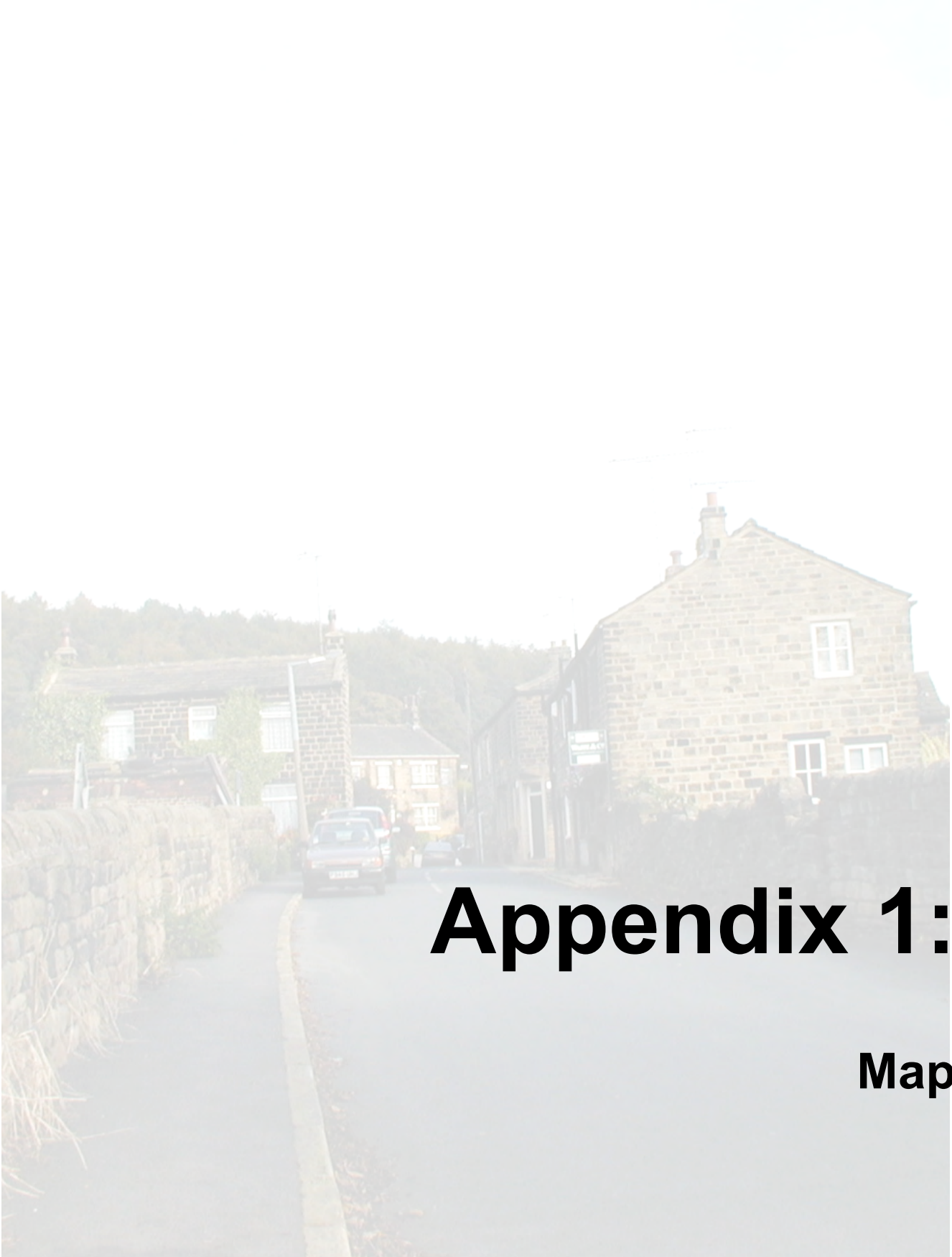
McRigg. (1988): *Round and About Aireborough*.

Contacts

To register comments or for further information please contact:

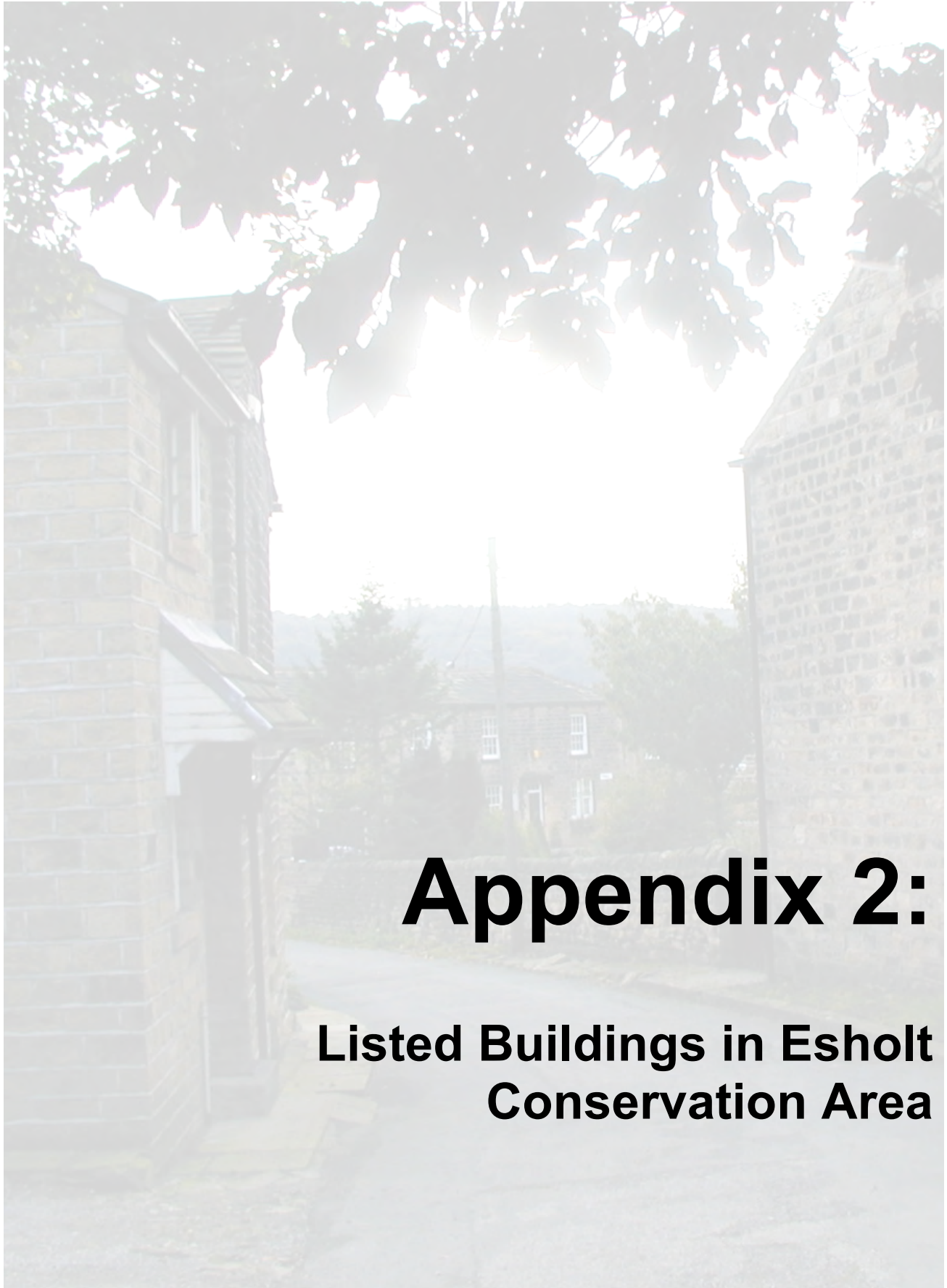
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Appendix 1:

Map



Appendix 2:

Listed Buildings in Esholt Conservation Area

Appendix 2: Listed Buildings in Esholt Conservation Area

3 –11 (odd) Main Street – Grade II

Circa 1820-30 row of estate cottages. Sandstone “brick” with sill bands to both floors. Stone slate roofs, block brackets to eaves, corniced chimneys. Two windows each on first floor, wood casements, one 2 light square mullion window on ground floor. Plain squared jamb doorways.

13-21 (odd) Main Street – Grade II

Circa 1840 row of estate cottages. Sandstone “brick”. Stone slate roofs with paired block brackets to eaves. Corniced chimneys. Squared surround wood casements. Nos. 19 and 21 have 2 small windows each on first floor. Square jamb doorways. Included for group value.

K6 Telephone Kiosk outside No.21 (the Post Office)

Telephone kiosk. Type K6. Designed 1935 by Giles Gilbert Scott. Made by Macfarlane. Cast iron. Square kiosk with domed roof. Unperforated George VI crowns to top panels and margin glazing to windows and door.

23 Main Street – Grade II

Includes no. 12 Church Lane (corner site). Circa 1850 2 storeys, sandstone “brick” probably built as combined shop and dwelling. Hipped stone slate roof with consoles to stone gutter. Wood casements with thin glazing bars on first floor, to splayed corner and to return. Similar casement, large fixed glazing bar window, and double doors with cornice on console brackets to ground floor; secondary entrance and splayed corner and casement to return. Important corner site, included for group value.

6 and 8 Main Street – Grade II

Formerly row of 3 estate cottages, now 2. Circa 1800-20 two storeys, sandstone “brick”. Stone slate roof, corniced chimneys. Wood casements in squared surrounds. Later porches or hoods.

10 to 18 (even) –Grade II

Circa 1800-20 row of estate cottages. Stone slate roofs, corniced chimneys. Each has 2 light square mullion casement windows in squared surrounds. Paired and single doorways with squared jambs, some with timber hoods or tiled porches.

20 Main Street – Grade II

Circa 1830 detached 2 storey building of dressed sandstone “brick”. Gable end stone slate roof with saddlestone, corniced chimneys. Three window symmetrical front, central sash window and flanking 2 light square mullion ones. Plain jamb doorway.

22, 24 and 26 Main Street – Grade II

Designed as a pair, circa 1840 estate cottages, no. 26 to side and rear. Sandstone “brick”. Stone slate roof with close set block brackets to stone gutter. Corniced chimneys. Squared surrounds to casement windows. Plain squared jamb doorways. Included for group value.

28 Main Street – Grade II

Circa 1800-20 sandstone “brick” estate cottage. Stone slate roof with spaced block brackets to stone gutter. Corniced chimneys. Two tripartite square mullion windows in squared surrounds. Plain squared jamb doorways.

1,3 and 5 Chapel Lane – Grade II

Circa 1830-40 row of 2-storey estate cottages. Half hipped stone slate roof, corniced chimneys. One window each; 2 light, unframed, square

mullioned windows. Plain doorways. Included for group value.

Church of St. Paul, Church Lane – Grade II

1840-42 small church with nave and short chancel. Plain coursed sandstone with quoins. Stone slate roof. West gable end has corbelled external chimney-cum-bellcot. Steep gabled south porch, stone slate roof with saddlestone, colonettes to pointed arch and drip mould on carved stops. Six pairs of fairly broad lancets with linked drip mould to nave. Built by W R C Stansfield, then residing at Esholt Hall. Formerly St. Paul's School.

Sexton's Lodge at Church Yard Entrance, Church Lane – Grade II

Single-storey, T plan, small building with Jacobean details. Doorway lintel inscribed "W R C 1846". Large sandstone "bricks" with flush quoins, weathered plinth. Gable ends have saddlestones with kneelers, octagonal chimneys as finials. Two light chamfered mullioned windows, diamond leaded casements, with drip moulds. Gabled porch. Rear windows wing with similar windows, external chimneys. Picturesque.

2 to 8 (even) and no. 8A Church Lane – Grade II

Circa 1830-40 two storey cottage row of 2 builds. Squarish sandstone "bricks". Block brackets to gutter eaves of stone slate roof with corniced chimneys. Small first floor casement windows and 2 light unframed, square mullioned ground floor windows. Plain doorways.

10 Church Lane – Grade II

Circa 1800 small cottage of 2-storeys, square sandstone "bricks". Stone slate roof; Corniced chimney. Two light and tripartite framed square mullioned windows, plain doorway.

12 Church Lane – Grade II

(see 23 Main Street)

14 Church Lane and adjoining Smithy (now 14A) – Grade II

Circa 1830-40 cottage with adjoining smithy. The cottage is of 2-storeys rough dressed sandstone with stone slate roof. Three plain, shallow revealed windows. The adjoining former smithy is of earlier nineteenth century date probably built with one window circa 1840 extension. Stone slate roof. Two light square mullioned window retaining small pane fixed glazing. Stable door to right in squared frame. Smithy hearth and chimney still in situ.

1 Church Lane (The Vicarage) – Grade II

Circa 1840 square house of plain villa type. Two-storeys, tooled sandstone "bricks". Hipped slate roof of low pitch with deep flat eaves and fretted eaves board. Three windows to each front, C19 sashes in shallow reveals with thin lintels. Double 4 panel doors in centre of each front. Large round headed, marginal glazed, stair-light to rear elevation.

3-11 (odd) Church Lane (Esholt Old Hall) and adjoining barn – Grade II*

Irregular building consisting of 2-storeys part rebuilt by the Sherbourne family in the late c16, and taller 2-storey and attic portion under one large gable built in the mid c17 by the Calverley's. Some late c18 and early c19 alterations on sub-division into tenements. The Hall is built of large blocks of coursed gritstone. Stone slate roofs, saddlestones to gables. Circa 1800 hipped roof to nos 3 to 7, the 2-storey part. Five light and 4 light chamfered mullioned windows with drip moulds to mid c17 gabled section and 4 centred arched doorway in chamfered surround. The altered 2-storey part, dating back to c16 and earlier, retains some chamfered mullioned 2, 3 and 4 light windows with drip moulds but circa 1800 square mullioned ones as well. C18 gabled stone porch as entrance to no. 3. The rear elevation of the Hall has 2 large gables with kneelers and stone gutter spouts. Mullioned and transomed windows as well as chamfered 3 and 4 light ones. Late C18 or early C19 barn built on to rear with full height segmental archway. See "Amber" Old Halls and Manor Houses of Yorkshire. Remains of timber frame to C16 part with stud partitioning, and altered king post roof trusses. The surviving timber frame may well incorporate part of the medieval hall on this site.

St. Leonard's Farmhouse, Church Lane – Grade II

Farmhouse of late C17 or early C18 origin altered circa 1800. Two storeys, rendered front. Large irregular coursed gritstone rubble to sides and rear. Steep gable end stone slate roof with long outshut pitch to rear. Corniced and chimneys. Circa 1800 one bay extension. Two light square mullion windows. Plain doorway. Former chamfered mullion windows to side and rear. The rear side windows had chamfered mullions originally.

Barn to St. Leonard's Farm on north side of yard, west of farmhouse, Church Lane – Grade II

Probably mid to late C18, large blocks of coursed sandstone grit. Stone slate roof. External loft staircase, stone built.

L Plan block of barn and Mistal on west and south sides of Yard to St. Leonard's Farm, Church Lane – Grade II

Late C18 barn and mistal; coursed sandstone "bricks", stone slate roof. Ventilator slits and segmental archway to the barn. The mistal is lower with plain openings.

7 Chapel Lane (Holme House)

Circa 1800-20 detached house. Two-storey ashlar front with sandstone "brick" wing and rear elevation. Convex moulded cornice and blocking course. Stone slate roof with coped gable ends. Corniced chimneys. Hipped roof over wing. Main front of 3 windows with shallow reveals, intact glazing bar sashes to right. Convex moulded edge doorcase with pediment. Door of 6 flush and shaped fielded panels with original glazed rectangular fanlight. The wing has 2 windows, glazing bar sashes, with stair light between floors.

Upper Esholt Farm (nos. 1 and 2) with integral mistal and adjoining barn, Cunliffe Lane – Grade II

At right angles to east corner with Chapel Lane. Late C18 farmhouse and cottage, 2-storeys sandstone "brick" with flush quoins. Stone slate roof with corniced chimneys. Farmhouse has 2 windows, 2 light square mullioned in squared frames, raised edge to frames on ground floor. The cottage has tripartite square mullion windows to each floor. Plain squared jamb doorways. Outshuts to rear and mistal under same roof to north-east with projecting first bay. Taller barn with flush quoins adjoins.

Bunkers Hill (nos. 1 to 6 (consec), Cunliffe Lane – Grade II

Good small scale terrace of estate cottages of which the centre house with 2 window front, no. 4, is the earliest. Late C18 through to early C19. Two-storeys, square cut sandstone "bricks", no quoins. Stone slate roofs, corniced chimneys; wood futter to later nos. 5 and 6 on paired block brackets. Console brackets to eaves to nos. 1 and 4. One window each to nos. 1 to 3, 2 light square mullioned, squared framed, wood casements. Plain doorways, no. 1 with gabled finialed wood porch. No. 4 in centre has 2 windows: plain Venetian pattern with square mullions and frames. Nos. 5 and 6 each have 2 small single light framed first floor windows and 2 light square mullioned ground floor windows.

Cunliffe House, Cunliffe Lane – Grade II

Late C18 two-storey farmhouse. Sandstone "brick" with rusticated raised quoins. Plat band. Consoles

to moulded gutter cornice. Stone slate roof with saddlestones, corniced chimneys. Two windows to both floors, tripartite, square mullioned, in squared frames. Plain squared jamb doorway. The rear has flush quoins.

Barn to south-west of Cunliffe House on opposite side of road, Cunliffe Road – Grade II

Late C19 barn. Two-storeys, large sandstone "bricks" with flush quoins. Stone slate roof. Segmental archway. First floor bay loft entrance to rear.

2 to 6 (even) Esholt Lane (Upper Mill Cottages) (Esholt and Airronians Sports Club) – Grade II

Row of circa 1800 mill workers cottages. Two-storeys, built of largish sandstone "bricks", flush quoins, consoles to gutter eaves cornice. Stone slate roof with corniced chimneys. One window cottages flanking 2 window central one. Three lights each with square mullions in squared surrounds. Squared jamb plain doorways.

1 High View House, Station Road – Grade II

Late C18, circa 1800 detached fronted cottage associated with Esholt Estate. Two storeys, coursed gritstone with aslar quoins. Stone slate roof with flanking corniced chimneys. Three light square mullion windows in squared surrounds. Victorian gabled wooden porch. Ourshut and 2-storey C20 extension to rear. Low outshut to east gable end.

2 High View, Station Road – Grade II

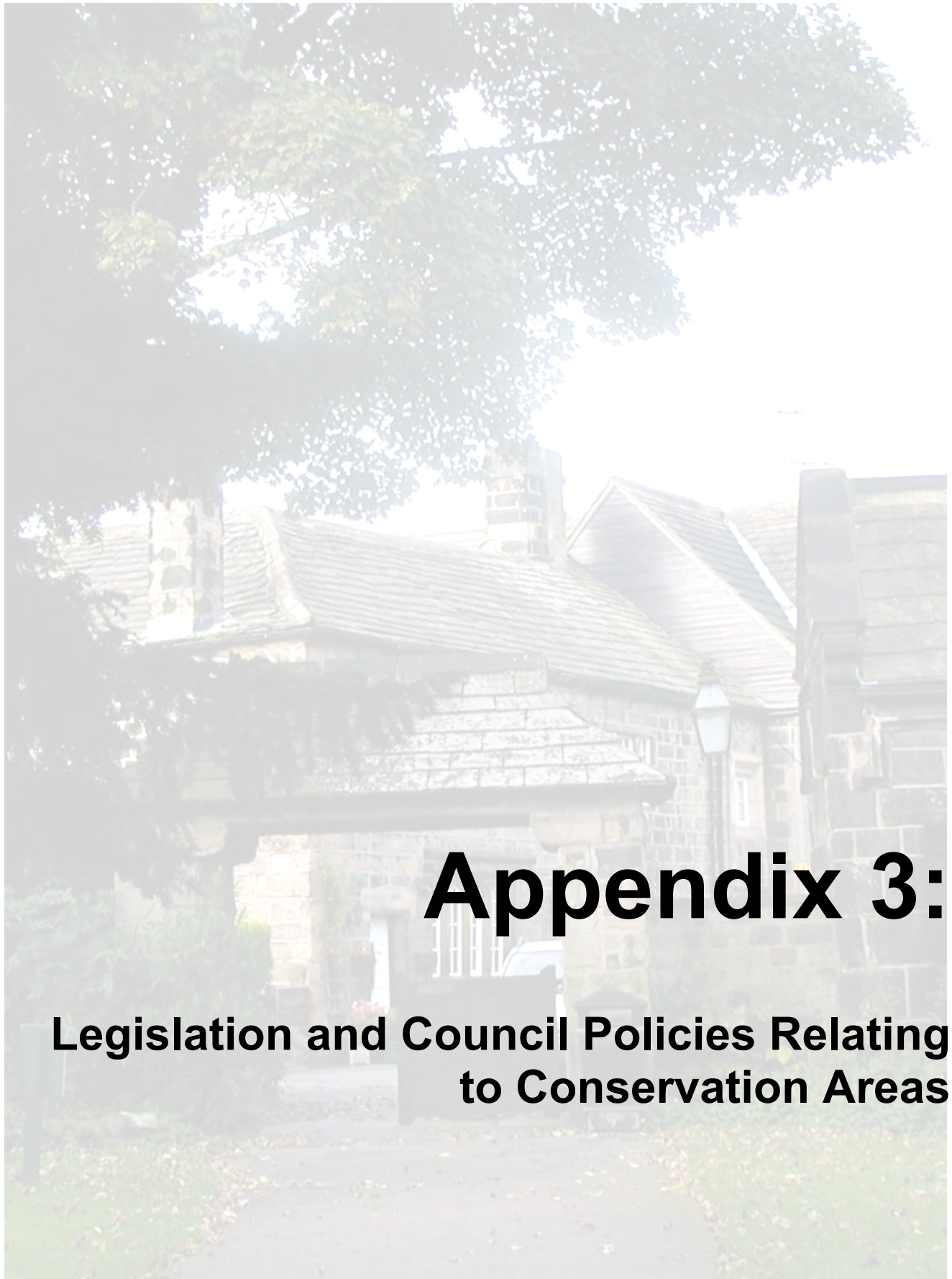
Originally 2 cottages, part of the Esholt Estate. A late C18 or early C19 rebuild of a C17 building. Two-storeys, sandstone "brick", retaining a gable end retaining wall of a demolished early C18 building. Stone slate roof, tall corniced chimney on west gable. Three light square mullion windows to left hand, 2 light to right, one now a single casement, all in squared surrounds. Squared jamb broad framed doorways to centre. The rear elevation on the ground floor has 3 small single light windows now blocked. On the first floor 5 unaltered former 3 light square mullion window. The gable end of the demolished late C17 or early early C18 house retains chimney breast with fireplace with semi-rounded chamfered lintel on corbels, now walled up. This gable end has a small single light window at ground floor level.

3 and 4 High View, Station Road – Grade II

Late C18 or early C19 rebuild of earlier C18 or possibly C17 building. Part of the Esholt Estate. A pair of cottages with broad gabled fronts. Sandstone "brick" with stone slate roofs. Three light square mullion windows in squared jamb

doorway and former 2 light square mullion windows. Tall corniced side chimneys. The side elevations of No. 3 retains some earlier quoins.

The roof gable has quoining incorporated from earlier building.



Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

Appendix 3: 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 has recently (June 2001) published the first deposit of the 'Replacement Unitary Development Plan', which will ultimately, following a period of consultation and amendment, form the basis of decision making on planning applications in the district. The adopted *Unitary Development Plan* has only two policies relating to conservation areas:

Policy EN23

Development within conservation areas shown on the proposals map or subsequently designated, including extensions or alterations to existing buildings, should be sympathetic to the character and appearance of the conservation area by satisfying all the following criteria:

- 1) *Be built of materials which are sympathetic to the conservation area;*
- 2) *Incorporate appropriate boundary treatment and landscaping;*

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- 3) *Be of a scale and massing appropriate to the immediate locality;*
 - 4) *Must not result in the loss of open space which contributes to the character and appearance of the conservation area.*

Development close to the conservation areas which is highly visible from within or has a significant impact on their setting should ensure that the scale, massing and materials are appropriate to the character and appearance of the conservation area.

Policy EN24

Planning applications for the reuse or conversion of large historic buildings in conservation areas will be granted, provided that their important characteristic features are retained, proposals for the demolition of large historic buildings in conservation areas will not normally be permitted.

The first deposit of the Replacement *Unitary Development Plan* increases the number of policies pertaining to conservation areas, which are listed below. These are likely to be subject to alteration in the course of the consultation process. The intention of increasing the number of policies is to provide a more consistent and effective control to ensure the conservation of our local heritage.

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 respect the character and appearance of the conservation area. The council will actively support the use of new designs and materials for infill schemes as an alternative to traditional building methods where the applicant can demonstrate the highest standards of design and detailing whilst respecting the scale of development setting and historic value 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 normally 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, walls or features which make a positive contribution to the special architectural or historic interest of the area.

Policy BH10: Open spaces within or adjacent to conservation areas

Planning permission for the development of any open area 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 may be 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

The visual impact of traffic management schemes, parking, provision of street furniture, the reintroduction of historic features and the introduction of new features into a conservation area.

- 1) *The design, materials and layout of traffic management and parking areas must minimise the adverse visual impact which may arise from such development.*
- 2) *New and replacement street furniture should be appropriate design and materials that preserve or enhance the character of the surrounding street scene.*
- 3) *Proposals for resiting an historic feature or for the introduction of a well designed new piece of public art or street furniture will be encouraged where it can be shown that enhancement of the character or appearance of the conservation area will result.*

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. In principle, 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.

In addition to these there are separate policies relating to the listed buildings within the confines of the conservation area:

Adopted Unitary Development Plan**Policy EN20: Alterations to Listed Buildings**

Planning permission for the alteration or extension of listed buildings will normally be granted provided all of the following criteria are satisfied:

- i. The essential character of the building is preserved;
- ii. Features of special interest are preserved;
- iii. Materials sympathetic to the listed building are used;
- iv. The development would be of appropriate scale and massing.

Policy EN21: Setting of Listed Buildings

Planning permission for development close to listed buildings will be granted provided it does not adversely affect the setting of listed buildings.

Policy EN22: Listed Agricultural Buildings

Planning permission for the conversion of listed agricultural buildings to residential use will not be granted unless the developer can clearly demonstrate that the character and essential features of the building will not be harmed.

First Deposit Replacement Unitary Development Plan**Policy BH1: Change of Use of Listed Buildings**

Where possible the original use of a building should be retained or continued. Change of use will only be supported where the applicant can demonstrate that the original use is no longer viable and without an alternative use the building will be seriously at risk.

The Council will not grant planning permission for an alternative use unless it can be shown that:

- 1) The alternative use is compatible with and will preserve the character of the building and its setting.
- 2) No other reasonable alternative exists which would safeguard the character of the building in its setting.

Policy BH2: Demolition of a Listed Building

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

- 1) Every possible effort has been made to repair and restore the building and to continue the present or past use;
- 2) It has been impossible to find a suitable viable alternative use for the buildings; and
- 3) That there is clear evidence that redevelopment would produce substantial planning benefits for the community which would decisively outweigh the loss resulting from the building's demolition.

Policy BH3: Archaeology Recording of Listed Buildings

Where alterations or demolition of a listed building would result in the loss of features of special interest, a programme of recording agreed with the Local Planning Authority and where appropriate, archaeological investigation will be required before the commencement of development.

Policy BH4: Conversion and Alteration of Listed Buildings

The alteration, extension or substantial demolition of listed buildings will only be permitted if it can be demonstrated that the proposal:

- 1) Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;
- 2) Is appropriate in terms of design, scale, detailing and materials;
- 3) Would minimise the loss of historic fabric of the building.

Policy BH5: Shop Front Policy For Listed Buildings

Proposals for the repair or alteration of existing shop fronts or installation of new shop fronts on a listed building should be a high standard of design and respect the character and appearance of the listed building. External roller shutters will not be granted consent on a listed building shop front unless there is clear evidence of an original shutter housing and the shutter is traditionally detailed and in timber and/or metal of a traditional section.

Policy BH6: Display of Advertisements on Listed Buildings

Consent for the display of advertisements on listed buildings or which would affect the setting of a listed building will be permitted only where:

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.*
- 2) The advert is not an internally illuminated box.*
- 3) If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.*
- 4) Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.*