



Brunthwaite

CONSERVATION AREA ASSESSMENT

October 2005

Acknowledgement

We would like to thank:

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1. Introduction

1.1 What does Conservation Area Designation Mean?

A conservation area is an 'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets, or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces creates unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document.

In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. The Bradford Unitary Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be

realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

1.2 What is the Purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of Brunthwaite Conservation Area in order to fulfil its statutory duty to designate new conservation areas, where appropriate and formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Conservation Team, which aims to:

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

A summary of the draft of this assessment, a proposed boundary map, a cover letter, a

comments sheet and an invitation to the conservation area workshop, were distributed to every address within and local to the conservation area in March 2004. At the same time a copy of the full draft Conservation Area Assessment, proposed boundary maps, comments sheets and invitations to the conservation area workshop were placed on deposit at Silsden Library, Keighley Planning Office and on the Council's website.

The consultation period ran between March and June 2004. Feedback was received on completed comments sheets and at the conservation area workshop which was held at the King's Head pub, Silsden on 22nd April 2004. The feedback from the local community has been used:

- to redraft this assessment,
- to prioritise the preservation and enhancement proposals which set the scene for the future management of the area, and
- as the basis for a review of the proposed conservation area boundary.

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

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

1.3 Brunthwaite Conservation Area

Brunthwaite conservation area was originally designated in September 1977. Prior to the writing of this assessment very little information existed to indicate why the conservation area was designated and why it is of special interest.

The conservation area covers the small hamlet of Brunthwaite, to the east of Silsden. The hamlet is a good example of an 18th century farm development centred around a 'village' green and beck. Some later development has occurred, including two short terraces of 19th and early 20th century houses and a much smaller number of recent housing developments. As such the conservation area is a good example of an unspoilt agricultural hamlet in an attractive rural setting.



Ashwell Farm, Brunthwaite Lane – these former agricultural buildings are now mainly in residential use but the sensitive conversion has retained much of their original character.

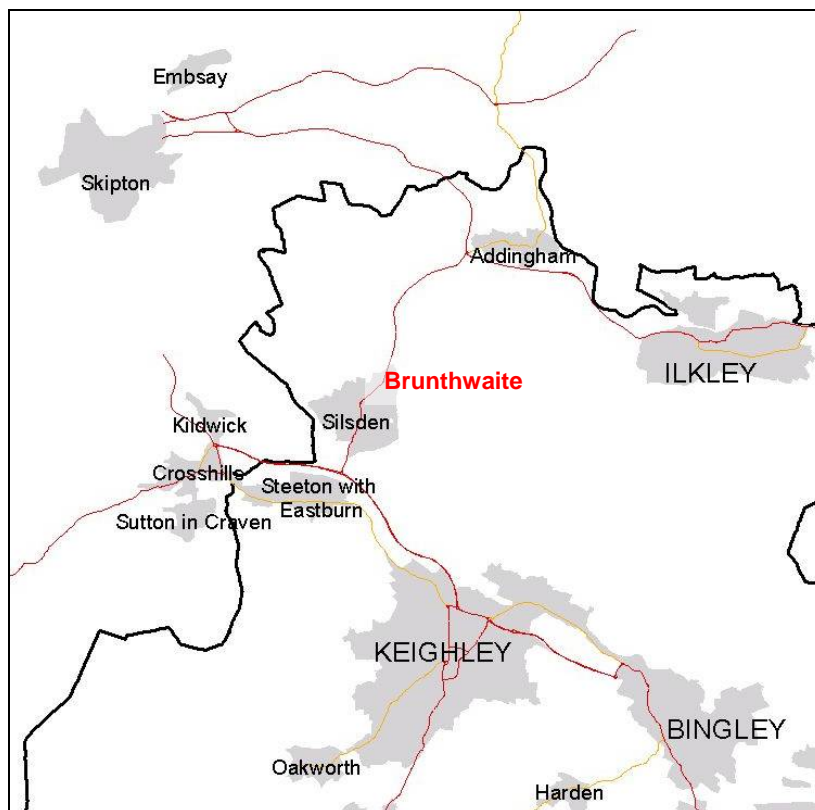
2. Location and Population

Brunthwaite is located approximately 1km to the east of the village of Silsden and 5km to the northwest of Keighley. To the south of the village is the main A629 which provides a link to the nearby towns of Skipton and Keighley as well as further afield. A mainline train service from the Steeton and Silsden station offers direct routes to Leeds, Bradford, Skipton and other smaller local stations.

Brunthwaite falls within the boundary of Silsden Parish Council. In the 1991 Census survey the approximate size of the population of this neighbourhood was around 7,554 people.

Brunthwaite is a very small part of this larger area and the population of the settlement is thought to stand at around 45-50 people.

Examination of the demographic patterns of the wider area of the Silsden neighbourhood shows that the population living in the area is predominately white (99.7% in 1991 compared to 84.4% in the district) and that there is higher than average level of car ownership, owner occupancy of housing and employment in comparison to entire Bradford Metropolitan District.



3. Origin and Historic Development

Summary of Historical Interest

The historic significance of an area can be judged by the extent of the survival of elements that testify to the past ways of life in the hamlet, such as the historic highway layout, built form, archaeological remains and detail. The quality of what has survived naturally has a bearing on its level of interest. The following historical periods of development and key events have been identified in the development of the settlement at Brunthwaite:

- Historical records suggest that the hamlet of Brunthwaite may be Saxon in origin and that it was established after clearance of dense forests covering the higher ground in Airedale.
- Though Brunthwaite was not mentioned specifically in the Domesday Survey of 1086 it was thought to have been one of five small manors that made up the wider township of Silsden. After the Conquest the manor was given to a Norman lord and then later to the Clifford family and formed part of the Skipton Castle estate for over 650 years.
- Between the 14th and 19th century it seems likely that Brunthwaite existed as a small but relatively self-sufficient agricultural hamlet. The inhabitants of Brunthwaite were likely to have worked the land under the feudal system, paying allegiance and taxes to the Lords of the Manor in Skipton. Little is known of the history of the place, though mention is made in Estate documents of a corn mill and malt kiln in the hamlet in the 14th century.
- Textile production is likely to have occurred in Brunthwaite on a small scale during the 17th and 18th centuries when many sheep farmers in the district began to comb, spin and weave their own cloth in order to supplement their

income. By the mid-19th century textile manufacture had evolved into a mill-based enterprise and production on a domestic scale was rendered uneconomical. The first textile mill in Silsden was built in 1835 and power looms introduced in 1837.

- Whilst agriculture and textile manufacture were the major industries of Silsden and its surrounding area nail and clog manufacture became increasingly important. Nail making smithies were numerous in Silsden and even Brunthwaite had one until 1880, located in a small wooden shed that was later moved to Clog Bridge where it was used by a barbers.
- Unlike many other settlements in the district that expanded rapidly during the Industrial Revolution, the size and form of Brunthwaite has remained relatively static during the last 150 years. The form of the hamlet is remarkably well preserved and much of its character and historical interest is taken from the buildings within their unspoilt rural setting.

Brunthwaite, a small hamlet is located at the foot of Rombalds Moor, to the west of Brunthwaite Crag and within the historic wapentake of Staincliff and Ewcross. The hamlet itself is set on sloping land that stands on the millstone grit of the Upper Carboniferous period at about 150m O.D.

There is some evidence in the vicinity of the hamlet of prehistoric habitation and exploitation of the surrounding area. To the northeast of the settlement, at a location known as Counter Hill are the remains of two earthworks that are possibly Iron or Bronze Age in origin.

It is thought that the first settlement at Brunthwaite was established by the Saxons. There have been

many spellings and variations of the name Brunthwaite over the years however, the place name is thought to be derived from an Old English or Saxon word meaning 'a clearing made by burning'.

Though Brunthwaite was not specifically mentioned in the Domesday Survey of 1086, the larger Manor of Silsden was. At this time, Silsden was the most important village in Craven, having 800 taxable acres of land and was larger than the settlements at Skipton and Keighley at that time. Brunthwaite, along with those at Holden and Swartha is generally thought to have been one of the five smaller manors that made up the wider township of Silsden. These manors were governed by five Saxon thanes (overlords) who gave their allegiance to Edwin, the Earl of Northumbria. After the Norman Conquest these lands were given to William's own knights who then tenanted the land out to the same thanes who had formerly owned it and who continued to cultivate the land as feudal tenants. It is thought that many of the field and property boundaries of Brunthwaite and its surrounding farmland owe their origins to the distribution of land under the Norman feudal system.

Following the Conquest, the Manor of Silsden, and with it the small manor of Brunthwaite, became part of the large estate (or Honour) of Skipton, first held by Robert de Romille and then by King Edward I and II before being given to the Clifford family in 1310. It was around this time that the name Brunthwaite was first noted in correspondence relating to the Clifford estate. The spelling of the place name as *Bronthweyt* in this document is one of many historical variations that have been noted over the years (Smith, 1957).

The land around Silsden and Brunthwaite continued to form part of the Skipton Castle estate and was held by the Clifford family for the following 650 years. As part of such a large manor, much of the history of Brunthwaite is combined with that of many of the surrounding settlements in this part of the district and therefore little is documented of its individual history and notable events prior to the 19th century (Mason, 1971).



The gatehouse to Skipton Castle. Brunthwaite formed part of the castle estate until the 19th century.

By the 14th century it is likely that Brunthwaite consisted of a handful of farmsteads. The vast majority of the inhabitants would have been employed in agriculture, working the land and paying taxes to the Lord of the Manor. Other ancillary industries would have existed alongside agriculture, the most common probably being wool spinning, weaving and tanning. Other industries operated on a much smaller scale and there is interesting evidence to show the diversity of operations undertaken in and around Brunthwaite. Archaeological excavations in the early 20th century unearthed the remains of two medieval potteries in fields on the periphery of the hamlet (Keighley News, 1977) and by the 13th century the tiny Manor of Holden, located to the southwest of Brunthwaite was in used as a deer park.

An extract from the valuation of the estate prior to its gift to the Clifford family in 1310 states that the Manor of Silsden was granted a Court Leet (right to hold a civil court) which included payment of tax or charges in kind for the use of the kiln and corn mill at Brunthwaite. Persons bringing corn to be ground at the mill had to pay 1s a pack, 1-26th part for malt and 1-24th for other grains. It was also noted that the Lord of the Manor was responsible for the provision of the millstones.

Much of the land around Brunthwaite is relatively exposed and the harsh weather of the Pennines would have made arable cultivation a meagre and hard living. It is likely that most of the land was used for sheep grazing, an assumption that appears to be backed by the preamble to an Act of Parliament in 1555 that stated that the South Pennines was made up of "*grete wastes and moores*" and that subsequently "*the inhabitantes altogether doo lyve by cloth making*" (Hughes, 1983).

Notwithstanding the documented evidence, there are no physical remains of any buildings dating to this period. The earliest surviving buildings in the conservation area are likely to be **Ashwell House** and **Sycamore Farm**, both of which date from the 18th century, though both were altered in the 19th century.



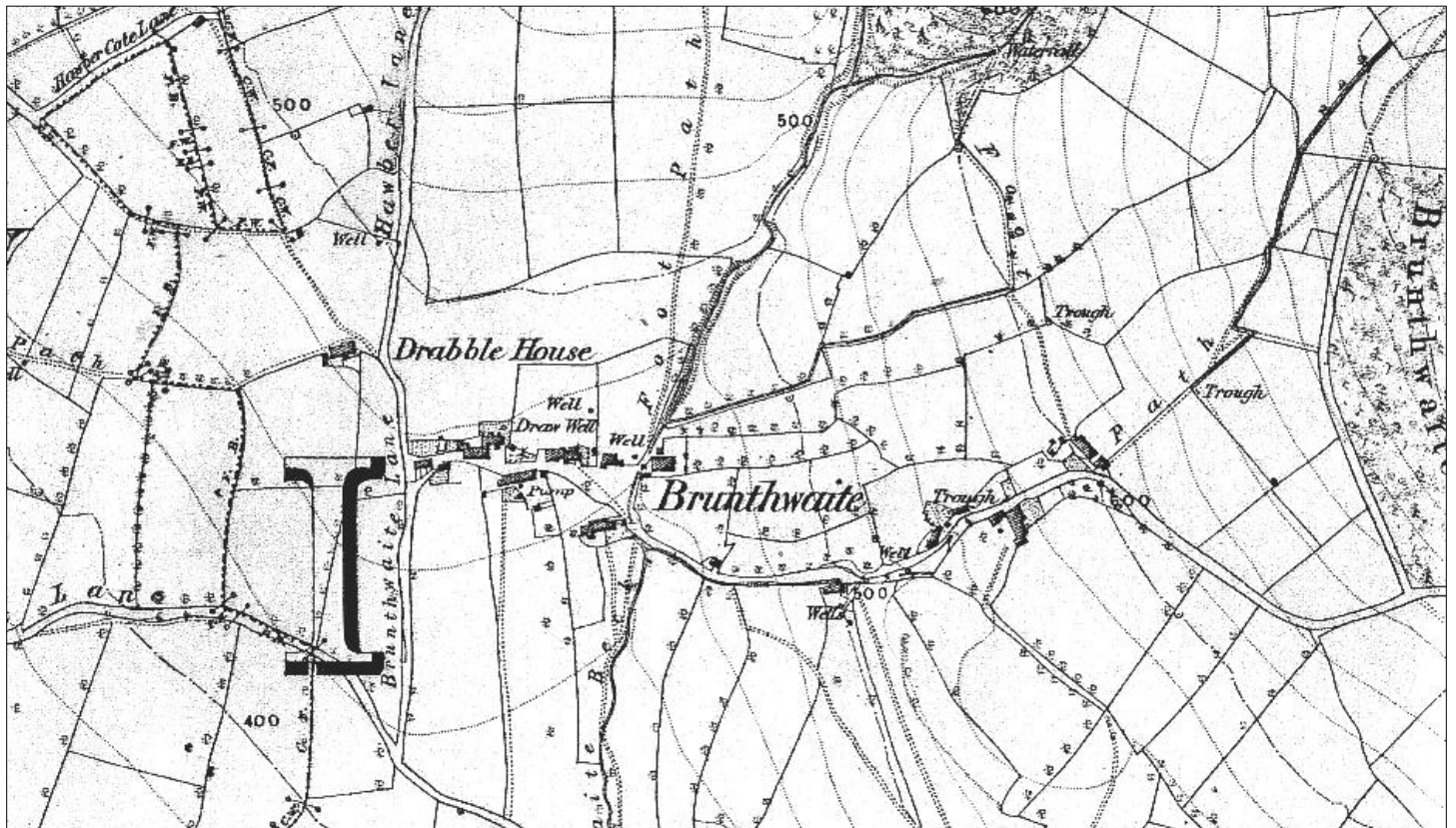
Ashwell House is dated 1739, indicating that it is one of the earliest surviving buildings in the conservation area.

The earliest maps of the area are mainly in the form of Estate and Tithe maps, produced in 1610 and 1757 respectively but show little detail of Brunthwaite.

The first Ordnance Survey map of the area was surveyed in c. 1848 and this shows Brunthwaite in its entirety in some detail, though at a small scale. Brunthwaite Lane is clearly marked, as is the course of the beck. Some of the properties standing to either side of the lane are easily identifiable by their footprint, such as Ashwell Farm and its stables and barns and Sycamore Farm just to the south. What the map does show quite clearly is how little the size and form of the hamlet have altered over the years. With the exception of the two bungalows at the western end of the lane, the short row of terraced houses to the north of the green and the occasional agricultural building there has been very little development within the conservation area in the last 150 years.

During the course of the 18th and 19th centuries many of the settlements around Silsden and Brunthwaite became increasingly industrialised. Though Brunthwaite itself escaped the mill and factory building and subsequent population expansion, Silsden became a busy mill village and this inevitably had an impact upon tiny Brunthwaite, just a mile away.

Extract from the first Ordnance Survey map, surveyed c.1848



The photograph of an old thatched cottage was probably taken c.1900. The cottage stood around the current entrance to the Golf Club and there were two other similar cottages in Brunthwaite itself. (Source: Cathey, 1992)



Industry, particularly the manufacture of woollen cloth and textiles, started initially on a small scale. For centuries sheep farmers had supplemented their incomes by combing, spinning and weaving cloth from their own homes. By the end of the 18th century textile production was on a larger scale in the district and in many older properties it is common to see the outlines of 'taking-in' doors at first floor level. These were used to load and unload bales of wool and cloth and are an interesting historical feature that indicates a former semi-industrial use.

During the 18th century the cultivating and spinning of flax became a particularly profitable cottage industry. It suited the wet, swampy land in the area around Silsden and was used as sail cloth by the Royal Navy, amongst others. During the first half of the 19th century there was a gradual change in the methods of textile production and manufacture and the cottage-based industry became increasingly mill-based. The first textile mill, Becks Mill was built in Silsden in 1835. Following the introduction of power looms into mills in the district in 1837 domestic spinning and weaving swiftly became uneconomical. Census returns show that during the course of the 19th century increasing numbers of people were drawn to the prospects of steady employment in the mills in Silsden and it is likely that many from Brunthwaite made the journey across the fields each day to the textile mills in the village.

As well as textile manufacture, nail and shoe making became major industries in Silsden, reaching their peak by the middle of the 19th century when 250 individual forges were recorded. A small nail making smithy existed in a wooden hut in Brunthwaite until 1880 when it closed and the

hut was moved to Clog Bridge in Silsden where it was utilised by Jonas Wilson as a barbers shop (Cathey, 1992).



'Jooany Barbers' shop, Clog Bridge 1908. The hut was used as a nail-making smithy in Brunthwaite until 1880 when it was moved to Silsden. (Source: Cathey, 1992)

During the late 19th century neighbouring Silsden saw unprecedented growth in population and industry. By the early 20th century the town was a vastly expanded version of the agricultural village it had been 200 years earlier. During the course of the 20th century there was a steady decline in all of the town's major industries and many of the inhabitants now commute daily to the surrounding towns and cities.

Though the drastically changing times of the last 200 years have of course made their mark upon Brunthwaite the form and character of the place appears very little altered. The retention of many of the pre-20th century buildings along with the preservation of its green and rural setting adds much to the character and sense of place.

4. Topography and Setting

Summary of Topography and Setting

The location of Brunthwaite conservation area contributes greatly to its form and character. The most significant features of Brunthwaite's topography and setting are:

- *Brunthwaite is located within an attractive setting on the northern slopes of Airedale. The sloping land on which the settlement has developed impacts greatly on views into and out of the conservation area as well as the character and feel of the place.*
- *To the north and east of the conservation area the land rises steeply. To the east of the settlement is Brunthwaite Crag, a steep escarpment that leads onto Rombalds Moor. Brunthwaite seems almost to nestle in the shadow of the steeply rising land and this gives the place a feeling of seclusion and a strong sense of place. Immediately to the east of Brunthwaite is High Brunthwaite, a hamlet located on an elevated plateau of land above the valley floor.*
- *Open fields surround the conservation area on all sides, effectively enclosing the settlement within its rural setting. The fields are divided by good dry stone walls, which add definition to the landscape and are of historic interest in their own right. Trees stand in small groups around the edge of the conservation area and in the surrounding fields. These add much to the quality and sense of place.*
- *To the south of the conservation area the land drops away gently towards the valley bottom. The setting to the south is mainly open and green, though its rural character is marred somewhat by the impact of the electricity pylons. To the west is the village of Silsden.*

The topography and setting of Brunthwaite conservation area is an important defining characteristic of the area's sense of place and character. Just as important are the **views** within, into and out of the settlement as these give the area a wider context and often reaffirm historical associations.



Views in and out of the conservation area, such as this one to the northeast of Brunthwaite are an important element of the character of the place.

Brunthwaite is situated in a picturesque location approximately 1 km to the east of Silsden and 5km to the northwest of Keighley. The settlement is located on the lower slopes of the northern Aire valley side. The River Aire lies some distance to the south. Despite the settlement's relatively **rural** setting, there are good communication links to the wider district. A kilometre or so to the south of Brunthwaite is the Leeds Liverpool canal, which historically was a vital communication link between industries throughout the wider district. Steeton and Silsden railway station provides links to the nationwide rail network and as well as direct services to Skipton, Leeds and Bradford. The A629 trunk road runs some distance to the south of the village.

The topography of the surrounding landscape is dramatic and varied and this adds much to the character and interest of the conservation area. Brunthwaite is located at the foot of **Rombalds Moor** and the land rises up steeply to the east of the settlement. To the west and south of the conservation area the land drops away gently towards the valley bottom and this allows good long distance views into and out of the conservation area. These views are particularly important as they allow Brunthwaite to be considered within the context of the surrounding area as well as reaffirming the value of the settlement's unique location.



The view along Hawber Lane towards Swartha is blocked by the rising hills to the north of Brunthwaite

To the north of Brunthwaite the landscape is principally rural and open though the dips and troughs of the undulating landscape limits long distance views. The fields immediately to the north of the conservation area boundary rise up quite steeply. Along the brow of this elevated land are isolated farmhouses and buildings that face southwards across the hamlet and down the valley. The open fields have an almost patchwork appearance, created by the dry stone walls that divide the fields and mark their boundaries.

To the west of the conservation area is Hawber Lane, a narrow country road that is lined by substantial stone walls. The road runs along the western boundary of the conservation area for a



To the south of the conservation area is the Aire valley. To the east are the steeply rising slopes of Rombalds Moor.

short distance before continuing northwards past Drabble House Farm and curving round to the east of the small hillock that separates Brunthwaite and the settlement of **Swartha**. Swartha is similar to Brunthwaite in terms of size and setting and was thought to have been one of the other Saxon manors that originally formed part of the ancient township of Silsden.



Hawber Lane runs along the western boundary of the conservation area. Its southern part is bound by a substantial stone wall on its western side.

To the south of Brunthwaite Hawber Lane follows a straight line as it runs along the line of what was probably once an ancient field boundary. On the western side of the lane is a high, coursed stone wall that is topped with flat copingstones on its lower sections and dramatically castellated stones on its upper section. This wall is backed by a line of trees along much of its length and in summer these cast shade over the lane, creating an almost tunnel like canopy. The land behind this wall is principally open and grassed. Around the junction of Hawber Lane and Holden Lane it forms a small cemetery. To the west of this is Spring Bank, a large Victorian house that is now in use as a nursing home.

Further west the open and green landscape changes and gives way to a more suburban scene. The semi-detached houses that form the eastern extent of Silsden's 20th century expansion are clearly visible. The landscape slopes gently downwards into Silsden itself and there are some good long distance views across the village and downwards to the valley bottom.

The fields to the west of the conservation area, stretching from the top of the walled garden adjacent to Hawber Lane and up beyond Drabble House Farm are designated Safeguarded Land in the Bradford Unitary Development Plan. The Unitary Development Plan also outlines the route of a bypass around Silsden which, if built, would run immediately to the west of Brunthwaite conservation area, roughly following the line of Hawber Lane. There is no definite plan to construct the bypass, and the Unitary Development Plan simply indicates the route a bypass would follow should the decision be made to build one.

The land to the east of Hawber Lane, which includes the settlements of Brunthwaite and High Brunthwaite as well as the whole conservation area, is protected by Green Belt designation. This would prevent inappropriate development of the land, therefore ensuring the preservation of its open and agricultural character. However, should a bypass around Silsden be built in the future, it will inevitably impact the character of the conservation area.



The backdrop to the east of The Cottages is dramatic and attractive.

Rising up steeply to the east of Brunthwaite is Rombalds Moor, which extends along the northern

side of the Aire Valley from Skipton to Baildon and Menston. The steeply rising land creates a dramatic skyline that dominates views into and out of Brunthwaite. The resulting visual connection between the valley bottom and the elevated moorland is important in understanding the character and sense of place in Brunthwaite as historically its location has had a major impact on its development and form.



High Brunthwaite, to the east of the conservation area is an attractive hamlet located high up on the valley slopes.

High up on the valley side, overlooking Brunthwaite is the smaller hamlet of High Brunthwaite. High Brunthwaite consists of a handful of farmhouses and barns that are located to either side of Brunthwaite Lane. Two of the buildings, Kiln Cottage and The Grange are listed (Grade II) and probably date from the late 17th or 18th centuries. The settlement is accessed via Brunthwaite Lane,

which ascends the steep hillside up to High Brunthwaite between high banks and dry stone walls. From the elevated plateau on which the settlement is located there are good views back across the conservation area and along the Aire Valley. From this aspect Brunthwaite



almost seems to nestle in the shadow of the valley side, creating a sense of seclusion that is an important element of the character of the place. Brunthwaite Lane then continues eastwards up the valley side before curving northwards around Brunthwaite Crag.



To the northeast of the conservation area are open fields that slope upwards steeply and provide a green and rural backdrop to the buildings in Brunthwaite.

To the north of Brunthwaite Lane and linking the two hamlets of Brunthwaite and High Brunthwaite are open fields. Though some of the historic dry stone wall field boundaries have been lost and replaced with fences most have been retained and these add interest and definition to the landscape. There are a number of good mature trees standing in small groups along the edge of the fields and these further enhance the attractive rural scene. As the landscape rises upwards beyond High Brunthwaite the green fields eventually give way to heather and moorland.

To the south of Brunthwaite the land slopes gently downwards towards the valley bottom. The steeply rising moorland that forms the northern valley side dominates views to the southwest of the conservation area. Located on the lower slopes is the Silsden Golf Club, a long established sporting facility that operates from a recently constructed clubhouse. The clubhouse, which takes its only access from Brunthwaite Lane, is a large building with a substantial parking area to the north. Though some effort has been made to keep the height of the buildings low, the development has had a significant impact upon the openness and undeveloped nature of the landscape.

Beyond the Golf Club the landscape is open and mainly rural. Fields are interspaced with scattered houses and patchy woodland and the views across the valley bottom are pleasant as opposed to dramatic. Unfortunately the scene is somewhat marred by the large electricity pylons that traverse the valley bottom and pass close by Brunthwaite, to the west of the conservation area.

Within Brunthwaite itself the topography of the conservation area is gentler. The land on which the settlement has been built is mainly level, though there is a small dip on approach to the beck. The beck itself is an important element of the character of the conservation area and the trees that line its eastern bank make a substantial contribution to the village like and rural feel of the place.

5. Traditional Building Materials

Summary of Traditional Building Materials

Traditional building materials have been used throughout Brunthwaite conservation area and these contribute greatly to the image and character of the place. These are:

- *Local stone (for buildings and boundary walls);*
- *Stone slate (for pre-20th century properties) and limited amounts of blue slate and concrete tiles on later properties;*
- *Timber (for features such as windows, doors and some gutters); and*
- *Stone setts and flags in small areas to the front of some buildings*

Local **stone** dominates Brunthwaite conservation area and is a fundamental part of its image. It has been used in the construction of all eras of building and for boundary and field walls and is the unifying element that gives the hamlet its coherent feel.



Most of the buildings in Brunthwaite conservation area are stone built, like Prospect House.

Different finishes relate to the period in which the buildings were constructed. The earlier buildings, such as those dating from the early 18th century tend to be built from coursed rubble or roughly dressed stone. Ashwell Farm and Sycamore Farm are both examples of this type of early stonework. Buildings constructed in the 19th century, such as Prospect House and the cottages to the east of the beck are built mainly from hammer-dressed stone that has darkened due to exposure to the elements. Ashlar stone was sometimes used as a form of decoration and has been used to create door and window surrounds in the terraced houses to the north of the green. Stone detailing is common on earlier buildings in the conservation area too and can be seen in the form of kneelers, cornices to chimneystacks and keystone details above doors. These are attractive and historic features in their own right but also have more practical functions too.

The 1852 Ordnance Survey map shows several stone quarries in the vicinity of the village and it is most likely that the stone used to construct the buildings and walls in the village came from these quarries. Some of the buildings in the hamlet have been built from the softer, more yellowy-hued sandstone while others have been built from the grey-hued coarser gritstone.

The **pointing** of traditional stone buildings can have a dramatic impact on the appearance and character of the building. Traditionally stonework would have been pointed with a slightly lighter colour of mortar than the stone itself and recessed between the courses. Much of the visual interest and character of the streetscape is derived from groups of buildings and their relationship to one another. The cleaning of stonework is generally inappropriate in such instances as this can create a 'patchwork' effect that can detrimentally affect the unity of the group.



Stone slates and blue slate are both natural roofing materials and complement the stone of buildings in the conservation area.

Locally quarried **stone slate** was used as the roofing material of the earlier buildings in the conservation area. This material gives the roofline its characteristic colour and distinctive profile, which complements the colour and texture of the stonework. Stone slates are becoming increasingly rare, as other forms of roofing material have become available and earlier buildings lost, and should therefore be treasured. It was superseded as the main form of roofing material in the district by **Welsh slate**, which became readily available by the late 19th century due to improvements in transport occasioned by the establishment of the railway network. Slate has a smoother, darker finish than stone slate and can be seen on the later terraced cottages in the conservation area.



Brunthwaite Lane is the only surfaced route through the conservation area. Unfortunately very little stone surfacing remains and the lane is principally tarmaced. Brunthwaite Lane is the principal route through the hamlet. In relatively recent years it has been surfaced with tarmac though originally it is likely that the lane would not have been surfaced at all. Some small areas of stone surfacing are evident along the northern edge of the highway and

around Ashwell Farm and Sycamore Farm. The colour and texture of the stone flags and setts complements the stone used to construct the buildings and walls and therefore is a more fitting material than the modern tarmac surfacing of the road. Though only small areas of natural stone surfacing exist within the conservation area it helps fuse the image of the place and adds quality to the area. As a historical street surface it is of interest in its own right.



Stone surfacing to along the edge of the lane is of historic interest in its own right and adds much to the quality of the streetscape.

Timber is the traditional material used for the doors, windows and gutters on the older properties in the conservation area that date from the 18th, 19th and early 20th centuries, however these features are the most susceptible to change. Where the early details have survived they contribute greatly to the integrity of the built form and the quality of the conservation area.

The glazing style of a window is very much dependent on the age of the building and varies from the small timber framed fixed lights or multi-paned sashes of the earlier structures to the single paned sashes of the later buildings. The sliding mechanism of the traditional sash window is an important feature and adds character to property. The slenderness of the timber frames and glazing bars and the depth and shadow created by the top and bottom halves of the sash adds to the visual interest and distinctiveness to the building.



Sadly some of the timber window frames and doors of the unlisted older buildings in the conservation area have been replaced with less sympathetic modern versions, such as uPVC or dark stained hardwood frames that have been constructed to a modern pattern. Untraditional materials and finishes generally look out of place on older buildings and are at odds with their simple character. Where possible it is better to repair rather than replace traditional features. If

this is unavoidable, the use of sympathetic replacements is desirable.



Field walls in and around the conservation area are an important part of the character and agricultural heritage of the landscape.

Boundary treatments vary throughout the conservation area and from building to building. Some properties have been built at an oblique angle to the lane whereas others run parallel to the highway. Some properties, such as Ashwell Barn open straight out onto the lane whereas others, like Ashwell House, are set back a short distance behind stone walls. **Stone walls** are an important characteristic of Brunthwaite conservation area. They mark field boundaries in the surrounding landscape and run seamlessly into the hamlet where they form garden walls and property boundaries that distinguish public from private realm. In many instances stone walls can be of historic interest in their own right and in Brunthwaite there are several good examples of dry stone walling in the surrounding fields. It is important that these walls are maintained and preserved as they make a significant contribution to the rural character of Brunthwaite and are a distinguishing part of our wider agricultural landscape and heritage.

6. Architectural and Historic Qualities of the Buildings

Summary of Architectural Interest

The architectural merit of Brunthwaite conservation area can be judged by the quality of the buildings within its confines. The age and rarity of the structures, whether they are good examples of a particular building type or age, and whether they display fine craftsmanship and building techniques are all factors in determining their significance. The following have been deemed to contribute to the area's architectural interest and justify its conservation area status:

- *There are six listed buildings in the conservation area. These include **Ashwell Farm** and **Sycamore Farm** along with their associated barns and outbuildings. These buildings are listed because of their special historic or architectural qualities. They are all considered to be good examples of the local vernacular building form and make an important contribution to the character of the conservation area.*
- ***Ashwell Farm** and **Sycamore Farm** are among the oldest buildings in Brunthwaite conservation area and date from the early 18th century. The short terrace, **The Cottages** was probably built in two phases, the oldest section is characteristic of the late 18th century and the two adjoining cottages were probably added in the early 19th century. **The Terrace** appears to be older than its early 20th century construction.*
- *The buildings within the conservation area are an interesting mixture of vernacular farmhouses and farm buildings and later additions that cover a number of different*

architectural eras but have generally blended in quite well.

Buildings are naturally a dominant feature and it is their quality, siting and interest that chiefly accounts for the designation of a conservation area in Brunthwaite. The design, decoration and craftsmanship of the buildings are all factors in determining their significance, however buildings that are good examples of a particular age, building type, style or technique and those that are evocative of a given region are of particular merit. The finest examples of buildings of historic or architectural interest in the country are listed by the Department of Culture, Media and Sport and are subject to Listed Building controls, which aim to protect them from unsympathetic alteration. However, as conservation area designation is area based, it is the group value of buildings that is significant. Therefore, although not all of the buildings in Brunthwaite conservation area are listed, most are of merit and contribute greatly to the feel of the place.

The architectural interest of Brunthwaite conservation area is derived principally from the range of vernacular dwellings and farm buildings within a rural setting that is very much evocative of a bygone era. Vernacular architecture is indicative of a past way of life and a tangible record of traditional building techniques. It is also significant to the sense of place of the area, as it makes use of materials and techniques specific to the locality. Usually built without the benefit of an architect, somehow it is often taken to imply a fairly humble or practical origin, but this is not the case and some of the vernacular buildings in Brunthwaite are listed due to their historic and architectural

value. Good examples are becoming increasingly rare, due to alteration and redevelopment.

In addition to these listed buildings there are a number of other structures that stand out, either as eye catching structures, particularly historically significant buildings or buildings that make a positive contribution to the character or overall feel of the area. The interaction of all these buildings, as well as open spaces, natural elements and topography all combine to give the conservation area a unique feel and character. These buildings have been identified as being key unlisted buildings within the conservation area.

The principal approach to Brunthwaite is from Hawber Lane, which runs along the western boundary of the area. Brunthwaite Lane leads off Hawber Lane. On the southern side of Brunthwaite Lane are two dormer bungalows, built circa 1960. These are set back from the lane behind a dry stone wall and hedgerow. The houses, which are called **Hawber Croft** and **Meadow Croft**, were probably built around the middle or third quarter of the 20th century. The exterior walls are faced with stone and the roof covered with small, dark tiles. A prominent centrally located porch dominates the frontage of the building and there is a large flat-roofed dormer window located on each roof slope. As such, these houses are somewhat at odds with the more traditional style of vernacular architecture of the older buildings immediately to the east of them.



Hawber Croft and Meadow Croft are located on the western edge of the conservation area and were built c.1970

On the north side of Brunthwaite Lane is a **low barn** that forms the western most building of the group known as Ashwell Farm. Historic maps of the area show the footprint of the barn to have been made up of a collection of smaller outbuildings. However the existing structure is a low, single storey building that has been converted into residential use. The barn is set at right angles to the road and is built from roughly dressed stone

with a long blue slate roof. On the eastern elevation of the building is a row of long windows divided by flat-faced stone mullions and on the eastern elevation a number of smaller square windows and two doorways that have stone heads (and sills below the windows). Set in the roadside gable end is a small opening with composite jambs to either side. The gable ends of the barn are topped with tabled copingstones and a corniced chimneystack is located on the ridge of the roof. As part of the wider group of buildings that form Ashwell Farm the low barn is a key unlisted building in the conservation area.



The single storey barn to the west of Ashwell Farm is now in residential use.

Immediately to the north of the low barn is a smaller building that appears to now be used as part of the converted dwelling. Located to the north of this is a long stone building that runs parallel to the road. This building provides the garage accommodation for the converted agricultural buildings that now form Ashwell Court.

To the east of the barn is an open area which is paved with stone setts and to the east of this on the opposite side of a dry stone wall, is the **former stable block to Ashwell Farm**. This building, along with part of the adjoining barn has been converted into residential use too. The conversion appears to have been undertaken sensitively and much of the building's agricultural character has been maintained.

The stable block, which is included in the Grade II listing of the main house and barn, is an interesting vernacular building that probably dates from the middle of the 18th century. The former stable has been built from rubble, and is set back from the roadside and runs partly behind the adjoining barn. The front elevation has a low doorway on the left-hand side that is set between composite jambs and has a heavy stone lintel above. To the right are two small square openings that have solid stone lintels and composite jambs. At first floor level is a single square window and a small

ventilator that would have once allowed air circulation to the upper levels of the stable block.



The stable, set back behind the gable end of the barn forms part of the Grade II listed group of buildings at Ashwell Farm.

The gable end has retained its finely carved stone kneelers and has a traditional stone slate roof. The detailing of the large quoin stones and the tabled coping further adds to the historical interest of the building. All the original openings in the gable end have been utilised in the conversion and so very few new openings or major alterations have been required.

Adjoining the eastern elevation of the stable is the main **barn to Ashwell Farm**. This building, which is also a Grade II listed structure, stands forward of house and stable and abuts the edge of the lane. Built of roughly coursed rubble, with a stone slate roof, the building is a good example of a vernacular agricultural building. It is thought likely that the barn was built around the same time as the house and therefore probably dates from the middle of the 18th century. The building has been partly converted and the western half is now in use as a dwelling.

The front elevation of the barn is a strong feature of the streetscape in this part of the conservation area. There are two cart openings in this south-facing elevation. The westernmost opening has a segmental arched head and quoined jambs and is the taller of the two openings. Prior to the conversion of the barn, the cart entry had a flat rather than an arched head. It seems likely that the barn was altered around the end of the 19th century and it is possible that the cart entries were altered at that point. Originally it is more likely that the barn would have had an arch-headed cart entry as this is a characteristic feature of most Dales barns.



The barn at Ashwell Farm (Grade II) has been partially converted into residential use in a sensitive manner that has retained much of its original character.

To the left of the cart entry is low mistal doorway that is set under a substantial lintel that also forms one of the quoined angles in the wall. To the right is a small square window set in simple stone surround. This window appears to be a modern insertion and was probably added during the conversion process. The eastern end of the barn is still in an unconverted state. The tall cart entry has a plain-boarded timber door in situ and quoined jambs. The doorway to the left was probably added later but the low mistal doorway at the right hand end of the elevation is of 18th century character.



The western gable end of the barn lacks any openings other than the small breather holes that allow air to circulate.

The western gable end of the barn has a number of small square openings set in stone surrounds. Some of these appear to be the original openings and others were inserted when the building was converted. The eastern gable end is mainly stonework and unfenestrated, the only opening being a small breather hole in the apex of the elevation. The barn is a good example of an 18th century vernacular building and the sensitive

conversion of part of the building has retained much of its agricultural character and will help secure the future of the building.

Adjoining the barn at its northeastern corner is a single storey extension that links the building to **Ashwell House**, an attractive vernacular farmhouse that is set back from the barn and the road. The house faces south onto Brunthwaite Lane and is separated from the road by a good stone wall topped with rounded copingstones. The house is three bays in length and two storeys in height and is built from coursed rubble with a good stone slate roof. At the corners of the building are large, dressed quoin stones and the gables are topped with tabled copingstones, small kneelers and corniced chimneystacks. On the front elevation are three bays of paired, square mullioned windows inset with four-pane sash windows. Most of the windows have been altered, probably during the 19th century and are larger than is typical for an 18th century building. The first floor window in the third bay (eastern end of the elevation) is probably an original window opening. Though originally a four light opening, the window is recessed within double chamfered surrounds and is of early 18th century character. Inserted between the first and second bay is a 19th century doorway set between monolithic jambs and beneath a flat-faced stone lintel. Between the ground and first floor windows is a moulded stringcourse that runs the length of the south facing elevation.

The original entry into the building is set in the gable end of the house and is a Tudor arched doorway with composite jambs. Inscribed on one of the jambs are the initials of the family who built the house along with the probable date of construction – '1739 MG' (the Green family).

On the rear elevation is a short range that extends outwards at right angles from the building. This range appears to be contemporary with the construction of the house, having a stone slate roof, and corniced chimneystack and is built of similarly coursed rubble stonework. Set into the rear elevation of the house are a number of later windows though one original mullioned window still exists. A 'taking-in' door is located just to the east of the range, indicating a past semi-industrial use for textile manufacture.

The house, along with the barn and stables are listed Grade II in recognition of their special historic and architectural character and are fine examples of vernacular structures of their age. Located at the heart of the conservation area and constituting some of the earliest surviving structures in the settlement, they make an important contribution to the character and quality of the conservation area.



Ashwell House is a good example of an 18th century vernacular house. It was altered in the 19th century but still retains a number of interesting traditional features.

To the south of Brunthwaite Lane is **Sycamore Farm** and barn. These are also Grade II listed structures and were probably built around the same time as Ashwell Farm, in the second quarter of the 18th century. The buildings have a south facing aspect with good views across the valley bottom. The north elevation of the range is relatively plain in appearance, with few windows or notable features.



Sycamore Farm and barn (Grade II) listed. Photograph taken from listed building archives.

Both the farmhouse and barn have been constructed in coursed rubble, though the large dressed quoin stones at the western end of the farmhouse indicate that the barn was built at a later date than the farmhouse. The house itself has been constructed to a two-bay plan and is two storeys in height. Central to the front elevation is a modern stone porch. Underneath the porch is the original doorway that has composite jambs and a chamfered surround. To either side of the porch are a pair of long windows that are divided by flat-faced mullions. These are 19th century in character and so were probably later additions or alterations to the building. At first floor level are two pairs of smaller mullioned windows that are set in simple stone surrounds. On the western elevation of the farmhouse is a single storey extension with a single pitched sloping roof. The extension appears to be of some age and was possibly added during the 19th century when the building was substantially altered.

On the rear elevation of the farmhouse is a low doorway with composite jambs and a large stone lintel that is similar in appearance to the original doorway in the south elevation. To either side are two small windows at ground and first floor level that are set in stone surrounds. The rear elevation of the house and barn runs at an oblique angle to the road and a dry stone wall surrounds a small

triangular-shaped garden between the house and the road at its western end. The eastern corner of the barn runs juts out a small distance into the lane, which diverts around the building before dipping southwards around the bottom of the green. The juxtaposition of buildings such as Sycamore Farm to the lane and other buildings help give the place an organic and almost unplanned feel that complements the historic and rural character of the settlement.



Rear elevation of Sycamore Farm and barn. Photograph taken from listed building archives.

The **barn** has been partly converted and the eastern most section is being renovated to form a small cottage. The section of the barn between the cottage and farmhouse is unconverted and retains much of its original character. At present it appears to be mostly used for storage. The front (south-facing) elevation of the barn is surrounded by stone flags and setts that partly cover the yard south of the building. These extend through the cart entry of the barn to form the ground floor covering within the building. The cart entry is centrally located within the barn's southern elevation and has an arched head formed by two cantilevered stones. To the left of the tall cart entry are two breather holes and a modern stone staircase that provides access to a door at first floor level. To the right of the cart entry is a doorway set between monolithic jambs and another breather hole with an arch headed opening. The rear elevation of the barn is relatively plain, though there is an interesting low doorway set centrally in the rear elevation that is of 18th century character.

Otter Croft, the converted section of the barn, is located at the eastern end of the building. The cottage is two bays in width and has a single storey extension on the gable end elevation. Set in the southern elevation are three sets of windows

with flat-faced surrounds and a doorway with tie-stone jambs. The gable end is well constructed from rubble stonework and is a prominent feature in the streetscape when viewed from the green or around the beck. The original breather holes have been retained, as have the copingstones and kneelers and these add much to the agricultural character of the building. At ground floor level is a recently inserted doorway with tie-stone jambs. A long stone slate roof is shared by both the farmhouse and barn and is an important feature of the group. A rubble wall surrounds the gable end of Otter Croft and leads into a driveway and the former farmyard. Set into the wall is a traditional red-painted **post box**.



Agricultural buildings on the north side of Brunthwaite Lane.

On the north side of the road and to the east of Ashwell House is a modern **agricultural building**. The building is part breezeblock, part corrugated metal and is located on an elevated piece of open land overlooking the lane. The height of the land makes the building visually prominent in the conservation area, though the set back distance from the building line means that views along the lane are unaffected. At present the agricultural building appears to be little used and in a fairly poor state of repair. The rationalisation of this type of building once they become surplus to requirements would greatly enhance the character of the conservation area and should be encouraged.

Croftend and Prospect House are located to the east of Ashwell Farm and are set just to the north of Brunthwaite Lane. **Croftend** consists of a small cottage with a barn attached to and set forward of its western gable end. Both buildings are built from coursed rubble and share a single stone slate roof. The vernacular detailing indicates that the barn and cottage were probably built in the early 19th century, and both are key unlisted buildings due to their contribution to the conservation area.



Croftend (key unlisted building) comprises of a small cottage adjoining a barn. Both are stone built and share a single stone slate roof.

The barn has a long sloping roof to the front elevation, which is inset with a tall cart entry with prominent dressed quoin stones. To the left of the cart opening is small stone-headed window and a short stone staircase leading to a timber-boarded door. The west gable has no openings other than a small breather hole in the apex of the wall. The right hand return gable has a number of breather holes and a small square window in the apex.

The cottage is set well back from the building line of the barn and has a small yard to the front of the dwelling. The architecture of the cottage is simple in character, having a doorway with composite jambs on the right hand side of the front elevation and two windows to the left. At first floor level are a row of three square-shaped windows with stone heads and sills. A small arch-headed opening is located just beneath the level of the first floor windows. Originally the cottage would have probably had multi-pane sash windows but now has modern stained hardwood frames. The simple character of this property would be much enhanced with the restoration of the correct pattern of window frames and door.

Adjoining the east gable end of Croftend is **Prospect House**, a fine 19th century dwelling that sits prominently on the northern side of the lane. The house is three bays in width and has a slightly higher roofline than that of Croftend. The house is built of hammer-dressed stone with ashlar quoin stones and a good stone slate roof. At each end of the roof is a gable chimneystack with stone corncicing and beneath the gutter are stone dentil brackets. Centrally located in the front elevation of the house is the main doorway. This is recessed between monolithic jambs and has a transomed hall light beneath the lintel.

To either side of the doorway is a large window set within slightly projecting stone surrounds. At first floor level are three similarly sized windows. All have retained their original four-pane timber sash window frames and these make a significant contribution to both the appearance and historic interest of the property. To the front of the house is a small garden that is separated from the lane by a low stone wall topped with rounded copingstones. Prospect House and Croftend both enjoy a prominent position within the settlement and therefore make an important contribution to the character of the place. They are therefore key unlisted buildings in the conservation area.



On the opposite side of the lane to Prospect House and Croftend is **Houghton Gayle**, a relatively modern house that was built following the grant of planning permission in 1978. The house is stone-built and detached and despite its relatively young age blends remarkably well with the surrounding buildings. A number of vernacular style features have been incorporated into the design of the house, such as stone surrounds to the windows and a corniced chimneystack.

To the southeast of Houghton Gayle is a collection of buildings that comprise of the three residential properties known as **Wynyates**, **Ivy Bank Cottage** and **Ivy Bank House**. The ages of these buildings are difficult to estimate as the stonework has been rendered and some of the original features, such as the windows altered. However, the stone slate roof on the barn indicates that the building is of some age. The first Ordnance Survey map of c.1848 shows a footprint that may have been that of a farmhouse (possibly Ivy Bank House and Cottage) and a barn (Wynyates?). If so, it is likely that the existing buildings on the site date back to the early 19th century.

Wynyates forms the westernmost section of the group and is 'L' shaped in layout. The northern most section of the building appears to be a later addition and was probably added during the course of the 20th century. The rear (south-facing) elevation has an arch headed opening that may have originally been a cart entry and a series of windows set in stone surrounds. The north facing elevation includes a number of modern windows, a patio door and a garage door. The stonework has been rendered and the yard to the north tarmaced.



Set well back from the road Ivy Bank and Wynyates are probably buildings of some age but have been much altered over the years.



The rear elevations of Ivy Bank House, Cottage and Wynyates faces northwards towards the lane.

Ivy Bank House and **Cottage** are situated within a two-storey building that was possibly once a farmhouse. The building has been rendered and the roof replaced with blue slate. The original stone chimneystacks indicate that beneath the render is most probably stone. The building is divided into two dwellings; **Ivy House Cottage** forms the western most section and is just a single bay in width with a small flat roofed porch located on the north elevation. The north elevation of **Ivy Bank House** has a pitched roof porch and a series of windows of various sizes that appear to have stone heads and sills and may have originally been subdivided by mullions. The south elevation of the building is similarly fenestrated and rendered.

Wynyates and Ivy Bank House and Cottage occupy a prominent location in the southeastern corner of the conservation area and therefore have a considerable impact on the character of the conservation area. As it stands the potential that these houses could make to the conservation area is undervalued as the render to the stonework and poor window detail and other alterations have eroded much of the group's original character.

On the opposite side of the green is a short row of terraced houses and beyond this are open fields. Immediately to the west of this terrace is an area of land occupied by a static caravan and a pair of derelict stone cottages. The cottages, which were probably single cell one up-one down dwellings,



probably date to the late 18th or early 19th century as details such as the prominent quoin stones and the taking-in door in the south-facing gable end indicate that they are of some antiquity. Sadly the cottages are now in a very poor state of repair and are uninhabitable. Much of the stonework and window heads and sills

probably date to the late 18th or early 19th century as details such as the prominent quoin stones and the taking-in door in the south-facing gable end indicate that they are of some antiquity. Sadly the cottages are now in a very poor state of repair and are uninhabitable. Much of the stonework and window heads and sills

have cracked, indicating severe structural movement and many of the roofing slates are either missing or broken. In 2003 planning permission was granted for the demolition of the cottages and the construction of a house. As work has yet to start on the site it remains to be seen how well the new dwelling will sit within the settlement and the conservation area.



The site on which the caravan is located would benefit from a tidy up. Planning permission has recently been granted for the construction of a new dwelling in place of the ruined cottages.

On the north side of the green is a terrace of four houses, called **The Terrace**, which was built in 1910. Close inspection shows some variation between the houses, nos. 1 and 2 have stone slate roofs and nos. 3 and 4 a blue slate roof. Stone slate was generally used on properties built before the middle of the 19th century. After this date blue slate, which was cheaper and easier to transport became widely available. The architecture of the terrace indicates that the buildings were not built until the late 19th century though map evidence suggests an even later date of post-1909. It therefore seems likely that the stone slates used on the roof of nos. 1 and 2 The Terrace were taken from an earlier building, possibly a barn that is shown on site on the 1909 Ordnance Survey map.

1 and 2 The Terrace have been built from deeply coursed hammer dressed stone that has darkened to an almost black finish due to exposure to the elements. Set back behind a small front yard the south facing elevation is simply fenestrated with one window at ground floor level to the left of the doorway and two equally sized windows at first floor level, all set within plain stone surrounds. The doorway has a shaped stone lintel and a tie stone at the top of the jambs. The original window pattern would probably have been a single pane sliding sash. Each property has a ridge chimneystack with corning and red clay pots. To the underside of the guttering are stone brackets.



The Terrace is a row of four early 20th century houses that are partly roofed in stone and partly in blue slate.

3 and 4 The Terrace are similarly fenestrated to nos. 1 and 2, though the spacing of the windows and detailing to the door surrounds is slightly different. The ground floor windows of 3 and 4 The Terrace have been vastly altered - no. 3 has an enlarged bow window and no. 4 has had the window converted into a door with two smaller windows inserted to either side. All four houses now have uPVC double-glazing.

To the east of The Terrace is another row of stone-built terraced houses. These are located on the eastern banks of the beck and accessed via a stone bridge and track from Brunthwaite Lane.



The Cottages are a row of four dwellings (now converted to two) that may have originally been a farmhouse with two later cottages added during the 19th century.

The **cottages** are numbered **1&2** and **3&4** suggesting that they were formerly four separate dwellings but have now been converted into two. Nos. 3 & 4 appear to have been built first and may have been a farmhouse originally, probably built in the late 18th century. The south facing elevation is the principal elevation of the building and contains two doorways, one of which has spandrels and a Tudor-style arch. The windows are divided by double-chamfered mullions and are of varying size.

The two adjoining cottages, now **1 & 2 The Cottages** appear to have been built later, probably in the early/mid 19th century. They share the same long stone slate roof of the adjoining property but have larger windows set in simple stone surrounds.

The long stone slate roof is one of the most important features of these houses, especially when viewed from across the fields on Brunthwaite Lane. Stone slates are distinctive by their chunky form and earthy-hued colouring which allows a building to sit very naturally in its setting. The Cottages are a good example of the vernacular building type and though some features have been lost through alteration they are key unlisted buildings in the conservation area.

7. Open Spaces and Natural Elements

The size, shape and nature of open spaces within the conservation area are an integral part of its character. Open spaces are important as these determine how buildings relate to one another and the presence of natural elements such as trees and running water can make an invaluable contribution to the interest and sense of place of an area. In Brunthwaite the following features are considered to be important:

- **Brunthwaite Beck**, which runs from north to south through the conservation area is an important natural element that contributes much to the character of the hamlet. **Trees** standing on the bank of the beck and in fields around the conservation area further enhance the rural feel of the place.
- **The green** is the only area of 'public' open space in the conservation area and is located at the heart of the settlement. Despite its diminutive size it adds much to the character and setting of the buildings around it.
- Most of the cottages and farmhouses in the conservation area have relatively little private garden space. They line the lane closely, creating a sense of enclosure and intimacy. The open fields that surround Brunthwaite provide a verdant background to the buildings and are an important element of the settlement's rural character and sense of place.

The interrelationship of the built form with space in the conservation area is a fundamental component of the character of the place. The size, shape and treatment of these spaces are all factors in determining whether, for example, the area takes on a domestic, rural, urban, industrial or civic aspect. The additional contribution that natural elements such as trees and running water make

should not be underestimated as these have an invaluable role in defining the character and sense of place of a particular area.



The conservation area includes a number of fields to the east of the beck. These are protected by Green Belt designation and provide a valuable green setting.

Brunthwaite conservation area boundary includes a number of **fields** to the north and east of the settlement. Fields surround the conservation area on all sides and to the north, south and east of Brunthwaite are protected from development by Green Belt designation. The fields to the west of the settlement are allocated Safeguarded Land in the Bradford Unitary Development Plan. The fields that surround the settlement, particularly those to the north and east are incredibly important to the character and setting of the conservation area. They provide a green and rural backdrop that complements the natural stone of the buildings. This allows the settlement to sit naturally within its setting and the surrounding landscape and serves to remind the resident and visitor of Brunthwaite's agricultural links and historical associations.

The older buildings in the hamlet have developed in a relatively organic manner along the line of

Brunthwaite Lane. Buildings line the lane closely at its western end and this helps create a sense of enclosure and intimacy and restricts views in and out of the conservation area along some sections. Most of the farmhouses and cottages have relatively little in the way of private garden space. Some properties open straight out onto the lane, whereas others are set back slightly from the highway behind a small garden or stone wall. The houses on the south side of the lane tend to have a south-facing aspect and have larger gardens.



Brunthwaite Lane, as it passes through the conservation has an interesting streetscape enhanced by the buildings to both sides and the green backdrop of fields.

The greens are the only area of 'public' open spaces within the conservation area. The main, eastern green sits at the heart of the settlement and is bounded to the south by Brunthwaite Lane and to the north by The Terrace and a rough access track to The Cottages. The green itself is a small, triangular-shaped area of grassy open space. Its slopes slightly from north to south and therefore from the track in front of The Terrace there are good views to be had southwards across the valley. The smaller western green is surrounded by roads at the junction of Brunthwaite Lane and Hawber Lane, and although little more than a grassed area, acts as an important feature at the entrance to Brunthwaite, communicating its 'village' character.



The green is set at the heart of the hamlet and provides an attractive setting to the buildings around it.

Despite its diminutive size, the green contributes much to the feel of the place. It creates a central focus within the settlement that gives the area a 'village-green' feel and allows uninterrupted views across to the buildings around it. The open and grassy nature of the space complements the setting of the dwellings on its northern edge and the beck and trees on its eastern edge further enhance its rural feel. As one of the few areas of open space within the settlement it is of great importance that the open nature of the green is maintained and that development is not allowed to encroach upon it.

Brunthwaite Beck is singularly one of the most important natural elements in the conservation area. It bisects the settlement and conservation area from north to south, running along the eastern boundary of the green and dividing the two terraces of cottages. The Cottages are the only dwellings in the conservation area to be located on the beck's eastern banks and therefore are physically separated from the rest of the settlement. Along the very edge of its eastern banks are a row of good mature **trees** that in winter provide a stark appearance to the setting of the green but in summer their substantial green canopies add a leafy quality that further enhances the feel of this part of the conservation area.



Brunthwaite Beck is an important natural element in the conservation area. The trees along its eastern bank add much to the quality and setting of the place.

As the beck enters the conservation area it runs down between The Terrace and The Cottages and underground briefly before emerging alongside the green. On the land between the Terrace and The Cottages is a stone **trough** set into a dry stone garden wall. This trough is presumably filled by



the beck and is a pleasant reminder of past eras when this might have been one of the few convenient sources of water in Brunthwaite.

To the south of The Terrace and Cottages the beck reemerges between high banks. Between the green and the beck is a high stone retaining wall and on the east the bank is steep and thick with grass and the roots of the trees above. The course of the beck takes it southwards where it passes beneath the lane and a small stone bridge. The reflective qualities and the sound of running water are important factors as one passes over the beck on Brunthwaite Lane. The sight and sound of the beck complements the quiet, rural character of Brunthwaite and gives it a unique sense of place.

8. Permeability and Streetscape

Summary of Permeability and Streetscape

The form, width and orientation of routes through Brunthwaite conservation area are important in distinguishing the character and sense of place of the area as well as allowing views and vistas through the conservation area. The small size of the hamlet means there are limited ways of moving across the conservation area:

- *Brunthwaite Lane is the principal route through the conservation area and allows access to buildings within the settlement as well as to High Brunthwaite and the golf club to the east of the conservation area.*
- *Some buildings are set onto the very edge of the highway whilst others are set back a short distance. The lane dips to the south and runs along the edge of the green. The variety in the streetscape creates interesting views and vistas through the conservation area.*
- *Beyond the beck the eastern section of the lane takes on a more rural feel and good dry stone walls line the lane.*
- *A public footpath runs from north to south through the settlement, roughly following the route of the beck. This increases permeability and allows a choice of routes through the area.*

The historic development of roads and footpaths around Brunthwaite has had an important impact on the development and form of the settlement. **Brunthwaite Lane** is the principal form of access through the hamlet and most of the buildings in the conservation area are located immediately to the north or south of the lane. It is not known when the lane was first established however, it is likely that the lane has historic origins as a well trodden

route and may well date back to the formation of the ancient Manors in Saxon times.



There are interesting views along Brunthwaite Lane as it passes through the conservation area.

The lane is now surfaced with tarmac and provides vehicular access to properties in Brunthwaite and High Brunthwaite as well as to the golf club. There are no pavements alongside the road and the edge of the highway is defined principally by either buildings or by a change in surfacing material. In the eastern section of the conservation area the road is lined by dry stone walls that demark the field boundaries.

The variation in the building line and boundary treatment of buildings to either side of Brunthwaite Lane adds interest to the streetscape and views along the lane. Some properties open straight out onto the highway whereas others are set back behind stone walls or to the rear of small yards. Between the barn at Ashwell Farm and the lane and to the south of Croftend and Prospect House

are small areas of **stone setts** and **flags**. There was formerly a stone flagged pavement here until it was removed by Silsden Council c.1960. Natural stone is a historic surfacing material and is becoming increasingly rare. Its colour and the distinctive texture of the local stone enhances the streetscape and even in such limited quantities adds to the character and quality of the conservation area.



Limited areas of stone flags along the edge of the lane add historical interest and character to the streetscape.

A narrow and mainly **unsurfaced track** provides access to the houses on the northern side of the green and extends eastwards as far as The Cottages. Running through the settlement and roughly parallel to the course of the beck is a public **footpath** which links Brunthwaite to Swartha and beyond.



The unsurfaced track that runs around the northern edge of the green provides access to The Terrace and The Cottages.

To the east of the beck there are few buildings and the land is mainly undeveloped and open as it rises steeply up the valley side. The new Golf Club building to the southeast of the conservation area is one of the few exceptions to this and the large club house makes a substantial impact on the openness of the landscape.

The small size of Brunthwaite conservation area means that the settlement is highly **permeable**. Access to the settlement is taken from either Hawber Lane to the west or via High Brunthwaite to the east. **Hawber Lane** is a narrow and

attractive country lane that runs along the western boundary of the conservation area. The lane extends from Holden Lane northwards past Brunthwaite and towards the hamlet of Swartha. The lane winds around the contours of the hilly landscape and in the section close to Brunthwaite its line is defined by good stone walls and traditional hedgerows.



Hawber Lane runs along the western edge of the conservation area and is lined with good dry walls.

The Bradford Unitary Development Plan indicates the line of a possible bypass to Silsden, which roughly follows the line of part of Hawber Lane. This bypass, which would run through the western section of the conservation area. As such, the construction of a new road in such close proximity to Brunthwaite conservation area is likely to have a major impact on the quiet rural character of its historic environment. Full details of likely impacts of the proposed development on the historic environment and natural heritage will be required prior to grant of any permission. These details will be closely scrutinised in order to mitigate and minimise the possible impacts of the such a major development.


9. Conclusion: Character Specification and Guidance


To safeguard the special interest of an area, conservation area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of Brunthwaite conservation area, such as;

- the style, form, orientation, massing, height and scale of buildings;
- the way the built structure interfaces with the spaces created;
- the width and orientation of lane and footpaths; the colour and texture of the materials used;
- the topography and setting of the area;
- the roofscape and streetscape;
- how the area interacts with the surrounding environment; and
- natural elements; and local detailing.

However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of Brunthwaite conservation area. This section highlights the elements that contribute to the character and appearance of the conservation area, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within the conservation area, prospective developers and the Council should use this to determine what constitutes appropriate change and as a basis for the future management of the area. It should be read in conjunction with the policies set out in Bradford Unitary Development Plan (see *Appendix 3*).

Within the conservation area there are a variety of buildings, uses and architectural styles but there are a number of characteristics that are common to the entire area.

Common Characteristics	Guidance
<ul style="list-style-type: none"> • Topography and setting – Brunthwaite is located within a rural and attractive setting on the northern side of the Aire valley. To the east of the conservation area the land rises up the valley side steeply and above the hamlet is Rombalds Moor. The land on which Brunthwaite is set slopes gently from north to south and there are good views across the fields to the valley bottom to the south of the settlement. The small hamlet of High Brunthwaite is located to the east of the conservation area on the edge of the moorland. 	<ol style="list-style-type: none"> 1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Unitary Development Plan (UDP)). 2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the UDP).
<ul style="list-style-type: none"> • Traditional building materials – Most of the buildings within the conservation area are constructed of local stone, which serves to unify the diverse forms and create a harmonious whole. Stone slate is the principal roofing material, with some blue slate evident on later buildings. Natural stone has also been used to construct both boundary and field walls. Timber was traditionally used for window frames, doors and guttering on the older buildings. 	<ol style="list-style-type: none"> 3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the UDP). 4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the UDP). 5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP). 6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the UDP).

<ul style="list-style-type: none"> • Setted and flagged carriageways and footpaths. There is very little natural stone surfacing in the conservation area. Small areas of stone setts and flags exist in front of Ashwell Farm, Sycamore Farm, Croftend and Prospect House. Even in such limited quantities, natural surfacing enhances the streetscape and character of the conservation area. 	<p>7. There should be a presumption in favour of preserving the small areas of setted and flagged surfaces of the conservation area (see Policy BH11 of the UDP).</p>
<ul style="list-style-type: none"> • Boundary walls and Field Walls – Stone walls are a traditional form of boundary treatment and are evident around several buildings in the conservation area. They are also an important characteristic of the fields around the settlement and form part of the area's agricultural heritage. 	<p>8. Existing boundary walls and iron railings should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Unitary Development Plan).</p>
<ul style="list-style-type: none"> • Permeability – Brunthwaite Lane is the main route through the conservation area. To the north of the green is an unsurfaced access track and running alongside the beck is a public footpath. Views along the lane are interesting due to the variety of building types and boundary treatments. The backdrop of open countryside further enhances the feel of the place. 	<p>9. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).</p>

<p>Architecture and building details</p>  	<p>Buildings constructed in the 18th and early 19th century were mainly built in the local vernacular style. The majority of these buildings are 1½ or 2 storey farmhouses, barns or cottages that are constructed from and roofed in local stone. Typical features include stone corniced chimneystacks, plain stone door and window surrounds, sometimes with mullions and recessed timber windows. Timber doors and squared timber gutters are also traditional on older properties. Dales barns typically have large arch-headed cart entries and small breather holes in the stonework. Some vernacular buildings also have additional features such as prominent kneelers, dentil courses, stringcourses and quoins. Despite being individually designed they have a pleasing uniformity that adds much to the character and image of the place. Ashwell Farm and Sycamore Farm are good examples of the local vernacular building form and are Grade II listed buildings.</p> <p>The conservation area also includes a number of later developments that were built during the 20th century. The terrace of four houses on the north side of the green was built in the early years of the 20th century and is interesting in that two of the properties have a stone slate roof (possibly from an earlier building) and the other two a blue slate roof more typical of their age. At the head of Brunthwaite Lane are two dormer bungalows that were probably built around the 1960s/70s.</p>	<p>10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan).</p> <p>11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail. Special attention should be paid to the design of new shop fronts: new shop fronts must demonstrate a high standard of design and be sympathetic in design and materials to the building on which they are situated (see Policy BH8 of the UDP).</p> <p>12. New development within the conservation area should reflect the predominant building form of the locality in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).</p>
<p>Open spaces</p>  	<p>Some of the fields around Brunthwaite have been included in the conservation area boundary in recognition of the important contribution that these make to the setting and character of the place.</p> <p>There is little open space within the settlement itself. Most of the properties have small gardens but the green is an interesting space at the heart of the hamlet that adds much to the setting of the houses around it. The beck is an important natural feature in the conservation area as are the trees that stand on its eastern banks.</p>	<p>13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP).</p> <p>14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>

10. Preservation and Enhancement Proposals

Conservation areas are complicated spaces in which many different components and factors come together to create a unique and definite character. It is recognised that over time areas will change and evolve in order to meet different requirements. This can sometimes result in the occurrence of less than sympathetic alterations to buildings and spaces that can undermine the special character of the place.

In order that the value of the place is preserved, both as a heritage asset and as a pleasant place to live, it is important that the elements that contribute to its sense of place and special character are protected from inappropriate alteration. In order to achieve this the designation of a conservation area brings with it some legislative controls and these are complemented by further policies included within the Council's Unitary Development Plan. The intent of these policies and controls is not to stifle change or to attempt to preserve a place in aspic, unable to move forward or meet modern day demands but to ensure that change and new developments preserve or enhances the character and appearance of the place.

The purpose of this document is to identify what is special within Brunthwaite conservation area. The assessment also highlights areas that could be improved or enhanced. The following chapter will identify areas of change to the boundary of the conservation area as well as a number of enhancement proposals that could enhance areas and buildings that currently do not contribute to the character of Brunthwaite.

10.1 Preservation of the Character and Appearance of Brunthwaite Conservation Area

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and policies set in the Unitary Development Plan to control inappropriate change in the conservation area. However, the following basic principles (based upon advice set out in PPG15 – Planning and the Historic Environment) will be applied:

- There will be a strong presumption in favour of preserving both listed and unlisted buildings and spaces that contribute to the special interest of the conservation area as well as important and intrinsic elements of its setting.
- In making decisions on proposed new developments within the conservation area and affecting its setting, special attention will be paid to the desirability of preserving its character and appearance.

The Department of Culture, Media and Sport is responsible for the listing of historic buildings that are of special architectural or historic interest. Listed Building Consent is required from the local authority (in this instance the City of Bradford Metropolitan District Council) for any works that affect the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings and the controls that apply to them is available from the local Planning Office in Keighley. The listing descriptions for buildings contained within Brunthwaite conservation area are included in *Appendix 2* of this document.

There are a number of other buildings and structures within Brunthwaite conservation area which, although not listed, contribute much to the character, streetscape and historic interest of the area. In Brunthwaite many of these properties have been altered and replacement features, such as modern styles of windows and doors are common. However, in some cases traditional windows and doors have been retained and these make an important contribution to not just the historic interest of the individual building but the wider area too. Other important features include natural roofing materials, such as stone or blue slate, boundary walls and chimneystacks. Generally many of the minor changes that can detrimentally affect the character of an area can be made to unlisted dwellings without the need for planning permission and therefore is beyond the control of the local authority.

10.2 New Development in Brunthwaite Conservation Area

Brunthwaite is located within the Green Belt in which there is a general presumption against inappropriate development. This means that unless very special circumstances exist planning permission will not be granted for the construction of new buildings other than for agriculture or other uses that would preserve the openness of the Green Belt.

Brunthwaite is one of the settlements identified in the Unitary Development Plan as being suitable for a strictly limited amount of infill development. This generally means that infill of small 'gap' sites may be allowed subject to the development not resulting in a loss of open space that is important to the character of the settlement and that the infill development would respect the character and scale of buildings in the settlement and its surroundings. Within the conservation area there are also a number of stone-built agricultural buildings, some of these have already been converted or partially converted to residential use but it is possible that development proposals for the conversion of the remaining buildings may be put forward at some time in the future.

In recognition of these potential areas of new development and conversion it is important to emphasise that any development should utilise the very best in principles of design and materials used in construction. The basic principle in relation to new development in a conservation area is that it should preserve or enhance the character and appearance of the area. However, in order to

achieve the successful juxtaposition of old and new buildings in an historic environment it is important that proposed development should take full account of the character and appearance of the place and use the guidance set out in this document as a starting point.

Good design does not necessarily mean blindly replicating what is already there or that an assortment of 'historic' features and details should be tacked on to new buildings. It is very important that scope be given to the inclusion of architectural invention and initiative as this can provide distinctive buildings that show an evolution of architectural styles and eras. New development should, regardless of building type or proposed use, reflect the proportions, scale and massing of the existing buildings in the conservation area.

The Commission for Architecture and the Built Environment (CABE) and English Heritage published a document in 2001 entitled 'Building in Context: New Development in Historic Areas'. This sets down some useful guidelines as to what constitutes good modern design in conservation areas and the following basic principles apply:

- New development should relate to the geography and history of the place and the lie of the land. This should all be based on a careful evaluation of the site. In Brunthwaite the tightly constrained gap sites and sloping nature of the land means the form and footprint of any new development proposal would need to be carefully considered. Any new building would have an impact on views and vistas in and out of the conservation area and this should be taken into account when proposing new development.
- New buildings and extensions to existing buildings should be located within the site in a similar way to the general form and pattern of buildings in the surrounding area.
- Important views and vistas should be preserved. Key buildings should be kept visible and spaces between buildings maintained where they allow important visual linkages across the conservation area.
- The scale and proportions of neighbouring buildings should be fully considered and respected. In Brunthwaite there are interesting variations in building heights according to status, original function and age. None of the buildings rise above two storeys in height. It is important that any new development should

not be inconspicuous by ignoring the scale and physical relationships of the buildings in the settlement.

- Materials and building techniques should be of the highest quality possible.
- New buildings should not intrude upon areas of open space that have been identified as contributing to the character and interest of the conservation area.

Development within the curtilage of existing dwellings, such as garages, conservatories, extensions, fencing etc should be considered carefully not only in isolation but also for its multiple effect. The cumulative effect of these additions can be detrimental to the character and appearance of the conservation area.

10.3 Conservation Area Boundary

The conservation area boundary covers the hamlet of Brunthwaite as well as including several of the fields to the north and east of the building line. The boundary is comprehensive in its inclusion though a few minor adjustments to the boundary have been made to ensure that it follows property and field boundaries in order to make the conservation area boundary more easily readable on the ground.

10.4 Enhancement and Preservation Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant character of the area and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. The proposals are listed in order of priority (most important first) as identified by members of the community who participated in the preparation of this assessment.

- **Environmental Enhancement of Open Spaces.** The care of the natural elements of the conservation area, such as trees as well as general maintenance of areas such as the greens and the area around the beck is

important in maintaining the special character and appearance of the place. Whilst it would not do for an area to become too overly pristine it would be beneficial if the banks of the stream were occasionally cleared of accumulated litter and the barbed wire fencing around the bridge could be rationalised. The site in which the static caravan is situated would benefit from a general tidy up and rationalisation of the large number of timber sheds.

- **Highway Materials.** The small areas of natural stone surfacing make a valuable contribution to the image and quality of the conservation area. The stone flags and setts are generally located immediately in front of properties and therefore may be in private ownership. It is not unusual for flags and setts to become broken or loose over time and it is important that these areas be maintained and protected because as historic surfacing materials they are of interest in their own right. Whilst it would not be possible to place stone flags and setts along the length of the lane running through the conservation area, the establishment of a footpath linking the two existing areas of stone flags in front of Ashwell Farm and Prospect House could be considered as this would help enhance the streetscape and setting of the buildings along the lane.
- **Repair of Dry Stone Walls.** Dry stone walls characterise the fields within and around the conservation area and are an important element of the character and distinctiveness of Brunthwaite. In some places these stone walls are in poor repair and if they continue to deteriorate their historic value will be lost. There are a number of areas of stone walling that would benefit from repair, particularly to the east of the beck.



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- **Agricultural Development.** Brunthwaite is located in a rural area and therefore agricultural buildings are a common sight in the landscape. In the conservation area the more recent agricultural buildings have utilised materials such as blockwork and metal cladding. The visual impact of these large buildings can be quite considerable and where possible measures to reduce their impact should be considered. When these buildings reach the end of their useful life it is desirable that they be removed.

- **Retention of Original Features.** In many unlisted buildings traditional timber windows and doors have been replaced with unsympathetic modern alternatives. The resulting appearance is at odds with the character and age of the building and consequently this has harmed the appearance and character of the area on a wider scale. Other features such as natural roofing materials, stone boundary walls and chimneys also contribute much to the interest of the conservation area.



Where original features have been retained, property owners should be offered encouragement and advice as to how best to maintain them, as repair of traditional features is always preferable to replacement. However, if replacement has become the only option a guidance note offering practical advice to home owners would be very useful. A guidance note of this type could suggest appropriate types of door, window etc for a particular age and type of building and contain a list of suppliers and local craftsmen who are able to undertake such work.

- **Guidance on the Repair and Maintenance of Historic Buildings.** Many of the buildings in Brunthwaite conservation area have been built in the local vernacular style, utilising traditional building techniques and materials. Some of these buildings have unsympathetic replacement features and have undergone well-intentioned but on occasions inappropriate repair. The production of a guidance note on the repair and maintenance of stone buildings, particularly vernacular style properties, would be particularly useful. This could provide valuable advice to homeowners as to best practice in regard of caring for an older property and increase awareness as to fitting repair techniques.

Glossary of Architectural Terms

Ashlar: Dressed stonework of any type, where the blocks have squared sides, carefully squared corners, and are laid in regular courses, usually with fine joints. The faces of the stones, called ashlars, are generally smooth and polished, but can be tooled or have a decorative treatment.

Chamfer: Narrow face created when stone, timber etc is cut at an angle, usually 45 degrees.

Copingstone: Top course of a wall that is designed to prevent water penetrating into the core of the wall. Copes are often shaped i.e. half - round or saddle - backed, and can frequently be quite decorative.

Cornice: In Classic Architecture the top, projecting, horizontal division of the beam between two columns.

Dentil course: Rectangular projecting blocks (dentils), tightly spaced like teeth, usually below cornices or the roofline of a building. Sometimes called gutter brackets.

Gable: The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.

Hammer-dressed: Stonework that has been hammered to a projecting rock-faced finish.

Hoodmould: Projecting moulding over an arch or lintel designed to throw off water, also known as dripstones.

Jamb: The vertical sides of a door or window.

Keystone: The large and sometimes decorated stone at the centre of an arch.

Kneeler: The sloping tabling that caps a gable and projects over the wall head. It is usually moulded or carved.

Light: The framed part of a window opening.

Mullion: Upright member dividing the lights of a window.

Quoin: Stones larger or better shaped, than those of which a wall is composed, used to form the corners of walls or door and window openings. Laid in an arrangement of headers and stretchers on alternate courses, this gives strength to the

build, and allows the face work of the walling to tooth into the corner.

Rubble walling: A term used to describe any build where the stones are not fully dressed. Can vary from stones that are wholly natural in shape to stones that have been roughly squared, can be completely random or coursed.

Sash: A form of window in which two sashes, separated by parting beads, slides within a frame, the case, counterbalanced by weights hung on ropes, the sash cords. The glazing slides in two parallel frames within the case, the upper sliding outward of the lower. The projection of the top sash beyond the bottom sash traps a certain amount of shadow that gives the sash and case window a very satisfying 3-D effect.

Sill band: A continuous band of usually projecting stone around the face of a building, also known as a stringcourse.

Segmental: An arch whose profile constitutes a segment of a circle.

Spandrel: The triangular shaped infill contained by the side of an arched opening.

Vernacular: An indigenous building constructed of locally available materials, to local detail, usually without the benefit of an architect. Somehow it is now taken to imply a fairly humble or practical origin, but this is not the case.

Further Reading

Historical Resources

Cathey, W N (1992) 'Silsden in Old Picture Postcards'

Dawson, W H (1882) 'History of Skipton'

Hughes, C R (1983) 'Vernacular Buildings in Kildwick' University thesis.

Keighley News (28th October 1977) 'New Conservation Areas Proposed'

Mason, R (1971) 'Pennine Village'

Smith, A H (1957) 'The Place-Names of the West Riding of Yorkshire Part 6'

Ward, J (1886) 'Skipton Castle'

Architectural Terms

Grieve, N (2005) 'The Urban Conservation Glossary'

<http://www.trp.dundee.ac.uk/research/glossary/glossary.html>

Planning Policy

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

Department of the Environment (1990): 'Planning Policy Guidance 15 (PPG 15) – Planning and Historic Environment'. – HMSO, London.

Contacts

A full copy of the conservation area assessment is available to view in the Keighley Planning Office, Silsden Library and on the Council's website on:

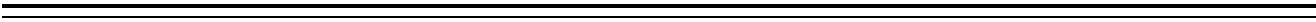
www.bradford.gov.uk/council/planning/heritage/cons.asp

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Appendix 1:

Map of Brunthwaite Conservation Area



Appendix 2:

List Descriptions of the Listed Buildings in Brunthwaite Conservation Area

Brunthwaite Lane (north side)
Ashwell House and attached barn and stables
10/133
GV II

House and attached barn. Initialed and dated "1739 MG" (Green family).

Rubble brought to course, dressed quoins, stone slate roof. 2 storeys. 3-cell, direct end-entry plan. Tudor-arched doorway with composite jambs, one inscribed with date, and chamfered surround. First 2 bays of windows are altered 2-light sashes with large flat-faced mullions. Inserted C19 doorway set between with monolithic jambs. Third bay has windows with double-chamfered surrounds formerly of 4 lights altered to 2. Cavetto-moulded string course, coped gables with kneelers and stacks. Rear retains 2-light chamfered mullioned window, other later inserted windows.

Interior: Housebody has spine beams which are re-used crucks and chamfered joists with jewelled stops. Large barn stands forward to left and linked to house by single-cell single-storey extension which obscures original doorway. Barn has 2 tall cart entries with composite jambs and mistal doorway with quoined lintel and chamfered surround to left. Square breather holes. Coped

gables with kneelers. Attached to left return 2-storey stable has 3 doorways with composite jambs and rectangular ventilators. Coped gable to left.

Interior: Barn has oak fish-bone king-post roof with single angle-struts.

Brunthwaite Lane (south side)
Sycamore House and attached barn
10/134
GV II

House and attached barn. Second ¼ of C18, house altered late C19. Rubble brought to course, stone slate roof. Two storeys, 2-cell plan. House, to left, has central doorway with composite jambs and chamfered surround which rises to form false ogee lintel. To either side bays of 2-light flat-faced mullioned windows to each floor. Right bay retains 4-paned sashes. Coped gable to left with kneelers and stack. 2 other stacks to ridge. Rear has similar doorway as to front and 2 bays of windows with chamfered surrounds, another set between at mezzanine level probably lights stair. Barn to right segmental. Description of barn arched cart-entry formed by 2 cantilevered stones with keystone.

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) 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.
- Before works can be carried out to trees of more than 7.5cm in diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(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 adopted its **Unitary Development Plan** (2005) which forms the basis of decision making on planning applications in the district. The UDP has the following policies relating to conservation areas:

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

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

Policy BH8: Shop fronts in conservation areas

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

Policy BH9: Demolition within a conservation area

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

Policy BH10: Open spaces within or adjacent to conservation areas

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

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

Policy BH11: Space about buildings

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

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

Policy BH12: Conservation area environment

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

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

Policy BH13: Advertisements in conservation areas

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

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

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

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 permitted where the applicant can demonstrate that the original use is no longer viable or appropriate 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 and 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 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 BH4A: Setting of Listed Buildings

Proposals for development will not be permitted if they would harm the setting of a listed building.

Policy BH5: Shop Front Policy For Listed Buildings

Where possible existing traditional shopfronts should be retained and repaired. Proposals for the 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 permission 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.*