

East Morton

CONSERVATION AREA ASSESSMENT

October 2005

Acknowledgements

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Contents

1. Introduction	3
1.1. What does conservation area designation mean?	3
1.2. What is the purpose of conservation area assessments?	3
1.3. East Morton Conservation Area	4
2. Location and Population.....	5
3. Origin and Historic Development.....	6
4. Topography and Setting.....	11
5. Traditional Building Materials.....	13
6. Architectural and Historic Qualities of the Buildings.....	15
6.1 Character Zone 1: Ecclesiastical East Morton	16
6.2 Character Zone 2: Agricultural East Morton	19
6.3 Character Zone 3: Industrial East Morton	24
7. Open spaces and Natural Elements.....	31
7.1 Character Zone 1: Ecclesiastical East Morton	31
7.2 Character Zone 2: Agricultural East Morton	32
7.3 Character Zone 3: Industrial East Morton	33
8. Permeability and Streetscape.....	35
8.1 Character Zone 1: Ecclesiastical East Morton	35
8.2 Character Zone 2: Agricultural East Morton	37
8.3 Character Zone 3: Industrial East Morton	39
9. Conclusion: Character Specification and Guidance.....	41
Characteristics Common to the Entire Conservation Area	42
Characteristics of the Three Character Zones	44
10. Proposals	47
10.1 Preservation of the Character and Appearance of East Morton Conservation Area	47
10.2 Design Guidance: Additions, Alterations and New Build	48
10.3 Design Guidance: Shopfront Design.....	48
10.4 Enhancement Proposals.....	49
10.5 Conservation Area Boundary	50
Glossary of Architectural Terms	51
Further Reading	53
Contacts	53
Appendix 1: Map of East Morton Conservation Area.....	54
Appendix 2: List Descriptions of the Listed Buildings in East Morton Conservation Area.....	56
Appendix 3: Legislation and Council Policies Relating to Conservation Areas	59

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 create unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Bradford 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 East Morton Conservation Area in order to fulfil its statutory duty to review its conservation areas from time to time, and to 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 August 2003. 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 Keighley Library, Keighley Planning Office and on the Council's website.

The consultation period ran between August and November 2003. Feedback was received on completed comments sheets and at the

conservation area workshop which was held at East Morton Memorial Village Institute on 25th September 2003. 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 in East Morton Conservation Area and form a basis on which planning decisions in the area are made. It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. **It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

The assessment should be read in conjunction the *Bradford 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 East Morton Conservation Area

East Morton Conservation Area was originally designated in 1977. The designation covers the historic core of this rural originally agricultural village which expanded during the very late 18th and 19th centuries through industrialisation, the chief industries being textiles and paper. The survival of farmhouses, barns, other outbuildings and related cottages are evidence of the village's considerable agricultural function while the main survivals of the industrial era are workers' cottages, mill masters' houses and mill ponds and weirs. Industry originally relied on Morton Beck as their power source. The conservation area follows a linear pattern along Main Road, the main thoroughfare, which forks into the low Otley Road, which crosses Morton Beck and the higher Green End Road, which led to mills higher up the valley. As the services and institutions in the village grew, the introduction of coal powered machinery in the mid 19th century and a depression in the worsted industry in the 1890s, forced many textile firms out of business and many families left the village in search of work. Although two mills persevered until well into the 20th century, the character of East Morton is still one of farming and the early industrial era due to the lack of change to the core of the village since the mid-to-late 19th century.

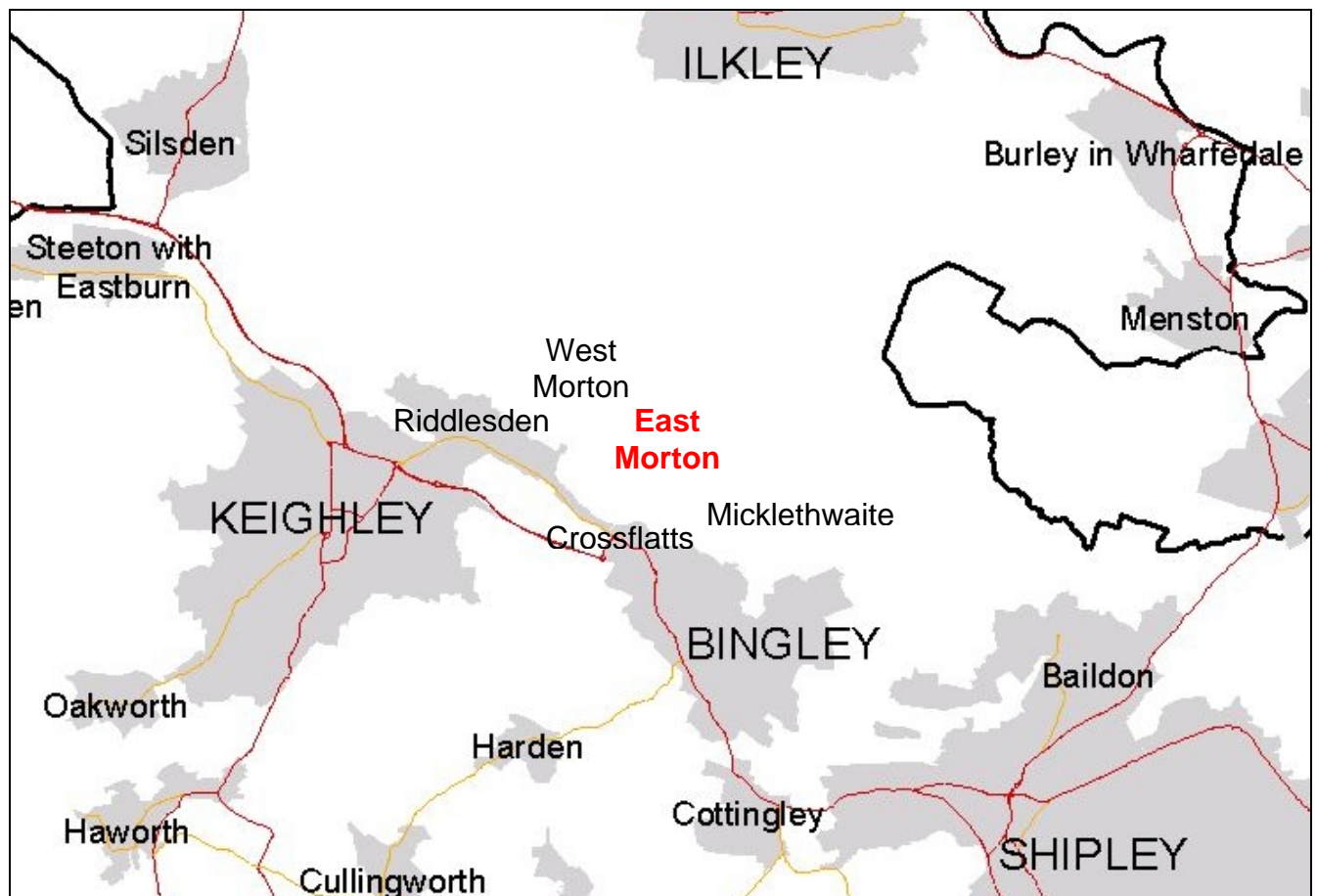
2. Location and Population

East Morton is situated on the north side of Airedale at the foot of Rombalds Moor, which separates Airedale and Wharfedale. East Morton is 2.75km to the north of Bingley town centre and 3.25km to the east of Keighley town centre. The neighbouring villages of West Morton and Micklethwaite are 1km to the northwest and 250m to the southeast respectively.

A population estimate from 1996 places the population of the conservation area at 380, while the village as a whole was estimated to have a population of 1,160 with a larger proportion of people in the 40-64 age group compared with the district as a whole (35% compared with 26%) and a smaller proportion of children aged 16 and under

(21% in East Morton compared with 30% for Bradford District).

In 1996 Riddlesden and East Morton Neighbourhood Forum had a population of 6,225 with a much smaller proportion of the population aged 19 or under (20% compared with 30% for Bradford District as a whole) and a larger proportion of people aged 40 to 64 (34% in Riddlesden and East Morton compared with 26% across the district). The Neighbourhood Forum Area is predominantly white (98.9% of the population in 1991) with a small ethnic minority. The area is relatively prosperous, with higher levels of economic activity, employment, car ownership and home ownership compared to the district as a whole.



3. Origin and Historic Development

Summary of Historic Interest

- Although there have been inevitable changes to East Morton, a significant amount of the built fabric erected in the times when the village was primarily agricultural and industrial remains.
- The centre of the conservation area contains a number of farmhouses, cottages, barns and some outbuildings originally built in the 17th and 18th centuries (though most were later rebuilt). These buildings and their arrangement give an insight into life in pre-industrial East Morton, which is known to have been a manorial farming village from before the Domesday survey of 1086.
- The development of factory machinery to carry out textile manufacturing that was previously done by hand led to the establishment of water-powered cotton, spinning and worsted mills powered by the waters of Morton Beck between 1792 and the early-to-mid 19th century, by which time three of the eight mills manufactured paper. Although there are little or no remains of the mills themselves, many of the folds and rows of early industrial housing and the mill ponds and weirs survive.
- East Morton was a stronghold for dissenting religion in the 19th century. Methodist (1828), Primitive Methodist (1828), Non-conformist (1845) and Wesleyan Methodist (1846) chapels with Sunday schools were built in the village, along with the British School. This caused the Anglican Church to subdivide the Ancient Bingley Parish, making Morton its own parish with St Luke's Church (consecrated in 1851) and the National School at its centre. Most of these structures exist in their original use and are evidence of the social history of East Morton in the 19th century.
- Most of the mill workers' housing built in the mid-to-late 19th century is clustered around the various places of worship in the conservation area and reflects the ties between the mill owners, their employees and the churches and the different communities that existed within the village.

Although East Morton has a long and varied history, a number of prehistoric finds such as worked flints in the form of scrapers, microliths, blades and cores dating from the Mesolithic and Neolithic periods (otherwise known as the Middle and Late Stone Age respectively) on Morton Moor and Bronze Age stone carvings in the locality are testament to early activity in the area. The Roman road from Ilkley to Manchester ran in the vicinity of what is now East Morton, and, in 1775, a brass chest containing around one hundred pounds of Roman Denarii dating from AD54 to AD238 were found at Morton Banks, to the south of the conservation area. This find was one of the largest finds of Roman coins in Britain, although it is thought that the finds were divided among their discoverers.

The area is thought to have become permanently occupied during the Anglo-Saxon invasion of the 5th and 6th centuries, although, like many places in the region, the first mention of East Morton is in the Domesday survey of 1086, when the Manors of East and West Morton were held by the king. The Manors of East and West Morton were later held by two nobles of Viking descent under the 2nd Earl of Northumbria. The name Morton is not unique in Yorkshire, as there are at least six places of this name in the county. *Mor* means moorland and *ton* or *tun* means farmstead or enclosure and hence the name Morton refers to the area's agricultural origin and moorland location. Although the sunny aspect of the village means that it was better placed than other locations in Airedale for arable farming, the majority of the farmland was grazed by sheep. Kirkstall Abbey and Fountains Abbey had the right to rear sheep on their holdings in Morton in the 13th century and it is known that Drax Priory also owned land in Morton.

The surname de Morton is recorded on the poll tax returns of 1379, when there were twenty farming families in Morton, but little else. The population at this time is estimated to have been about 140 (Morton Village Society, 1990). The agricultural function of East Morton and the size of the village changed little before and after the dissolution of the monasteries by Henry VIII. The oldest buildings in the conservation area: farmhouses and barns dating from the 17th and 18th centuries, such as **3-4 The Square** (1609), **Laurel Bank** (1669) and **Croft**

House (1673), **Manor Farm** (1664-6) and **Ainsworth Fold**, Little Lane (1680-1700) and their associated outbuildings and barns are testament to this.



3-4 The Square, although rebuilt, is dated 1609 and is reputedly the oldest house in the conservation area.



Jeffery's Map, 1775 with East Morton circled.

Although ecclesiastically part of Bingley Parish since Norman times, Morton Township, of which East Morton was the principal settlement, was otherwise as independent of the town as possible. The earliest map of Morton of any detail, Jeffery's Map of 1775, shows the village as a small

intermittent group of buildings along the Otley-Keighley road, which crosses the Bingley-Addingham road to the west of East Morton. Not long after, in 1788, twenty freeholders from Bingley encroached and trespassed onto part of Morton Township at Riddlesden. This prompted the enclosure of all lands in the Township so that this could not happen again. The enclosure of land meant that agriculture became more productive as the land was improved and hence the same land could support a larger population. Furthermore, enclosure also meant that farmers could sell land they owned or develop it themselves, a prospect which happened to coincide with the industrialisation of the village. *Oldside Mill*, a cotton mill built in 1792, is believed to have been the first in the village and like all of the mills that followed, was situated alongside the fast flowing waters of Morton Beck, which powered the mills via water wheels. **Old Side**, the mill owner's villa, one of the few remnants of the mill complex dates from the early 19th century. Across Otley Road from Oldside Mill was **Silk Mill**, referred to on some maps as Morton Mill. It is unclear when this mill was established, or if silk cloth was ever manufactured here. Silk Mill was probably established in the early 19th century and was powered by Morton Beck, the site being flanked by two ponds.



Otley Road. On the left hand side is Oldside Mill of which only the small workshop on the far left is still standing. Across the road is Silk Mill or Morton Mill. The chimney on the far right and mill building at its foot are demolished and the large blank building in the foreground is now four houses.

Ousel Hole or *Upper Mill*, to the north of the conservation area, was built further upstream and was the second cotton mill in East Morton, built in 1798, and was powered by two 30' diameter waterwheels, one above the other. The next oldest cotton mill, *Holroyd Mill*, was built in 1812 to the south of the conservation area and by 1845 was extended, steam-powered and produced worsted cloth. Upstream from Holroyd Mill, *Dimples Mill* was a small-scale textile concern. A similarly small mill, *Holy Land* was built to the north of the conservation area below Upper Mill at an unknown date and is

mentioned in an 1851 directory as a worsted mill. Between Holy Land and Oldside Mill, *Botany Mill* was the largest mill in East Morton and manufactured worsted cloth. It is unknown when the mill was built, although it appeared on the first Ordinance Survey in 1852. The mill was so named because all of the wool brought into it originated from Botany Bay, Australia.

Unusually for this region, East Morton also had a significant paper industry. The earliest paper mill was *Freedom Mill*, which was built in the early 19th century and manufactured thick press paper. In 1813 *Oldside Mill* was converted to the manufacture of paper and was in 1837 owned by John Smith who, in 1833 built the highest mill in East Morton, *Sunnydale Mill*. Paper for banknotes and high-class stationery was manufactured at Sunnydale, which was reputedly powered by the largest waterwheel in Britain.

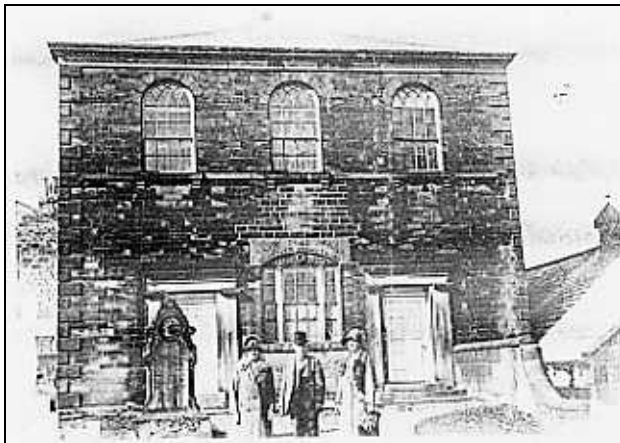
These nine mills, which sprang up in the very late 18th century and early 19th century, attracted workers who needed housing, and with the increasing population came the need for more facilities and institutions in East Morton. The mill owners built a small number of short rows of houses near the mills high up Morton Beck Valley, such as *Upper Row* and *Providence Row* (outside of the conservation area). Prior to industrialisation, development had been concentrated in an area of land bounded by Main Road to the south and High Fold and the lane running behind Back Lane and Croft Road to the north, a pattern which is still evident on the 1852 Ordinance Survey. By this time houses and cottages at **The Square**, **High Fold**, and **Hartley's Square** had begun to infill this area of older development and an isolated row and fold of cottages at **Green End** were also established to house employees of the textile and paper industries.

East Morton was a centre for dissenting religions (i.e. non-Anglican denominations of Christianity) and had a Methodist Society with 28 members in 1795. The Methodists had a meeting room near *Upper Mill* and in 1828 they built a small chapel known as *Lower Chapel* on Main Road (now part of the Village Institute). This Chapel also doubled up as a Methodist school, known as the *British School* from about 1829. In the same year the Primitive Methodists built their chapel, now known as **Hillside Chapel**. It was extended in 1839 and a schoolroom was added and the chapel rebuilt in 1875. **Bethel Independent Chapel**, Main Road was founded by John Smith, owner of Sunnydale Mill and built for the non-conformists in 1845. It could seat a congregation of 340 and had an attached Sunday school. The final dissenting chapel to be built in East Morton was the **Wesleyan**

Methodist Chapel at Green End Road in 1846. Edward Hartley, a local landowner, funded its construction. In the same year, the Methodists sold the British School to the non-conformists and became a non-conformist school.



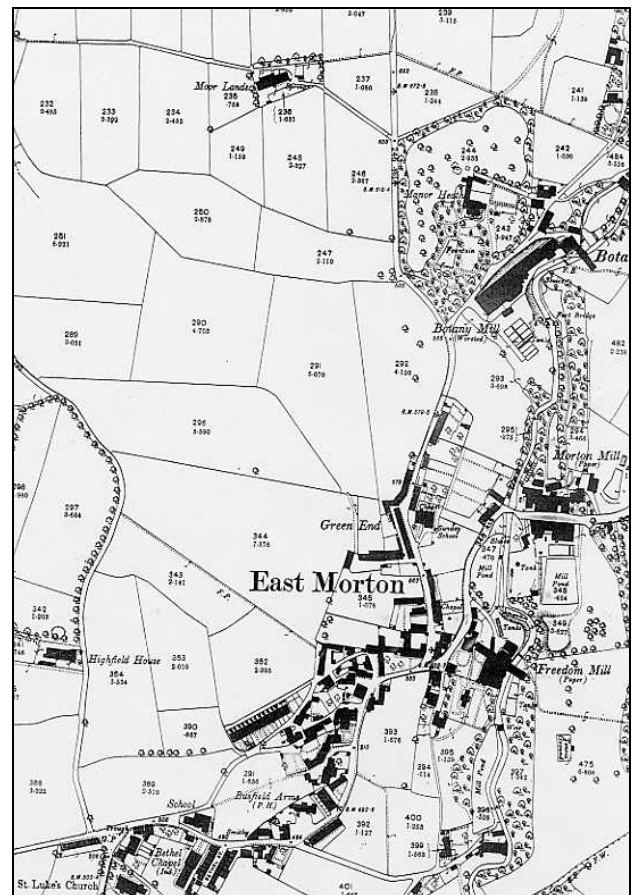
The Ordnance Survey published in 1852 shows East Morton before its later industrial expansion. The nine mills line Morton Beck from Sunnydale at the very top to Holroyd Mill at the bottom. The cluster of agricultural buildings sits within the field boundaries to the north of Main Road, while much of the industrial housing at Green End Road, and at the southern end of the village has yet to be built.



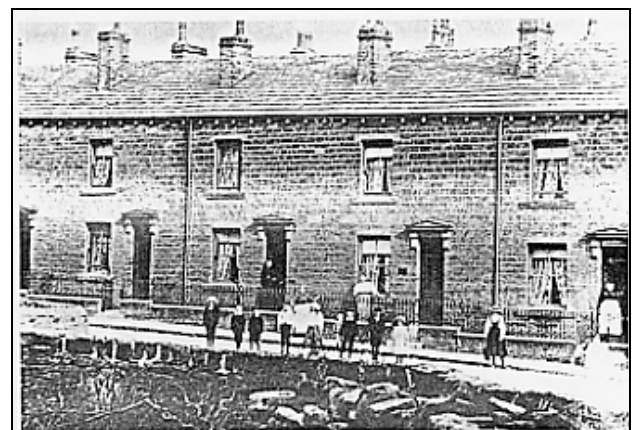
Wesleyan Chapel, Green End Road as it appeared in 1930. The Sunday school is to the right. Both buildings have since been demolished.

The large dissenting population of East Morton was of some concern to the Anglican Bingley Parish Church. Many parishioners preferred the convenience of worshipping in East Morton rather than walking to Bingley, while other families were becoming Methodists or non-conformists in order for their children to attend the British School. The Vicar of Bingley applied for funding to build a church and school in East Morton and by 1845 the *National School* opened opposite the *British School* on Main Road. Parishioners also used the school for worship until **St Luke's Church** was consecrated in 1851, which made Morton an independent parish from Bingley for the first time.

The Ordnance Survey map published in 1852 shows the village just before St Luke's Church was constructed. On Main Road, *The National School* and **Bethel Independent Chapel** and the *British School* are clearly marked, as is the Wesleyan Chapel at Green End, while **Hillside Methodist Chapel** (the first building south of the Wesleyan Chapel) is not named. The next wave of mainly industrial housing built in East Morton after 1850 or so is concentrated around these places of worship. Comparing the 1852 and 1892 Ordnance Surveys, significant changes include the construction of **St Luke's Terrace** by the church and the houses of **Bethel Street, Ambler's Mews** and **South Street** by Bethel Independent Chapel. Other new housing on **Green End Road** and **Sun Street** is clustered around Hillside Chapel, while none of the houses to the north of the Wesleyan Chapel on Green End Road appeared on the 1852 survey. Additional houses include **St Luke's Vicarage**, built in the 1850s and **Heathfield**, the manse to Bethel Independent Chapel built in about 1867, a gift from Mr JW Wright, owner of *Freedom Mill*. Later rows of houses, *Laythorp Terrace* and **Northview Terrace**, built in the 1870s and 1880s respectively, are much larger than the earlier industrial housing and are not located near a church or chapel.



Virtually all of the buildings in the 1892 Ordnance Survey that are still standing are within the conservation area. Notable additions since the 1852 survey include Morton Hall and extensions and new buildings at Botany Mill. All of the industrial workers' housing had been built by this time however a depression in the worsted industry and the subsequent closure of many of the remaining mills led to the depopulation of the village in the 1890s and 1900s.



Northview Terrace, late industrial housing. Note the iron railings which have since disappeared.

The mid-19th century appears to have been the heyday of East Morton as a self-sufficient industrial and agricultural village. The textile and paper mills were spread some distance along the banks of Morton Beck and were largely outside of the village

proper, while the worker's housing was similarly interspersed in the village and scattered outside of it, while working farms remained at the heart of East Morton and Green End. In the latter half of the 19th century and the early 20th century, the village was affected by further changes. *Holy Land* worsted mill closed sometime between 1851 and 1892 and was converted into four cottages and was eventually demolished in the 1970s. *Dimples* Worsteds Mill burned down in 1871. In 1878 financial difficulties brought on by high transport costs and the collapse of the *Leeds and West Riding Bank* forced *Sunnydale Paper Mill* to close. It was bought by the Bradford Corporation, who on purchasing the mill, discovered they had no right to use the waters of Morton Beck to power it and hence the mill remained disused until it was pulled down in the 1930s. *Ousel Hole* or *Upper Mill* was destroyed by a fire in 1899. This was some time after the initial depression in the wool industry in the region which began in 1890. The effects of the depression on East Morton were so severe that by 1914 around seventy families had left the village (East Morton Village Society, 1990), which had obvious implications for local institutions such as the church, chapels and schools. Dwindling attendances forced the *British School* to close in about 1914. *Oldside Paper Mill* closed in 1906 and most of the mill was demolished; a large house was built on part of the mill site attached to the mill owner's villa, which was built in the early 19th century.

Despite these setbacks, *Freedom Paper Mill* continued to operate into the 20th century while *Botany* and *Holroyd* worsted mills continued to prosper, the former expanding considerably between 1852 and 1892 and becoming the village's main employer. However, these all experienced increased difficulties as the 20th century wore on, *Freedom Mill* closing at an unknown date, *Holroyd Mill* closing in 1920 and *Botany Mill* closing in 1938 and marking the end of mill-based industry in East Morton.

In order to avoid becoming part of *Bingley Urban District Council* (and potentially Bradford), Morton became part of *Keighley UDC* in 1937. Following the closure of *Botany Mill* the following year, the agricultural function of East Morton became the primary activity in the village. Some of the cottages, particularly those around *Sunnydale* and *Ousel Hole* became abandoned and derelict, while those living within East Morton either moved elsewhere or commuted to work in other settlements, although the village retained its places of worship, shops, Sunday schools and its *National School*. In 1919 consent was given to convert the former *British School* into a memorial hall and **Village Institute** with meeting, club and billiard rooms. The Institute has been the hub of village life and with the church, chapels and school, have helped the village to retain its close-knit character. The final extension to the building was added in 1972.

More up-to-date school premises at Street Lane superseded the *National School* in 1977. The old National School building was demolished in 1978. The new building contains the cross from the belfry of the old school and the main doorcase of the National School can be found on one of the bungalows of **Silk Mill Drive**. In 1985 East Morton Village Society opened **School Green**, a small park on the site of the old school.

Most of the buildings erected in East Morton during the 20th century have been commuter dwellings while the mills have either been demolished and housing built on the site or the buildings converted. Similarly the barns and farm buildings and retail and commercial premises have one by one ceased their original uses and now have residential functions. Despite these changes much of the fabric, such as buildings and streets, landscape features such as the mill ponds, testify to East Morton's agricultural and industrial past.

4. Topography and Setting

East Morton is situated to the west of the north-south flowing Morton Beck, a tributary of the River Aire. The village is positioned above and away from the beck at a point where the narrow valley opens up as it converges with the much broader east-west valley of Airedale, giving East Morton a particularly sunny southern aspect. The village lies within the Green Belt designation and is isolated from the Keighley-Riddlesden-Crossflatts-Bingley urban area which ends at the Leeds-Liverpool Canal, some 0.75km to the south of the conservation area. To the north is Morton Moor, part of Rombalds Moor, which rises to a height of around 400m above sea level and forms the watershed between Airedale and Wharfedale.

Although modern housing lines Morton Lane, Street Lane and the south side of Main Street, this housing development is fairly small-scale, often linear and avoids sprawling and dominating views, which gives the village as a whole a compact and contained feel. Much of this rural aspect is down to the surrounding hilly topography and the number and size of the greenspaces which directly adjoin the conservation area.

At the Morton Lane end of the conservation area, the built up area is flanked to the west by an expanse of pastoral fields which fall away from the conservation area, while to the east the recreational open space gives way to the sloping fields and meadows flanking Morton Beck and concealing the neighbouring village of Micklethwaite. At the north end of the conservation area, Green End Road and Otley Road progress into increasingly pastoral surroundings with the wooded Morton Beck Valley between them. This narrow sylvan stretch of the valley has steep sides and Morton Dam marks the southern boundary of the protected Sunnydale Site of Ecological Importance.

The southern end of the conservation area is the lowest part at approximately 160m above sea level and slopes south gently. The stretch of Main Road between Morton Lane and the Busfield Arms is fairly flat, though after passing the pub the road



The Main Road splits into the higher Green End Road and the lower Otley Road. Note the rural backdrop to Otley Road and how 2-4 Green End Road compensates for the different road levels.

rises sharply as it turns off before flattening out near The Square, which is around 170m above sea level. From here Back Lane and Hartley Square/High Fold rise away from Main Street and the buildings which line them are integral with views of The Square and the north side of Main Road. To the east of Main Road the fall of the land mean that views can be had of the surrounding countryside over and beyond the 20th century housing. At its northern end, Main Road splits off into the “high road” of Green End Road and “low road” of Otley Road.

After the initial rise after leaving Main Road, Green End Road is level and overlooks the much lower Otley Road which steadily descends to its crossing over Morton Beck, which is flanked by large mill ponds on the flat. From the crossing, the backs of properties along Green End Road are particularly prominent as they tower over Otley Road and define the horizon. From the top of this embankment, the view to the east of Green End Road also overlooks a significant part of the conservation area's setting, with the isolated Alma Terrace a distant landmark. To the northwest of Green End Road and along Otley Road as they both leave the conservation area; the roads adjoin undulating pastoral fields, which reinforce the rural character of East Morton.



A break between the rows of terraced houses along Green End Road reveals a bird's eye view of Otley Road. Immediately behind the mill pond is 1-3 Silk Mill Drive and a surviving element of the Silk Mill. The attractive rolling countryside to the northeast of the conservation area is highly visible.

There have been few new developments since the aerial photograph below was taken in the 1960s. The open fields to the northwest and the recreation ground to the south contrast with the woodland flanking Morton Beck, the mills breaking through the canopy in places. Fortunately, the suburban style housing built in the 20th century has not significantly altered the village's rural setting, with the conservation area adjoining open field and woodland at several points.



5. Traditional Building Materials

Summary of Traditional Building Materials

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

- Local sandstone and gritstone for structures. Even in the same structure, the colour of this stone ranges from a light creamy hue to a dark brown though, despite these irregularities, the appearance is harmonious.
- Stone slate for roofs;
- Slate for the roofs of most structures built in the late 19th and 20th centuries;
- Timber (for features such as windows, doors, and some gutters);
- Local sandstone and gritstone for walls. The use of mortared or dry stone is a common boundary treatment in the conservation area.
- Cast iron (for the limited number of railings and gates).
- Sandstone and gritstone flagstones for pavements and setts for roads and pathways.



The sandstone and gritstone in the conservation area varies slightly in terms of colouration even on the same wall, though the texture is constant and the appearance harmonious.

Virtually all of the buildings and structures in East Morton Conservation area are made of locally quarried sandstone and gritstone. A number of quarries were within the vicinity of the village, the largest being *Cliff Quarry* to the south. In some of

the older buildings this stone takes the form of coursed rubble, but in the majority of buildings the stone has been cut into fairly regular brick shapes with larger blocks forming architectural members such as jambs, lintels and mullions. A few elevations and chimneys are ashlar, creating a slight variation, although the texture of the stone is constant. The colour of the stone varies considerably from a light creamy hue to an almost black colouration as a result to different levels of exposure to the elements and smoke as time goes on, as well as the recent cleaning of stone. The cleaning of stone is not recommended as the darkening of exposed stone with age is a natural process and is indicative of the age of buildings and structures. Moreover, if a building forms part of a group such as a terrace or fold or forms part of an attractive vista, stone cleaning can make the group or view seem incoherent and disjointed. Similarly, the mortar used in walls should be a lime mortar and should be flush with the surface of the wall or slightly recessed. The use of an inappropriate mortar or a surfeit can have the same visual impact on a building as stone cleaning from a distance, and when viewed closer the wall is dominated by the thick network of mortar rather than the colour of the stone. Rendered or painted elevations are uncharacteristic of the area and should be avoided. Fortunately very few elevations in the conservation area have been rendered.



The stone wall of the middle property is as it should be, while the property on the left has been stone cleaned while the property on the right has a surfeit of mortar, giving this row an inconsistent appearance. The rendered gable to the right is uncharacteristic of the conservation area as stone elevations are traditionally bare.

Stone slate is the prevalent roofing material in East Morton Conservation Area. It is used on buildings from the 17th century right up until the late 19th

century, reflecting the local availability of stone, but not cheaper materials such as slate until this time. The majority of buildings built in the late 19th century and 20th centuries have slate roofs. The dark brown colour and sandy texture of stone slate complements the stone of the elevations and chimneys. Slate is a darker colour with a smoother texture and is much thinner than stone and thus has a different profile. The topography of the conservation area means that the roofs of many buildings are visible and it is therefore important that stone roofs are retained and cared for so that the conservation area retains a consistent roofscape made of natural materials.

Traditional timber sash windows, 8 Main Street. This original detail made of a natural material and appropriately recessed is increasingly rare as modern style windows are inserted to buildings.



Traditional windows are made of timber with a sash opening. Generally, the older the building, the greater the number of panes in each sash. Buildings from the early 18th century and 17th century have narrow recessed casement windows made of leaded iron or leaded timber. Unfortunately the majority of traditional timber sash and casement windows have been removed from properties in East Morton Conservation Area and replaced with uPVC or modern timber designs. The use of uPVC and other plastics for windows is inappropriate as this factory-made modern artificial material contrasts with the natural materials and traditional character of the buildings. Modern timber and uPVC windows also lack the traditional sash opening and the latter have a chunkier appearance than timber windows. The array of uPVC and modern timber window styles available can create further differences between neighbouring houses or groups of houses and undermine the unity of a fold or terrace. Another detail of traditional sash windows is the fact that they are recessed to protect them from rain and are painted rather

than stained. Traditional doors are also made of timber, and, depending on the age and type of building, are made of vertical timber boards or panelled timber, and, like windows, recessed and painted rather than varnished or stained.

Although the majority of dwellings directly face onto the road, stone boundary walls are nonetheless an important unifying feature and material as they are used to define the rear and, in some cases, front boundary of properties. There is a mixture of mortared walls made of fairly regular blocks and the more irregular dry stone walls. Few of these walls have been drastically altered, such as by altering their height, painting or rendering the stone or by creating new openings, therefore they are an important element of East Morton Conservation Area. Ironwork is another important detail in the form of railings and gates to some properties. Traditionally ironwork was used on few boundaries and can be highly decorative and imply a high status to the building or space enclosed, while some properties retain iron gates.

The same stone used in the buildings, roofs and walls was also used to surface pavements and some pathways, folds, yards, and roads. The majority of setted street surfaces have been replaced or covered with tarmac and concrete paving and kerbstones are used in various locations in the conservation area. However, where stone flags and setts remain, they add an element of authenticity to the street scene and harmonise with the colour and texture of the stone used elsewhere.



The setts and stone walls, such as these at Little Lane, are another use of local stone in East Morton Conservation Area. Natural stone surfaces and stone walls, either dry or mortared are found throughout the conservation area and are important unifying features.

6. Architectural and Historic Qualities of the Buildings

Summary of Architectural Interest

- The conservation area contains fifteen buildings Listed Grade II for their special architectural and historic interest. The listed building types include farmhouses, barns, coach houses, a mill master's villa, and a chapel.
- Although the conservation area contains a fine grain of different building types, there are several clusters of building with easily recognisable group value such as farmhouse, barn, cottages; or, house, coach house, barn; or place of worship, manse, cottages, shops. The survival of these different groupings in their entirety allows a greater comprehension of the various functions of the conservation area in the past. Many buildings are listed to protect their group value.
- The earliest buildings are farmhouses and cottages from the 17th century, most of which were later rebuilt but retain some features from the original building such as continuous drip moulds, recessed chamfered openings with narrow windows separated by double chamfered mullions or cross mullions, and coped stone roofs with kneelers.
- Many barns and coach houses in the conservation area date from the 17th and 18th century and all but two have undergone conversion to dwellings. Typical features to barns and coach houses in the conservation area are large arched cart entrances, pigeon holes, vents and restraint in the number and size of openings found elsewhere, though the conversion to residential has necessitated the creation of new openings.
- Cottages and houses are typically in folds or short terraces and even the same row of cottages will display slight variations in mass, height, fenestration or decoration depending on when the cottage was built. The only exceptions to this general rule are the relatively

long uniform rows of St Luke's Terrace and Northview Terrace.

- Common architectural features found on cottages and houses in East Morton Conservation Area include plain stone margins to windows, tie stone door jambs, a simple fenestration, dentil blocks and corniced chimneys.
- Stylised decoration is reserved for the landmark buildings whose appearance varies according to architectural fashions and the function of the building, such as the Gothic Revival St Luke's Church and Vicarage, the Queen Anne Revival Old Side West, the eclectic Victorian style of 1-3 Otley Road and the Classical Bethel Independent Chapel.
- The re-use, rebuilding and conversion of buildings is quite commonplace in the conservation area, with many buildings retaining features which pertain to their previous or original use such as cart entrances, traditional shopfront details or industrial openings such as taking-in doors in evidence.

Buildings form a crucial component of conservation areas as they are the most common and readily understandable remnants of past life in the area. The number of old buildings remain in existence, the extent of their surviving original detailing and the way they interact with each other and the spaces around them are fundamental in determining the overall character of an area and hence whether the area merits conservation. The core of East Morton village contains a large number of buildings between one hundred and two hundred years old; a small number are older still. Many of these buildings help us to understand when they were built and what purpose(s) they have served and therefore build up a picture of life in the village in bygone times. The buildings of a conservation area also provide the context for future development in and around the conservation area and it is therefore important to ascertain what is presently in situ.

Based on the buildings and spaces created by different phases of development in East Morton, the conservation area can be divided into three distinctive character zones: Character Zone 1: Ecclesiastical East Morton; Character Zone 2: Agricultural East Morton; Character Zone 3: Industrial East Morton.

6.1 Character Zone 1: Ecclesiastical East Morton

This character zone covers the southernmost part of the conservation area, namely the houses and former religious buildings to the south of Main Road plus Northview Terrace, St Luke's Terrace and School Green. The majority of the buildings in this character zone were built after 1850, around the three places of worship and two schools which constitute the core of this character zone.

On entering the conservation area along Morton Lane, the first buildings encountered is **Fern Nook**, which appears on the 1852 Ordnance Survey as *The Strawberry Cottage*. It is an unadorned 19th century house with an eastern gable which follows the curve of the road. Further uphill is the much taller and larger mass of **St Luke's Church**, which was consecrated in 1851 and was the final place of worship to be built in the conservation area. Although not listed, the church is a key unlisted building due to its value to the wider conservation area. The large and growing dissenting population of Morton Township prompted the Vicar of Bingley Parish Church to bid for funding to establish a new parish with its own church and National School in Morton. The siting of the church on the edge of the village near the junction of Street Lane and Carr Lane would have made access easier for worshippers living in West Morton and Riddlesden. The Gothic Revival style church is aligned east-west with a steeply pitched stone roof, which has a shallower pitch over a lean-to aisle on the south side. Instead of a tower, the west end features an open bellcote containing two bells separated by a shaft with a cross-shaped finial above. The east gable is topped by a simpler cross finial and contains three ogee-arched windows set within a large pointed arch. At the apex of the gable is a petal-shaped light. The motif of arched windows set in a larger arch is repeated with a pair of identical, but smaller arrangement of windows on the western gable with a quatrefoil at the apex. The southern elevation consists of five bays, the second of which consists of a gabled porch with a pointed arch timber doorway. The other four bays contain small perpendicular-style two light windows with quatrefoils, contrasting with the simpler bays of lancet windows on the northern elevation.

To the southeast of St Luke's Church is the **Vicarage**, built shortly after in the church in the

1850s. It has a double span roof and each of its four ridges terminate in a gable at one end, making this one of the most architecturally complex houses in the conservation area. The vicarage has four identical chimneys with tapered necks and a steeply pitched graduated slate roof. The stone exterior is unfortunately part-rendered and chunky uPVC windows have been introduced to the building. The Vicarage is a key unlisted building in East Morton Conservation Area.



St Luke's Terrace (unlisted)

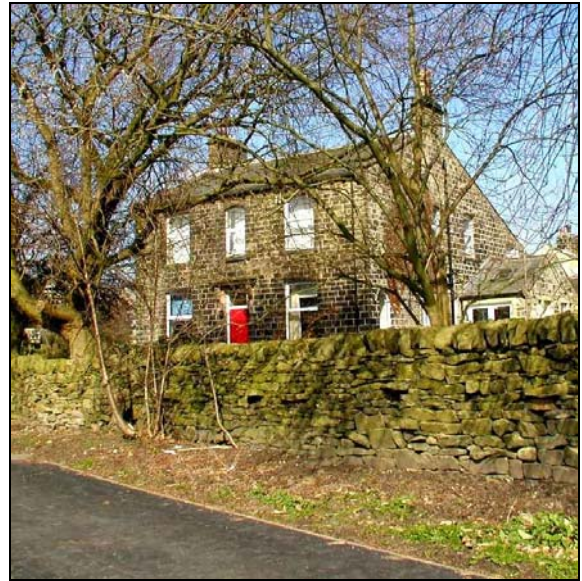
St Luke's Terrace on Carr Lane is a row of nine workers' cottages was built some time between 1852 and 1891 and is regular in appearance with a repeated pattern of openings and chimneys, apart from the end house which is curved to follow the shape of the road junction. The main features are a stone gutter, projecting stone cills, tie-stone door jambs and Gothic arch boot scrapers. Perhaps this last detail is intended to link the houses with the Gothic Revival style of St Luke's Church.

On the corner of Morton Road and Main Road is a group of twelve cottages known as **The Butts**. This group contains some of the oldest cottages in this character zone, built in the first half of the 19th century and appearing on the Ordnance Survey Map of 1852. **1-4 The Butts** is a block of four cottages under a single ridgeline, 1 and 2 being three storey and gable fronted. The extension of both of these houses has undermined the appearance of the block as a whole, which was originally square in plan. The four houses share two large stone chimneys. **5-8 The Butts** is a small uniform row whose front yards retain original stone outbuildings. The whole row has been re-roofed with slate and no original window details remain and only number 8 retains its original corniced chimney. **9-12 The Butts** is an irregular row of cottages with a curving front façade which follows the sweep of Main Road. Like 5-8 The Butts, this row has a slate roof.

Set behind a garden with a coped wall and iron gate, the Grade II listed **Bethel Independent Chapel**, a Congregational church with Sunday school was built in 1845 and is still in its original use

and retains many original features. The three central bays of the symmetrical five bay front project forward and are framed by pilaster strips under a pedimented gable with the date 1845 and word 'Bethel' set in the tympanum. The central panelled timber door is set in a stone doorcase with monolithic pilasters supporting an entablature with a dentilled frieze. The slate roof drains into a moulded stone gutter and all corners of the building feature rusticated quoins. The western elevation consists of five bays of round-headed windows set in shallow reveals. The corresponding eastern gable is much simpler with a handsome row of timber sash windows and panelled doors. Behind the chapel is the Sunday school which also has two-pane sash windows and panelled doors.

Bethel Independent Chapel (Grade II listed). A Classically arranged façade with Classical details such as an entablature and central pediment supported by pilasters.



Above: Heathfield (key unlisted building) was originally the manse to Bethel Chapel.



Below: 1 South Street: The Pantry and Post Office (unlisted)

Aligned with the chapel and stepping up the hill leading to Heathfield, **Bethel Street** is a row of six cottages built after the Chapel. This row is varied in terms of dwelling size and fenestration, though the dentil detail is constant.

Set away from but in line with Bethel Street is **Heathfield**, the manse of Bethel Independent Chapel which was built circa 1867. This substantial house has none of the stylisation of the vicarage, its Anglican counterpart and neighbour, with a simple symmetrical arrangement of openings and corniced chimneystacks at the apex of both gables of the slate roof. The front elevation features a dentil course a cambered head to the central window on the first floor and a hood on brackets over the door. Heathfield is a key unlisted building.



The cottages opposite 3-15 Bethel Street do not share the same street name and face away from the row of cottages opposite, perhaps to disassociate these cottages with the non-conformist church and its cottages at Bethel Street. The stone built cottages, which comprise South Street and Ambler's Mews date from between 1852 and 1892 and were built in at least two phases. **3 South Street**, the village shop *The Pantry*, is an unusually shaped building with a monopitch stone roof and an angled front façade which follows the angle of Main Road, although the corner of the oblique angle has been cut away to accommodate the main doorway. The dentil course to the shop, but none at the cottages on **South Street** suggests that they were built at different times. 3 South Street shares a ridgeline with the corner shop and 5-7 are stepped above under a single ridge. These simple cottages were built around the same time and have an irregular fenestration to both elevations. The two storey South Street is dwarfed by the taller and more elevated **Ambler's Mews**, a group of four 2-3 storey cottages set around a yard accessed through a segmental archway on Bethel Street. The taking in door directly above the archway at number 1 suggests that these cottages housed a group of weavers or woolcombers who worked together. These cottages have corniced stone chimneys, a coped stone roof, a stone gutter, though details such as the original windows or doors are absent.

South Street and Ambler's Mews overlook the recreation ground and the countryside beyond. At the entrance to the recreation ground from Main Road is a gatepier with an inscription detailing the donation of the land by the Greenwood family and the opening of the recreation ground in 1907. The monolithic gatepier has moulded capitals. The gatepier stands in the shadow of the **Morton Memorial Village Institute**, originally built in 1828 as a Wesleyan Chapel and then became the British School for the children of non-conformists in the mid-19th century before closure in around 1914. In 1919 permission was given to convert the building into a memorial hall and village institute and the rear of the building was enlarged. To the front elevation, the tall moulded ashlar doorcase with a moulded segmental arch and architrave surround was added in 1919 to what is otherwise a fairly plain low building under a slate roof. On each doorpost is a bronze plaque inscribed with the names of those who fell in the 1914-9 and 1939-45 wars. The building has housed billiard rooms, meeting rooms, and club rooms. Between 1939 and 1977 Keighley Library rented part of the hall, the building has contained a Child Welfare Clinic since 1960 and

between 1965 and the opening of the new school in 1976 the hall and kitchens were used daily by the old National School across the road. Attached to the Village Institute is a plain stone-roofed house dated 1891. To the east **13-15 Main Road** is an isolated pair of houses from the first half of the 19th century with attractive corniced chimneys. The symmetrical front elevation and austere appearance of number 15 suggest this was a house of relative importance in the village.



The ashlar doorcase of Morton Memorial Village Institute (key unlisted building) was added in 1919 and is the most ornate feature of the building.

The final buildings in this character area are the seven houses of **Northview Terrace**, built by the Hartley family around 1880, a late addition to the conservation area. Two storeys to the front and three to the rear, these houses are deeper than the older cottages, each with two corniced chimneystacks to fireplaces in the front and rear rooms. Under the large sloping stone roof is a dentil course the fenestration is regular, though no traditional details of the openings remain. Over each front door is a pedimented hood on brackets.

6.2 Character Zone 2: Agricultural East Morton

This character area covers the cluster of mainly agricultural buildings on the north side of Main Road from the Busfeild Arms to the western side of Green End Road and a separate area covering the lower part of Little Lane as far as Dimples Lane. This character zone contains the majority of the pre-industrial farmhouses, barns, cottages and outbuildings from the 17th and 18th centuries with some rebuilds and other development from the 19th century. By the time of the first Ordnance Survey of Morton in 1852, this character zone was the most complete of the three and the majority of the built fabric from this time survives.

Continuing from the previous character zone, the first building to be seen is the **Busfeild Arms** public house, which prior to refurbishment in the late 19th century to the designs of Andrews and Pepper, Bradford (the designers of *Manningham Mills*), was previously known as the Hare and Hounds. The three corniced chimneys project from the ridge of the long stone roof, below which the gutter is supported by dentil blocks. The pub was refenestrated in 1880 it is likely that the bay window was added at this time. The central porch is in a 17th century vernacular style with kneelers and ball finials and boot scrapers either side of the doorway. Passing the modern infill of two redbrick houses, **6-8 Main Road** is a pair of cottages built around 1800 at an angle to the road. Number 8 (a key unlisted building) retains its eight-pane timber sash windows. All of the openings are recessed and are set in plain stone surrounds and the doors are paired in the centre of the front elevation. Modillion brackets support the gutter and a corniced chimney punctures the ridgeline in the centre of each cottage.

Set behind 6-8 Main Road is a group of four farm buildings along Croft Road, all of which are listed

Grade II. Closest to the road is Croft House, a farmhouse attached to a coach house and barn. **Croft House** has a datestone of 1673, although the building itself probably dates from between 1700-1725 due to its form and detailing. An angled extension was added to the west end of the house in the 19th century. This is evident given the position of the corniced ashlar chimneys which are at either end of the older building plus the irregular block quoins which mark the corners of the original building. The flat face of the house is interrupted by a 20th century stone gabled porch while the projecting window margins and mullions are a common feature of early 18th century houses. The replacement windows to the older part of the building appear to be leaded while the eight pane sash windows which occupied the larger openings of the extension have been replaced with a modern window and door.

The former **coach house** forms an L-shape with Croft House is now a dwelling, having been converted some time after 1994. Conversion has resulted in what was a square garage opening with a timber lintel becoming a doorway flanked by a pair of windows, all with projecting plain stone jambs and margins, sympathising with the similarly treated openings of the first floor of the coach house. The four-pane timber sash windows flanked by 15-pane fixed timber windows have been replaced with single pane modern timber. These windows flank a central triangular pattern of pigeon holes with ledges and at the ground floor is a segmental arch entrance, now housing stained timber garage doors, openings which allude to the former use of the building. The former suggest that this was the property of a yeoman farmer who owned land as only landowners were permitted to keep pigeons or doves.



Croft House (right) and Barn (left, both Grade II listed) are a good example of 18th century farm buildings and with the other buildings along Croft Road form a unity. These types of farm buildings make up the core of Character Zone 2.

Attached to the coach house, but angled away and set at a lower height, is a seemingly disused **outbuilding** which is also Grade II listed. The first floor has mullioned pairs of windows set in projecting plain stone surrounds, much like the coach house, but in this case the fixed twelve pane timber windows remain in place. Other openings include a skylight in the stone roof, round-headed vents and two doorways with tie stone jambs. The outbuilding is contemporary with the coach house, both being built in the early 18th century.

Curving away from the outbuilding is **2-4 Croft Road**, originally an L-shaped house with an attached outbuilding, now three cottages. Like the other buildings on Croft Road, the openings of this building are set in projecting plain stone surrounds, the corners are quoined, the roof is stone and the chimneystacks are corniced. 2-4 Croft Road was built slightly later, than the other buildings and date from the mid-to-late 18th century. An interesting feature is a row of six windows at first floor level separated by mullions with a king mullion in the centre. The final building in this group is **5 Croft Road**, built in the late 18th or early 19th century, but in the same style as the other buildings. Even the paired and single windows inserted to this building in recent years feature projecting plain stone surrounds.



The window detailing of Laurel Bank (listed Grade II) is suggestive of the building's 17th century origins.

Returning to Main Road, the gable end of **Laurel Bank** is highly visible, with windows set in moulded recesses, with the four double chamfered mullioned lights with a double chamfered cross mullion separating two smaller lights above the central pair.

The first and ground floor windows were formerly cross mullioned. This house is dated 1669, but was rebuilt in the 19th century in a Vernacular style, retaining some details of the original building. The main doorway is from the 20th century and made of concrete with a central keystone. The front elevation features the same recessed window openings with chamfered surrounds and double chamfered mullions. A drip mould runs above the first floor windows to the front and southern elevation and the top of the concrete doorway is moulded so that there is a continuous drip mould along the front elevation. The north façade is rendered and features no traditional openings. What was a much taller corniced central chimney is now much reduced and coated with concrete.



Laurel Barn (key unlisted building) is a mixture of old and new: the unchanged quoined gable with kneelers contrasts with the large mullioned window openings created on the main elevation.

Back Lane runs behind Laurel Bank and like Croft Road, it is lined with old agricultural buildings now in residential use. On the left is **Bay Tree Barn** with **Cherry Tree Barn** set at a right angle, and opposite is **Laurel Barn**, all of which are key unlisted buildings and feature large single pane modern timber windows in openings with flush plain stone margins created as part of the conversion. Bay Tree Barn and Cherry Tree Barn have large central segmental archways. The stone roof of Laurel Barn has coping terminating in kneelers with irregularly shaped quoins below. **Rye House** is at the end of Back Lane and is also a key unlisted building. Now one house, it was formerly a row of three cottages which might have been built in the late 17th century as indicated by its quoined angles, and coped gables with kneelers. Rye House appears to have been completely refenestrated in the 19th century to accommodate what would have been timber sash windows (the original windows have been replaced with uPVC).



Rye House (key unlisted building) was originally a farmhouse, probably built in the 17th century. In the 19th century it was refenestrated and divided into three cottages as indicated by the three chimneystacks.

Turning uphill from Laurel Barn, High Fold Barn stands at the entrance to High Fold. **High Fold Barn** (key unlisted building) dates from the 18th century and like the barns of Back Lane has been converted to a house in recent years and features new openings with single pane modern timber windows set in plain stone margins. Built in to the hillside, the former taking-in door to the loft is at a low height from High Fold. The L-shaped arrangement of cottages at **High Fold** was built in several phases over the 18th and 19th centuries. 15-21 High Fold (key unlisted buildings) appear to be the oldest and all feature plain stone surrounds to openings. Number 17 has a window with a round head with a keystone which was previously an archway leading to the rear of the cottages. The left hand side of number 21 is quoined suggesting that this was at one time last in the row. 23-25 was built next and the end cottages; numbers 11 and 27 were added sometime after the ordinance survey of 1852. Opposite, **High Fold Cottage** has a large quoined extension with a garage opening with a keyed segmental arch and sits well with the older buildings.

Further downhill, **2 Hartley's Square** is a recently built cottage made to look like it was built in the 19th century through the use of sandstone and pairs of mullioned windows with projecting cills. Hartley's Square joins Main Road at a junction shared with The Square, a three-sided fold of buildings which opens onto Main Road on its eastern side. The most architecturally and historically significant

building here is the Grade II listed **3-6 The Square**. Reputedly built in 1604, this might well be the oldest occupied building standing in the conservation area, and unlike many of the other 17th century buildings, this vernacular style building does not appear to have been rebuilt at any point. The massive asymmetrical stone gable with a cornice chimney at its apex faces onto The Square. The building has been a single house, house and cottage (the cottage being accommodated in the lean-to element added later on the right hand side of the gable) four dwellings and until recently, two shops. 3-6 The Square appears to now be two dwellings. The southern, front elevation has two rows of five lights and one row of four lights separated by double chamfered mullions and are set in chamfered recesses. These narrow timber windows are typical of the vernacular style in this region. A continuous drip mould carries over the ground floor windows and doorway. Attached to the western gable is a fairly unsympathetic 20th century dwelling in non-local stone. Its tall storey and elevated position mean it towers over the older house.

1 The Square (key unlisted building) has a taking-in door above a lintel which spans the wide shop door and windows below. The gable of the Grade II listed 3-6 The Square is on the right.



1 The Square is back-to-back with **10 Main Road** and was built in the 19th century as a dwelling (10 Main Road) and a shop/warehouse (1 The Square). At the centre of the first floor of 1 The Square is a timber taking-in door with tie jambs. The foot of this doorway rests on the long continuous lintel over the ground floor doorway and large windows of the former shop. Attached to the eastern gable of this building is a pair of smaller cottages, **12-14 Main**

Road which were probably built in the mid-19th century. Its stone gutter shelf is supported by modillion brackets. On the north side of The Square, numbers **7-8** is a pair of 18th century cottages with Classical detailing in the form of continuous cill bands to each floor and a moulded stone gutter.

The next buildings after Hartley's Square are Homesteads. **The Homestead** is a handsome 18th century farmhouse, rebuilt from a 17th century building and is a key unlisted building. It retains paired six pane timber sash windows separated by mullions and set in projecting plain stone margins. The central doorway is beneath a corniced hood on brackets. To the left are the set back farm cottages (**2-3 Homestead**) which were built in the second half of the 19th century. Apart from the stone roof, little remains to suggest the age of the buildings which have been rendered and painted and have been refenestrated with modern style windows inserted. To the right of Homestead is another key unlisted building, **1 Green End Road**, the frontage of which to Main Road appears to be contemporary with Homestead, although the large uPVC windows in the place of the paired sash windows is unfortunate. To the right of the chimneystack (where the hipped roof begins) and turning the corner onto Green End Road, the stone changes from being hammer dressed to having tooled smooth edges. A plaque at the first floor dated 1862 probably records when this new face and extension to Homestead/1 Green End Road was built.



3 Green End Road (key unlisted building) retains shopfront features even though it is now a dwelling. The former shop and its neighbour (left) have a smooth tooled stone which contrasts with the rough dressed stone used throughout the conservation area.

3 Green End Road is a former corner shop which has the same tooled stonework as number 1 and hence this building was built in 1862. The first floor shopfront consists of two large windows either side

of a wide doorway with a panel over the door which would have advertised the name of the business. Underneath the windows are timber stallrisers. Number 3 Green End Road shares a stone gutter shelf with number 1 and has a corniced ashlar chimneystack. Further uphill, **5-7 Green End Road** was a pair of cottages which is now a single house. The cottages were built as one in around 1840 with an attached barn to the rear under the same roof. The barn (key unlisted building) was probably part of a farm at The Homestead and features the only arched carriage entrance in the conservation area which has not been converted to residential use and retains its timber doors. The cottages extend as far back as the shared corniced chimney which projects from the peak of the hipped roof.



Ainsworth Fold (9 Little Lane) as it appeared in 1930. The Grade II listed former farmhouse was rebuilt in its present form in the 19th century.

Character Zone 2 includes most of Little Lane and part of Dimples Lane. At the northern end are Ainsworth Fold and its Barn. **Ainsworth Fold** was named in 1880 after its then owner. The house was originally built as a yeoman farmer's house in the late 17th century, and was rebuilt in the second half of the 18th century incorporating some original features. This Grade II listed building is made of coursed stone with plain stone dressings. The three bay southern façade is a regular symmetrical grid save a keyed Venetian window. All openings on this façade are set in projecting plain stone margins, with a projecting stone string between the ground and first floors and similar regular quoins at the angles. The gutter rests on modillion cornice brackets. The stone roof has coping stones which terminate with moulded kneelers. At the apex of either gable is a corniced ashlar chimneystack. The formality and symmetry of the southern elevation suggest that it was inserted in the 18th century. By contrast the large eastern gable incorporates some of the openings of the original building, namely pairs of windows set in chamfered recessed surrounds and separated by a double chamfered mullion. A pair of the ground floor windows is beneath a vernacular style hoodmould.

To the south of Ainsworth Fold is what was prior to conversion to a house in the 1970s, **the Barn** to the farmhouse. The Barn was sensitively converted by the Aberford architect Duncan Biggin when he lived

in the village in the early 1970s and is a key unlisted building of the conservation area. The conversion has retained the large semi-circular arched cart entry which is filled in with timber garage doors at ground level with glazing to the rooms of the house above, all recessed within the archway, which has the original doorways (which now lead into the house) set within its returns. To the right of the archway at first floor level is a doorway which leads onto a terrace. This doorway was previously accessed by a stone staircase and was the front door to a small cottage over the mistal of the barn and was known as *T'house ower t'midden* or *Ower Shippen* and later *the Honeymoon Suite* as for a time, any newly married Morton couple who could not buy or rent a house could live in the cottage, presumably until another couple became eligible to occupy it.



The Barn (unlisted) with the entrance to 'The Honeymoon Suite' as it appeared prior to conversion in the 1970s.



The Barn as it appears today.

At the end of Little Lane pathway is **Cliff House**, built in the early 19th century as the house of the owner of Dimples Mill, which was located where Cliffe Mill Fold is now. The body and wing plan house has a regular Georgian front elevation which is interrupted by a bay window at ground floor level which might have been added in the late 19th century. The main features to this elevation are projecting stone cills, windows set into the lintels which have rounded angles and a dentilled frieze.



Cliff House (key unlisted building) is a mill master's house built on the edge of the village in the early 19th century.

Opposite Cliff House is the final building in the character area, **Dimples Cottage**. This unusual house is set into the hillside and features only one opening on its long northern façade, which has a central datestone of 1824. The much altered southern elevation, which has rows of four first floor windows separated by square mullions, suggests this building might have earlier origins. The eastern element, which sits under the same long stone roof, is a 20th century extension.

6.3 Character Zone 3: Industrial East Morton

Although some buildings have earlier origins, the majority of the built fabric in this character zone was erected during the very late 18th century or 19th century when the textile and paper industries were established in East Morton and expanded over time with the building of new mill buildings, workers' cottages and related shops, places of worship and other buildings. The area covered by the character zone is all of Green End Road (except for numbers 1-7 (odd) which are included in Character Zone 2) and Otley Road.



Aqueduct, Green End Road (unlisted)

On entering the conservation area from the north along Green End Road the disused **aqueduct** which was built in the very late 19th century or early 20th century. This massive stone structure has three semi circular arches carrying it over Morton Beck. The first group of buildings encountered on the roadside are **48-54 Green End Road**, a short row of cottages built in the second half of the 20th century and given the appearance of the older cottages found lower down the road. Attention to detail has meant that these houses are of good townscape quality. Unlike numbers 52-54, the slightly taller 48-50 features a dentil course, giving the row the appearance of being built in two phases. All openings to the road are recessed and set in a regular rhythm of plain stone surrounds with mullions separating paired ground floor windows. Above each front door is a moulded hood on stone brackets.

Further down the road, **41-55 (odd) and 28-34 (even) Green End Road** are mid-to-late 19th century mill workers' houses. Taller than their older counterparts and set behind gardens, these houses have corniced chimneys, dentil blocks and door hoods on brackets as their decoration and are otherwise unadorned. Numbers **23-39 (odd) Green End Road** were built in the first half of the 19th

century and all appear on the Ordnance Survey of 1852 and have a regular rhythm of openings with small first floor windows above a much taller single window at ground floor which extends higher than the low doorways set between tie stone jambs. In the same row, numbers **15 through 19-21 (odd)** might have been built slightly earlier and unusually have a continuous thin lintel running above the ground floor windows and doorways.



15-31 Green End Road (key unlisted buildings) dates from the late 18th century and are the earliest industrial houses in the village. Note the small openings which contrast with those of the late 19th century house on the right.

The cottages face the **Wesleyan Burial Ground**, which used to adjoin the Wesleyan Methodist Chapel, the 1846 datestone of which has been incorporated in the modern bungalow, **Chapel Fold** (26 Green End Road). The Burial Ground is set behind a stone wall with triangular coping stones and is accessed through an iron gate. Many of the gravestones have Gothic Revival style carvings, the largest of which is that of Edward Hartley, a local stonemason landowner, who, with his four sons, built the Wesleyan Chapel. Much as in Character Zone 1, the Chapel was built before the majority of the houses along this stretch of Green End Road and formed the focal point of this elongated cluster of dwellings. 26 Green End Road occupies the site of the Sunday school which was built in the latter half of the 19th century.



Manor Farm (Grade II listed). The original doorway is to the right of the downpipe and the central doorway is built into one of the rows of cross mullioned lights. This vernacular style house was rebuilt in the 18th century.

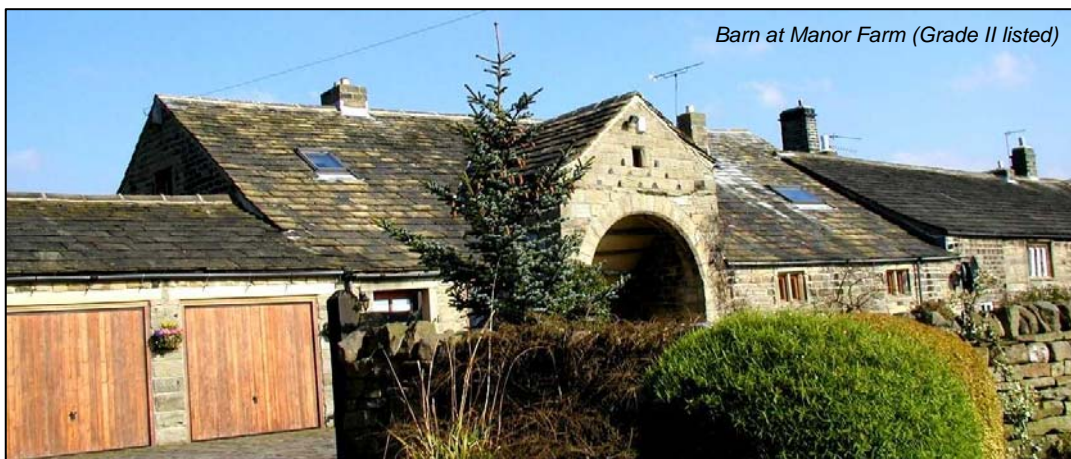
Lower down Green End Road, Horner's Fold is a small group of buildings with agricultural origins. The fold is named after the Horner family who resided at Manor or Green End Farm from before 1751 until about 1900. Number 1 is the end house on the row adjoining 15 Green End Lane while numbers 2 and 3 are opposite and are attached to the gable end of Manor Farm. **Manor or Green End Farm** is dated 1666, although much of it was rebuilt in the 18th century, when cottages were also built at either end of the farmhouse. This Grade II listed vernacular style house retains its original doorway with its dated lintel, though it is blocked. The 18th century doorway has a plain stone surround with tie jambs, and is set between what were originally ten light recessed double chamfered cross-mullioned windows. Above the continuous drip mould, the first floor windows consist of a row of four light and a row of five light recessed windows with double chamfered mullions. Similar openings and vernacular details exist in the rear elevation of the farmhouse. To the left of Manor farmhouse is a plain attached building, formerly a cottage. To the right is the other farm cottage, **2-3 Horner's Fold**, built in the 18th century and with the farmhouse, other cottage and barns is Grade II listed. The front elevation of the cottage has the plain stone and mullioned openings found elsewhere in the village, though

a drip mould which extends around the cottage and rejoins the farmhouse runs between the first and ground floors. The gable end sits beneath coping stones and kneelers and features two four-light and one six-light cross-mullioned windows, though unlike the farmhouse, these openings are not recessed or double chamfered.



2-3 Horner's Fold (Grade II listed) was originally a pair of cottages for farm labourers added to the farmhouse in the 18th century and built in a vaguely vernacular style with a drip mould and cross-mullioned windows at the gable.

The attached Barn originally contained the mistal, stables and hayloft, but is now a dwelling. The most prominent feature of **The Barn** is the large central gable containing a chamfered semicircular cart entrance with a triangular pigeon cote and small window, the lintel of which is dated 1664. Inside the archway on the right is one of the original doorways with a massive chamfered stone lintel, much like the doorway found at the eastern end of the front elevation. To the rear of the barn is a corresponding chamfered segmental arched entrance. The conversion of The Barn to residential use has meant many new openings have been created into the building. The two pairs of recessed windows with double chamfered mullions might well date from before the conversion.

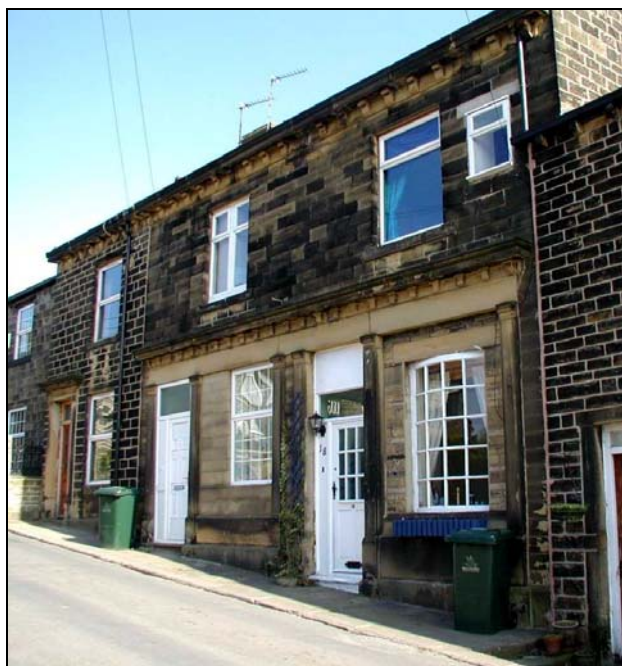


Barn at Manor Farm (Grade II listed)



8 Studley Close (Grade II listed) is the other barn to Manor Farm. Note how the few small openings are well recessed and the wall dominates the main elevation.

The final element of Manor or Green End Farm is a detached barn (**8 Studley Close**), which probably dates from the 17th century. This massive stone built and stone roofed structure has a chamfered central segmental arch cart entrance which is now glazed over as the barn is now a dwelling. A corresponding but smaller segmental arch is on the rear elevation. Other windows and doorways are set well back into the walls and are mostly small with a strong horizontal emphasis, giving this building an unsullied appearance. The lintel over the front door is dated 1988, the date of the conversion.



18-22 Green End Road (key unlisted building) all feature stone shopfront details such as stallrisers, wide doors and fascia.

12-26 (even) Green End Road and Sun Street are another group of houses mainly built in the second half of the 19th century which are gathered around a place of worship which predates their construction, namely Hillside Methodist Chapel. The stone built houses of **12-26 Green Road** step downhill in pairs of slightly different houses, the exception being the taller 18-22 which was formerly a row of three shops. The three properties stand under the same stone roof and are unified by a stone gutter on modillion brackets. The

stone shopfront details of 18-20 include large wide windows above stone stallrisers, which like the wide doorways are set between architraved stone pilasters which support an architrave consisting of fascia, modillion dentilled frieze and cornice, matching that at the top of the building. Much of the shopfront detailing, bar the stone stallrisers and wide doorway with pilasters have been removed from number 22.

At the bottom of this stepped terrace is **Hillside Methodist Chapel**, originally built in 1828 for the Primitive Methodists and extended in 1839. In the late 19th century the chapel was rebuilt with a new schoolroom built into the hillside below. The Primitive Methodist Chapel was renamed Hillside Methodist Chapel in 1933 following the Methodist Union and in the 1950s became the only remaining Methodist Chapel in East Morton. The main entrance is via some steps on the southern gable, through a hipped roof porch which has been removed. The doorway is flanked by round-headed windows with prominent keystones and imposts, which are repeated in bays to the sides of the chapel. **Sun Street** is a uniform row of six houses built in the second half of the 19th century with a regular row of dentil blocks and tie jambed doorways along its southern elevation. The row is built into the hillside and number 2 is accessed via a balcony while the three-storey number 1 has a large timber window at ground floor level indicating that this was once a shop. The building opposite Sun Street, **9-11 Green End Road**, is a pair of cottages from the second half of the 19th century which might incorporate an earlier barn, as suggested by the quoined rear of the building with vernacular style chamfered openings with double chamfered mullions.

At the junction of Green End Road and Otley Road, 2-6 Green End Road and 2 Otley Road form an island whose shape is determined by the line of the roads. **2-4 Green End Road** date from the early



2-4 Green End Road (key unlisted buildings) are a house and shop, built as one with a tooled stone front elevation.

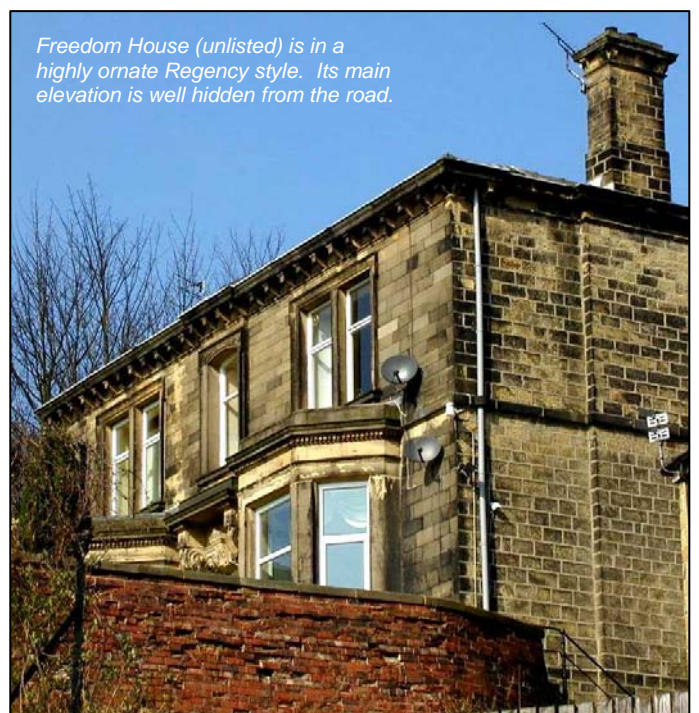
19th century and are respectively a shop and a house in the Regency style. Built as one, the 2-4 Green End Road has an unusual peak shaped slate roof below which is an architrave with a dentilled frieze and a cornice gutter. The angles of the building have projecting tooled quoins and the ashlar face of the building is crossed by a first floor cill band and a stone string between ground and first floors. Number 4 has chamfered openings to its front elevation which includes a semicircular fanlight panelled door and a camber headed first floor window. All windows are painted timber sash and the three storey rear elevation features a stairlight to the top floor and an oriel window to the middle floor. Number 2 has a symmetrical traditional shopfront consisting of a large doorway with a large window either side of it all separated by pilasters which support the fascia with a cornice above. A tie jambed taking-in door is on the top storey of the side elevation.

Opposite the shops at the corners of Green End Road is another commercial building, **1-3 Otley Road**, built in the latter half of the 19th century as a Co-operative Store. The three storey elevation to Otley Road has a traditional stone and timber shopfront running the length of the ground floor. The upper floors of the building, which prior to 1939 accommodated a reading room, are eclectic in their detailing, which was typical of Victorian commercial buildings. The first floor has camber-headed windows with keystones set below a projecting entablature while the second floor has much taller squared windows which break into the entablature and are set between moulded paired brackets. Attached to the rear of 1-3 Otley Road is **1-3 Little Lane** a pair of three storey houses contemporary with the commercial building.



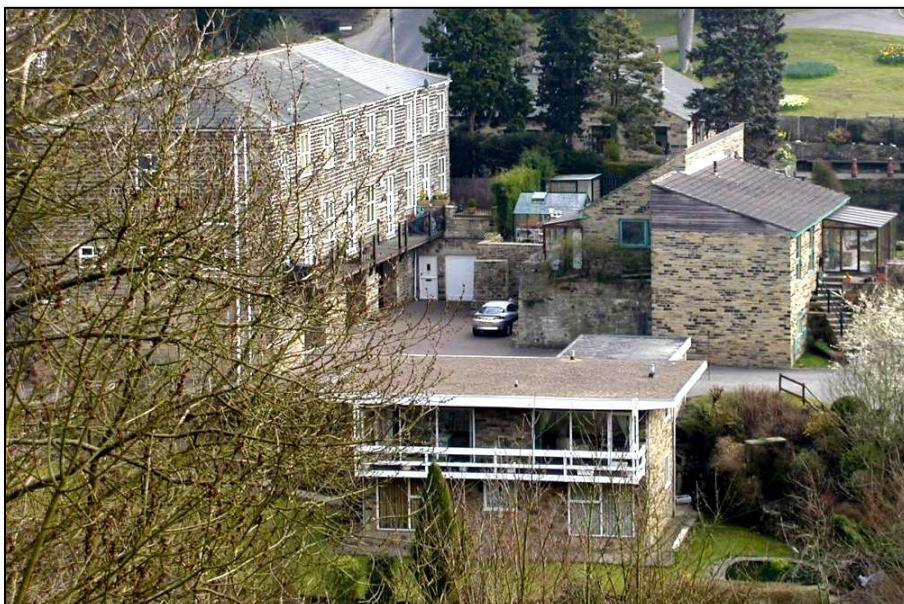
1-3 Otley Road (key unlisted building) is the former Co-op building and the only example of Victorian eclecticism in the conservation area.

At the junction of Little Lane and Otley Road are **5 Little Lane and 5 Otley Road**, a pair of cottages from around 1800 with a first floor cill band, moulded stone gutter and gable-end chimneystacks. The rear of the cottage retains some sash windows including some to a half storey above the first floor. The wall to the garden of Freedom House adjoins the front elevation of 5 Otley Road. At the centre of the ramped coped wall is a keyed segmental archway carried on pilasters leading to the house which was built in the early 19th century to house the owner of the now demolished Freedom Paper Mill.



Freedom House (unlisted) is in a highly ornate Regency style. Its main elevation is well hidden from the road.

Freedom House is ashlar faced to the west and on its main, southern elevation. This highly ornamental house has unusual bracketed corniced chimneys, and a slate pavilion roof. The most visible elevation is its western elevation overlooking Otley Road which is cut with three incised rectangular panels with quadrant corners. The entablature, consisting of an architrave, modillion bracketed frieze and moulded stone gutter as its cornice is visible on this elevation and can be found on all elevations. The symmetrical southern elevation consists at ground floor of a central doorway set beneath an intricately carved lintel and scroll-carved brackets supporting the hood, flanked by bay windows with a stone entablature. The central camber-headed first floor window is set in a rectangular surround with decorative carving over the camber and a moulded cill below. Identical moulded cills are below the pairs of windows at either side that are separated by square mullions and set inside an architrave. The former coach house to Freedom House, **Freedom Mill Barn** is now a house yet the impact to its roadside elevation is minimal as the façade is dominated by the segmental arched coach entrance which is now glazed over. At the apex of the southern gable are pigeon holes with shelves.

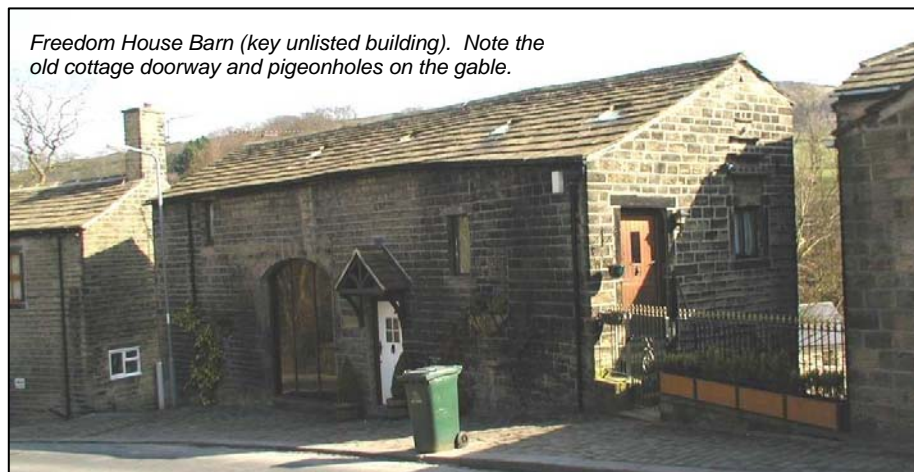


From left to right: Silk Mill building (now four houses), 2 Silk Mill Drive and 1 Silk Mill Drive (all unlisted). The former is a successful reuse of what was a derelict building while the latter two are good examples of innovative modern design using material used throughout the conservation area.

Across Morton Bridge the first building encountered on the left side of the road is a lone surviving element of the former Oldside Mill, **30 Otley Road**, a long single storey garage/workshop with a wide timber doored vehicle entrance with an iron girder lintel below a semicircular light with a plain stone surround. Opposite is the remaining element of the **Silk Mill or Morton Mill**, which is now four houses

after having been redundant for some time. Behind the mill building, overlooking the pond are the 20th century houses of Silk Mill Drive. **2 Silk Mill Drive** is an unusual 1960s or 1970s flat roofed stone built house with a prominent timber balcony and edge to the roof. **1 Silk Mill Drive**, set further uphill, is another unusual late 20th century stone house with two overlapping monopitch slate roofs, similar to those at the gable end of South Street, and a first floor glazed element made

of painted timber.



Freedom House Barn (key unlisted building). Note the old cottage doorway and pigeonholes on the gable.

At the bottom of Otley Road, numbers **8-24 (even)** are two rows of cottage set at right angles. Built in at least three phases in the late 19th century, these houses feature bulbous brackets supporting door hoods apart from number 12 which instead has a semicircular fanlight with a plain stone surround. The three-storey element, 14-16 has an external stone staircase to the rear which led to a top floor loomshop.

The final building in this character zone is the Grade II listed Old Side, an early 19th century villa built for the owner of Oldside Mill to which it was attached. Following the mill's demolition in 1906, the three storey plus attic Queen Anne Revival element was added, forming a separate dwelling. The most eye-catching elements of the Regency style **Old Side East** are the bowed bays at ground level which

flank a central doorway with a Gibbs surround. The six and eight pane sash windows are set in plain stone surrounds, sometimes in pairs separated by a mullion. At the apex of the eastern gable are pigeon holes with shelves. **Old Side West** consists of three bays to the ground, first and second floors with the third floor fully expressed in the roof as two dormer windows. The central ground floor doorway is transomed and set in a Gibbs surround. Either

side of the door is a single bay containing an eight pane timber sash window, which can be found on all three bays of the first and second floors. Above the second floor windows is a moulded architrave with a moulded stone gutter above. At the edges of the pavilion roof are four tall corniced chimneys. The Queen Anne style is based on the tall merchants' houses of 18th century Holland.



Old Side (Grade II listed). The lower right hand element was built as the master of Oldside Mill's villa in the early 19th century. The bowed elements to the ground floor are typical of the Regency style. The element to the left was added after the mill's demolition and is in a Queen Anne style.

7. Open Spaces and Natural Elements

Summary of Open Spaces and Natural Elements

- The largest open space in the conservation area stretches from the junction of Green End Road and Otley Road to the northern boundary. This steep embankment is covered with scrub and fairly young deciduous woodland and blends into the wooded clough along the banks of Morton Beck outside of the conservation area.
- The large formal and public open spaces are found almost exclusively in Character Zone 1 and are landscaped and well maintained and contain a variety of trees and topiary. These spaces include School House Green, the land at Bethel Independent Chapel and St Luke's Churchyard. These large green spaces contrast with the high density of the houses and cottages and provide a serene setting for the buildings.
- Water is an important natural element in Character Zone 3. Here, Morton Beck flows under Otley Road and over a weir, the two ponds are attractive and prominent landscape features on the inside of the approach to the bridge and are overlooked by Green End Road.
- Other notable greenspaces are domestic gardens, such as those at Heathfield, Croft Road, Laurel Bank and Homestead. These well maintained and significantly large gardens provide an attractive immediate setting for the buildings and the size of the space about these buildings reinforces the position in their original occupants in the social hierarchy of the village, such as yeomen farmers, mill masters or holy men.

The open spaces about buildings, in the form of public green spaces, gardens, trees and the riverside and other waterways are an important factor in determining the overall character of a conservation area as their condition and function has an impact on how buildings interact with their immediate setting. The variety of green spaces and other natural elements in the conservation area are a result of the different phases and types of

development and how it has responded to the topography and landscape. The differing open spaces and natural elements of the three character zones allow them to be further distinguished from each other and this chapter will look at the natural elements of each character zone in turn.

7.1 Character Zone 1: Ecclesiastical East Morton

The general topography of this area is generally quite flat; although there is a general, gentle sloping of the land south which steepens beyond the conservation area boundary.

The approach into the conservation area along Morton Lane is lined with 20th century commuter housing set back from the road behind walled front gardens on entering the conservation area the variegated foliage in the garden of Fern Nook and the line of tall mature deciduous trees along the edge of the churchyard form a green gateway to the conservation area and define the line of the road. Passing Fern Nook, the west side of Morton Lane overlooks a large grazed field to the west which contrasts with the formal perimeter planting of the cemetery, although the large and well maintained grassed central space with a willow tree at its centre gives this stretch of road a very open feel as well as giving St Luke's Church a prominent setting. To the east of the churchyard, the large garden of the Vicarage, Heathfield and the recreation space beyond create a green band separating the buildings of the conservation area from the more recent development to the south.



Continuing behind St Luke's Church, the trees planted at the perimeter of the green churchyard link with the gardens of The Butts and the grounds of Bethel Chapel across the path. The flat expanse of grassed land adjoining the Chapel is well maintained and is divided by a low privet hedge separating the small graveyard from a green containing a few saplings. The perimeter of this green area contains some topiary bushes, trees and a large conifer which towers over the chapel building. A small but well-ordered garden fronts Bethel Independent Chapel containing more topiary bushes. This well controlled greenery forms a visual set piece with the ordered Classical façades of the chapel and reinforces the notion that this building and its grounds are an important part of the local community. The sight of School House Green directly opposite the chapel on Main Road concurs with the feeling of East Morton being a socially active and cared for village. This manicured grassed space containing a few benches and tables set among flower beds and a variety of small trees and shrubs was opened by the Village Society in 1985 and is the former site of the National School. School House Green is highly visible from the bends of Main Road and with the front garden of Bethel independent Chapel, gives this part of the village a green focal point.



The land at Bethel Independent Chapel is divided into a green, and, beyond the hedge, a graveyard.

The large gardens of Heathfield and 13-15 Main Road extend the 'green edge' of the conservation area as it borders opens out onto the recreation ground.

7.2 Character Zone 2: Agricultural East Morton

The general topography of this area is a fairly steep ascent with the Busfeild Arms at the lowest point and High Fold at the highest.

The spaces fronting Main Road are the car park and seating area to the Busfeild Arms, and the gardens of 6-8 Main Road, Laurel Bank and Homesteads. All of these spaces lend an element of greenery to Main Road in varying degrees. The gardens of 6-8 Main Street and Homesteads are set behind curved walls with neat hedges above, while in the centre of the open front garden to Laurel Bank is a giant monkey puzzle tree, a landmark along this stretch of Main Road. The gardens to either side of Laurel Bank add further manicured trees and shrubs and form a green gateway into Back Lane with the privet hedges surrounding the gardens of properties near The Square. The garden enclosure in front of the Busfeild Arms is small, with the majority of the space in front of the building being tarmaced.



In Character Zone 2, Main Road is fronted by a number of well maintained gardens of different sizes ranging from the open gardens of Laurel Bank with a landmark Monkey Puzzle tree to more enclosed greenspaces such as the hedge-lined garden of Homestead (below)



The landscaped gardens lining Croft Road constitute one of the largest open spaces in this character zone. Set around the road and driveways in quadrants are two well looked after islands of evergreen trees, shrubs and bushes with two other quadrants of trimmed lawns with flowers, saplings and evergreen bushes. These highly maintained gardens give these former agricultural buildings an attractive domestic setting, an improvement from the bus station which previously occupied this space.

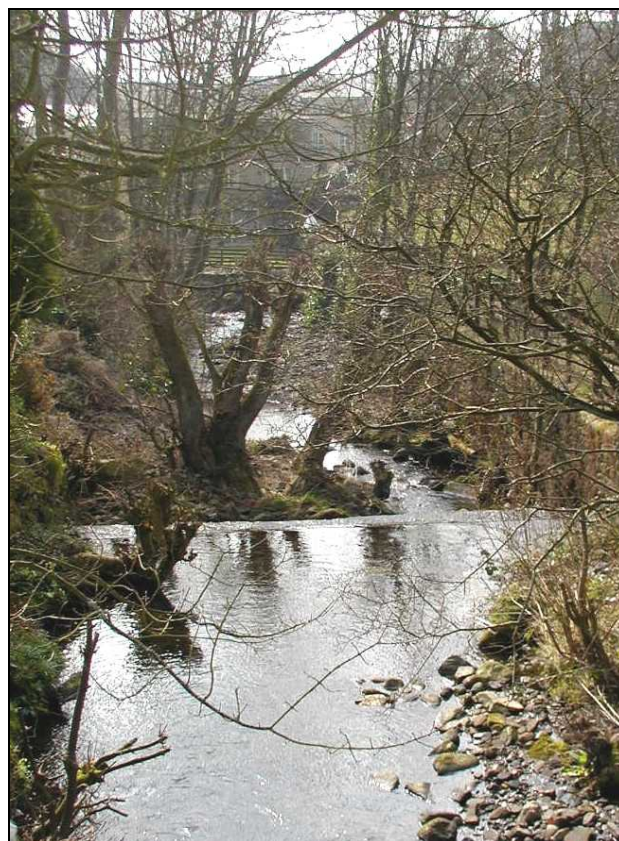


The landscaped gardens at Croft Road give the former farm buildings an attractive domestic setting.

The largest open space in this character zone is the small field and meadow adjoining Little Lane. This space on the village edge is grazed and is responsible for the pleasant rural character of this hidden pathway. At either end of the lane, the gardens of Ainsworth Fold and Cliff House are concealed by evergreen hedges, giving the lane a tunnel-like character at these points.

7.3 Character Zone 3: Industrial East Morton

This character zone is divided into two built up areas which follow the course of Otley Road and Green End Road. The former descends in a northeast direction to the point where it crosses Morton Beck and the latter ascends northward towards Sunnysdale and the Ilkley-Keighley Road over Rombalds Moor. The embankment between the two roads is the largest open space in this character zone by virtue of being too steep to build upon. This once grassy incline is now fairly well covered with scrub, which intensifies towards the western bank of Morton Beck by the aqueduct, which has itself become covered with self-sown scrub along its span. This vegetation gives the embankment a natural woodland appearance which blends in well with the wooded bank of Morton Beck and the wooded setting to the north east of the conservation area and as such the north side of Otley Road is dominated by nature as the trees and hillside tower over the houses and other buildings near the river crossing.



Morton Beck and its wooded banks bisect character zone 3. The beck passes over several weirs as it flows through East Morton.

Unlike the other character zones, water is an important feature in the industrial part of the village in the form of Morton Beck, which flows over a weir, and the still millponds either side of the Silk Mill. The western mill pond is an attractive landscape

feature with a central manmade island on the inside of a bend of Otley Road. Its eastern bank is patchily wooded while its western bank is grassed. The eastern pond is less visible as it is in a more closed off and elevated position. It is used by Bingley Angling Club and has an outflow into Morton Beck which runs under Silk Mill Drive.

The mill masters' houses which face onto Otley Road, Old Side and Freedom House have their

large gardens concealed by walls and privet hedges. Few other properties in this character zone have front gardens of any size as they face directly onto the road. The final open space in this character zone is the small dwarf walled Wesleyan Burial Ground which is surfaced with gravel and has some perimeter planting. It is well maintained and blends well with the surrounding cottages.



Otley Road. On the left hand side is part of the embankment between Otley Road and Green End Road, the largest open space in the conservation area. It is overgrown but blends with the wooded banks of Morton Beck (in the centre of this photo) which forms a continuous green area stretching northwards to Sunnysdale. With the mill pond, the vegetation means Otley Road is dominated by natural elements, giving the buildings and road a pleasant setting.

8. Permeability and Streetscape

Summary of Permeability and Streetscape

- The conservation area is concentrated along Main Road, which links Otley Road, the principal crossing over Morton Beck and Sunnydale (via Green End Road) with routes to Bingley, Ilkley, Keighley and Silsden at the west end of the conservation area. These roads are the old thoroughfares and all other roads branch off of them.
- Character zone 1 is typified by buildings directly facing onto the road and being shaped to follow its bends. All open spaces are defined by stone boundary walls which closely follow paths and roads.
- In character zone 2, the buildings along Main Road are set back behind gardens and stone boundary walls, exaggerating the openness of this broad road. This contrasts with the small yards, squares and folds of buildings behind Main Road which open directly onto shared hard spaces which are isolated from each other by tight entrances and sweeping lanes.
- Character zone 2 is highly permeable due to the organic development of a number of farmsteads within a limited area, resulting in a network of lanes, yards and folds.
- The Square, the front of the Busfield Arms and the corner of The Butts were in bygone times stopping points for travellers and meeting points and, with the recent addition of School House Green, are the only spaces of this type in the conservation area.
- Green End Road is characterised by long rows of houses facing directly on to the road, with few roads branching off and generally closed off, tunnel-like vistas.
- Each character zone contains a significant element of historic street surfaces, including a large area of setts at Little Lane/Otley Road, stone paving flags along Green Lane, Sun Street, Horner's Fold and Bethel Street and setts and flags at The Square.

Carr Lane - Main Road - Otley Road is part of the historic route between Keighley and Otley and is the main thoroughfare through East Morton. This route is also the only vehicular crossing over Morton Beck on this side of the Leeds-Liverpool Canal. Green End Lane branches off of Main Road-Otley Road at the nearest practical point to the river crossing and links the village with the Ilkley-Keighley Roman Road via the Upwood Estate, the historic seat of the lords of Morton Manor. At the same junction, Little Lane branches off of Otley Road-Main Road and leads to the nearby hamlet of Micklethwaite.

At the west end of the conservation area, Morton Lane-Street Lane was the road between Bingley, and Ilkley and Silsden, although its junction with the Keighley-Otley Road has always been on the periphery of the village rather than being a focal point.

The above named roads and track constituted the main routes through the conservation area and later roads and routes through the conservation area were established around this framework of through roads and the field boundaries of the 1788 Enclosures. This latter development gave a limited number of yeoman farmers the right to own the lands they farmed and with this came the right to build new buildings or to sell land to anyone else for development and therefore has had a strong influence on where and how East Morton expanded. The pre- and post-enclosure development in the conservation area has created a range of streetscapes and varying levels of permeability reflecting the age and type of development as well as topography. This chapter will assess the permeability and streetscape of the three character zones which constitute East Morton Conservation Area.

8.1 Character Zone 1: Ecclesiastical East Morton

The oldest thoroughfares through this character zone are Morton Lane, and Main Road-Carr Lane which have meandering courses. The most striking thing about both of these roads is how their boundaries are strongly and consistently defined by structures and walls.

The first feature encountered when entering the conservation area along Morton Lane is the boundary and curved gable of Fern Nook and from here the line of the road is defined by a dry stone wall to the left and the orderly triangular-coped wall of St Luke's churchyard. The perimeter trees of the churchyard are another important feature of this stretch of the road. At the junction with Carr Lane, the sweeping front elevation of 1 St Luke's Terrace corresponds to the shape of the road which predates the houses. At the opposite corner, however, the line created by the boundary wall of The Butts is set back from the line of the road. The Ordinance Survey of 1892 shows that this junction was much more broad and extended to the front boundary of these properties and contained a trough. This space might have previously been an informal stopping point on the way from Bingley to Ilkley or Otley to Keighley and a meeting place before and after church. Although it is now a large area of pavement used to park cars, the planting of two trees and the siting of a bench and a K6 phone box at The Butts means this space is still a stopping off point.

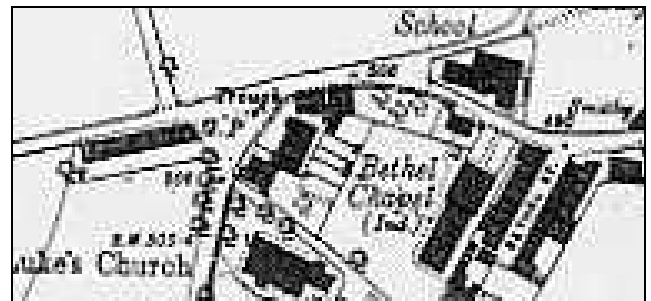
This character zone is made permeable by a network of footpaths to the south of Main Road. To the north of St Luke's Church is a track leading eastwards towards the recreation ground. This path is lined by fairly low stone boundaries, giving this path a green and open feel, passing the gardens of The Butts, the land at Bethel Independent Chapel and the large gardens of Heathfield and the Vicarage before reaching the recreation ground. A private pathway runs alongside the chapel and behind Bethel Street while the main path continues through the recreation ground and turns north and joins Main Road at South Street.

In terms of historic street surfaces, this character zone has few areas of consistent natural surfaces. Bethel Street is lined by stone flags and kerbing on both sides of the unmade street, although this is in a poor state. Bethel Independent Chapel and School House Green have flagged pathways while 5 The Butts retains a setted yard containing the outbuildings of several houses.



The hard space in front of the Butts was once a stopping off point. The K6 phone box, bench and trees are important features of this space.

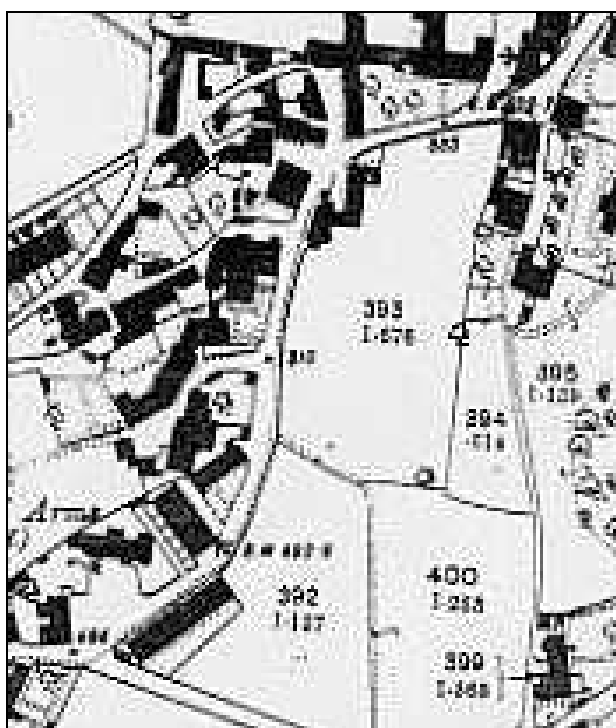
Turning on to Main Road, the right hand side of the road is closed off by the elevations of 9-12 the Butts and the long high stone boundary wall of the latter house which extends some distance. From here on the wall and gate of Bethel Independent Chapel, the end cottages, Village Institute and boundary walls to 13-15 Main Street follow the sweeps of the road and create a continuous frontage along its course. Across Dimples Lane, the long tall mass of Northview Terrace has a similar effect. The north side of Main Road, which is mainly 20th century commuter housing, does not follow the line of the road so tightly or consistently, although many properties and School House green have low boundary walls.



Character Zone 1 as it appeared in 1892. Note the broad junction with trough between The Butts and St Luke's Terrace and the contrasting clusters of buildings and open spaces.

8.2 Character Zone 2: Agricultural East Morton

This character zone contains the largest number of buildings with 17th and 18th century origins and it appears that development was contained within an area bounded by Main Road to the south and an unmade track to the north as not to encroach on the open fields. This is well communicated on the ordinance Survey of 1852. The restrictions in what land could be developed has resulted in a fairly high density of development in small folds and clusters with a high permeability as four roads or pathways connect Main Road and the unmade back lane. The other element of this character zone, Little Lane, displays similar restrictions as development is confined to small sections alongside the track.



Character Zone 2 as it appeared in 1892. The open fields to the south of Main Road contrast with the maze of buildings across the road which impinges on as little space as possible.

From Main Road, this character zone seems quite open as the road is broad, and, apart from at The Square/Hartley's Square, buildings are set back from the road behind well maintained gardens and low stone boundary walls. As in character zone one, Main Road follows a sweeping course making some buildings and gardens particularly prominent. The Busfeild Arms is set well back from the road by a paved parking area and the front of the pub has historically been a place for vehicles or horses to stop and stay. The realigned and landscaped Croft Road reinforces the sense of openness about Main Road. More of a gravel drive than a road, Croft Road originally ran tightly in front of Croft House and the attached buildings, but following the demolition of a bus depot, a new access was

created lower down Main Road with gardens and landscaping distancing Croft House from Croft Road, which is bordered by lawns and shrubbery. The broad sweeping drive narrows until it reaches numbers 2 and 5 where a pedestrian access leads onto Morton Grove.



The organic layout of buildings around Back Lane mean that its western entrance, flanked by Laurel Barn and Rye House (far right) is angled and narrow. The blank stone elevations to the lane on the left add to its backwater feel.

The next exit off of Main Road is Back Lane, which on leaving the road is fairly broad and bounded by the walls gardens of Laurel Bank and houses at The Square. The unmade lane turns and narrows considerably as it climbs up hill, reaching a bottleneck before opening out onto the triangular communal courtyard formed by Bay Tree Barn, Laurel Barn, Cherry Tree Barn and Rye House. The three tall barns face directly onto the part tarmacked and part flagged yard, creating a hard enclosure overlooked by many windows. The narrow accesses to the yard and the mass of the buildings add to the sense of enclosure. Another bottleneck between Rye House and Laurel Barn leads onto an unmade lane which is overlooked by Laythorp Terrace. The stone boundary walls and the blank rear elevations of Rye House and Laurel Barn give the lane a sheltered backwater feel as it rises between the boundary walls of Stonecroft and Pendle Cottage and opens onto a small crossroads by High Fold Barn. The Barn and the corner of High Fold form a gateway into the relatively open fold which is bordered by a flagged path in front of the cottages with a setted area in front of 15-17. Setts are also to the front and side of High Fold Cottage, which stands at the top of a sheltered and precipitous natural stone pathway which meanders behind 3-6 The Square before squeezing between this build and number 7. The other route down from High Fold is via the unmade track which closes in as it leads to Hartley's Square. The area behind 7-9 The Square and in front of 2 Hartley's Square is a good sheltered communal yard, though it is

unfortunately surfaced with brick flags. The converging angled rows of 1-7 Hartley's Square create a fairly narrow entrance onto Main Road. To the right is The Square, another nucleus of the old village. The edge of The Square is lined with flagstones while the space between numbers 1 and 7 is setted with natural stone. This three-sided square is an important set piece and was an important focal point which used to have a commercial function. The Square is directly overlooked by buildings which originally had agricultural, commercial and domestic functions and were all built at different times. Sited off the main thoroughfare, The Square was a place to stop and linger.

The stone setts of Little Lane, which link with those alongside Otley Road in character zone 3 constitutes the largest expanse of natural stone surfaces in the conservation area. The descent of the lane off Otley Road is towered over by the 3-4 storey former Co-op building and a high wall opposite. The lane opens out at the flats area dominated by the large stone gable end of Ainsworth's Fold. The front elevation of this house is obscured by a high garden wall, which with the gable of The Barn, constricts and shades over the setted lane. In front of The Barn is a courtyard area which retains some flags and setts. From here Little Lane is no more than an earth path closely bounded by two dry stone walls. The gardens and open land either side of the path make it feel very quiet and far removed from the built up junction with Otley Road. At the southern end, Little Lane passes through the setted rear yard and drive of Cliffe House, another large expanse of natural stone.



Little Lane is composed of contrasting spaces. Its north (left) and south ends are setted and closely bounded by buildings while the middle portion (below) is unsurfaced and bounded by dry stone walls. Its rural character is upheld by the open green spaces to either side.



The Square features a mix of building types and ages set in a fine grain. A focal point for the village, it is part setted with flagged pavements. In the background is High Fold Cottage.

8.3 Character Zone 3: Industrial East Morton

This character zone is the least permeable of the three as development is more or less in two ribbons along Green End Road and Otley Road with few secondary roads and routes linking the two roads. This has largely been determined by the topography of this character zone which places the roads on different levels.

At the north end of Main Road, the sweeping paths of Green End Road and Otley Road as they fork away from each other with an island of buildings forming a wedge between them gives an indication that the character of these two roads is different.



All of the old buildings along Green End Road face directly onto the road and rows are shaped to follow its sweeps and curves.



Slightly further up Green End Road c.1900. The line of the buildings reinforces the shape of the road.

Ascending Green End Road, the surviving shop fronts and the sight of the Hillside Chapel confirm that this was once a busier part of the village. The siting of an original K6 phone kiosk outside of the large purpose-built Co-op store at 1-3 Otley Road hints at how important this area must have been as

the village's retail centre. The road itself is lined by houses and cottages which face directly onto the flagged pavements, which are a consistent feature along the road. The tunnel of two storey stone frontage is broken in places on the right hand side, allowing glimpses of the built up valley bottom and the pastoral upland beyond the village. The vegetation of the hillside below Green End Lane is a further restriction on views. The gently meandering line of the road is tightly bound by rows of houses and boundary walls. The few roads branching off, such as Sun Street, are dead ends and the low permeability of this area is made worse by the lack of back lanes to cottages. Manor Farm occupies one of these cul-de-sacs. The farmhouse itself is unfortunately concealed from Studley Close by a low brick wall and tall cedar hedge which seems out of place with the rustic stone farm buildings. Another wall separates the farmhouse from its attached barn (for they are now separately owned) which has the unfortunate effects of visually separating these contemporary farm buildings from each other, particularly from the Horner's Fold side. The two barns are set behind dry stone walls, giving them a more apt curtilage.



Sun Street (left) and 35-39 Green End Road (right) are among the few spaces branching off of Green End Lane and are tight enclosed spaces.

The only space facing on to Green End Lane is the Wesleyan burial ground, though its low boundary wall defines the inside of the sweep of the road. At the top of Green End Road is a steep unsurfaced track through the scrub which is the only way between the two roads after the fork. The path joins Otley road at the small L-shaped fold of numbers 8-18, which retain a narrow flagged pavement and a small setted area. These cottages are set back from the road and have a small communal paved area used for parking. To the east the mass of the Silk Mill towers over the adjoining Otley Road while other properties are set back.



As it descends to its crossing over Morton Beck, Otley Road winds around the mill pond at a gentle gradient as can be seen here, looking back towards the built up junction with Main Road.

As Otley Road meanders back into the village centre, 9 Otley Road, Freedom Mill Barn and Freedom House follow the sweep of one of the curves, which is further pronounced by the tall stone wall which closes off views of the front of Freedom House and its garden. The buildings and the wall all have a narrow strip of setts in front of them which is connected to the setted Little Lane. Many of these setts were probably removed with the improvement of Otley Road and would have provided the occupants and vehicles of Freedom House with a cleaner and firmer street surface than the earth surfaces of the majority of other roads in the conservation area.



The built fabric at the southern end of Otley Road closely follows the sweep of the road. The setted element extends from the doorway to the house on the far left.

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 East Morton Conservation Area, things like:

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

However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of the core of the village of East Morton. 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*).

East Morton Conservation Area covers the historic core of this rural village situated on an elevated south facing slope where Morton Beck Valley meets Airedale north of Bingley and south east of Keighley. Part of the ancient parish of Bingley, but



the main settlement within the Township or Manor of Morton, the village was agricultural with at least six farms constituting the core of the village in the 17th century.



The last decade of the 18th century and beginning of the 19th century saw the establishment of cotton and worsted mills powered by the waters of Morton Beck, with three of the nine mills in East Morton manufacturing paper by the mid 19th century, the rest being concerned with textiles. Industry attracted workers to the village and from the early industrialisation of the village, cottages and houses were built alongside the older agricultural buildings. Religion was an important part of village life with four dissenting chapels being established in East Morton in the early 19th century. The Methodists also had their own school, which was sold to the Non Conformists. The high levels of dissent in Morton prompted the creation of a new parish of Morton, with St Luke's as its parish church and the National School its day school. With these places of worship came houses built nearby and to some extent 'tied' to the chapel or church.

The piecemeal organic layout of East Morton is made up of different building types and ages and has changed very little since the late 19th century and despite the changes of the 20th century, retains its rural character and maintains strong links with its setting.

This section will summarise the characteristics which are common across the conservation area and then those features which vary in each of the three character zones used in some of the chapters of this assessment. For each characteristic, guidance based in planning policies will be given outlined to show how these special characteristics will be protected.


Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> Topography and setting – set on an elevated south-facing slope at the confluence of Morton Beck Valley and Airedale. Most of the conservation area is up and away from Morton Beck. Residential expansion of the village in the 20th century has been selective and small scale and therefore the conservation area retains physical and visual connections with the surrounding pastoral countryside and the wooded clough of Morton Beck.  <p><i>The houses of Green End Road as seen from Otley Road.</i></p>	<ol style="list-style-type: none"> 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 the Unitary Development Plan (UDP)). 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 – all of the buildings and boundary walls 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 materials, although a significant minority of buildings are roofed with natural slate. Timber was traditionally used for windows, doors and shop fronts, and cast iron for railings and gates. 	<ol style="list-style-type: none"> 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). 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). Repair and maintenance work to stone buildings within the conservation area (e.g.

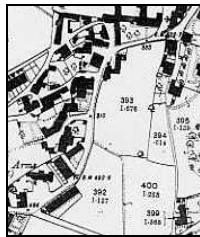
	<p>repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP).</p> <p>6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the UDP).</p>
<ul style="list-style-type: none"> • Setted and flagged carriageways and footpaths – these natural stone elements of streetscape are present in all three character zones. Significant areas of continuous flagged and setted surfaces survive. 	<p>7. There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of Unitary Development Plan).</p>
<ul style="list-style-type: none"> • Boundary walls – these are evident in lining roads green spaces and yards to define spaces and the line of the roads. 	<p>8. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Unitary Development Plan).</p>

Characteristics of the Three Character Zones

Characteristic	Character Zones	Guidance
Architecture and building details      	<p>Character Zone 1: Ecclesiastical East Morton</p> <p>This zone mainly consists of cottages built in different times over the course of the 19th century, the earlier houses being in isolated pairs, small clusters or folds and later houses in longer rows. These cottages are unadorned with tie stone jambs, dentil blocks, arched boot scrapers and plain stone surrounds being common decoration. This contrasts with the ecclesiastical buildings also built in the 19th century; Bethel Independent Chapel has an orderly Classical appearance with strip pilasters and a pedimented front, while St Luke's Church and its manse are in a Gothic Revival style, with steeply pitched roofs, the former having perpendicular style two light windows with quatrefoils and lancet windows. All buildings are made of stone, with a mixture of stone and slate roofs.</p> <p>Character Zone 2: Agricultural East Morton</p> <p>This zone contains a mix of buildings types and ages and hence architectural features. Farmsteads form the core of this zone and many were built in the 17th century but were rebuilt or modified in the 18th or 19th centuries so that some old Vernacular features such as recessed windows set in chamfered surrounds with double chamfered mullions or cross mullions separating lights, continuous drip moulds, and kneelers are still in evidence. Houses from the 18th and 19th centuries feature plain stone surrounds, square mullions and tie jambs. These same types of openings can be found those older buildings which were later altered. Barns and coach houses have large segmental cart entrances, often chamfered, ventilators, kneelers and a restraint in the number and size of other openings, which are often deeply recessed into the wall. The small number of cottages are fairly unadorned with projecting stone cills, tie jambs and plain stone surrounds common. The majority of these buildings have stone roofs and all are stone built.</p>	<p>9. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, 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>10. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail. 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>11. New development within the conservation area should reflect the predominant building form of the character zone 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>Character Zone 3: Industrial East Morton</p> <p>This character zone contains a large proportion of 19th century industrial housing although some date from the late 18th century. Plain stone surrounds, dentil blocks and tie jambs are common features. The other buildings in this zone are stylised such as the Regency style house and shop at 2-4 Green End Road, the Victorian eclecticism of the former Co-op store, the Vernacular details of the rebuilt Manor Farm, or the Queen Anne Revival style of Old Side West. A small number of buildings feature traditional shop front details in stone and timber such as pilasters, stallrisers, a wide front doorway corniced fascia and large windows.</p>	
<p>Open spaces and Natural Elements</p> 	<p>Character Zone 1: Ecclesiastical East Morton</p> <p>The compact rows and folds of cottages contrast with the large open spaces at School House Green, next to Bethel Chapel and St Luke's Church and the large gardens of the respective Manses, giving this character zone a pleasant green character with a number of prominent mature trees and many areas of planting and topiary.</p> <p>Character Zone 2: Agricultural East Morton</p> <p>No green open spaces other than private gardens, although the large front gardens and mature trees facing onto Main Road at 6-8 Main Street, Croft Road, Laurel Bank, The Square and Homesteads are well maintained and provide an attractive edge to the conservation area. The large field and meadow along Little Lane ensure that this hidden track retains a strong rural character.</p> <p>Character Zone 3: Industrial East Morton</p> <p>The largest open space is the steep embankment between Green End Road and Otley Road which forms the west bank of Morton Beck further north. This formerly grassed slope is now covered to varying degrees with self-sown scrub. Water is an important element in this character zone as Morton Beck and its wooded banks are flanked by two mill ponds south of Otley Road which offer great amenity.</p>	<p>12. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP).</p> <p>13. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>

Street pattern and Permeability



Character Zone 1: Ecclesiastical East Morton

Buildings are generally set tightly against the main thoroughfares of Morton Lane, Carr Lane and Main Road, although the set back element of The Butts provides a small stopping point. The drive to the two manses links with paths through the grounds of Bethel Chapel and through the recreation ground leading to Main Street, making the area quite permeable on foot.

Character Zone 2: Agricultural East Morton

The broad, winding Man Road is fairly open and fronted almost constantly by gardens. Branching to the north of Main Road are the open Croft Road and three other interlinked rights of way with varying character, reflecting the gradual organic development of this character zone. The small, hard enclosed folds at Back Lane, High Fold, Hartley's Fold and The Square are directly fronted by buildings, some of which, such as High Fold Barn, 3-6 The Square or Bay Tree Barn are large masses, are connected and isolated from each other by winding wall-lined lanes and paths of inconsistent width. All of these linkages are funnel shaped and feature bottlenecks. The mixture of communal hard spaces and connecting lanes, roads and paths means that this highly permeable part of the conservation area contains a variety of street spaces. Little Lane is another surviving track between fields, but uniquely, it retains much of its original setting.

Character Zone 3: Industrial East Morton

The main thoroughfares of Otley Road and Green End Road have very few lateral roads, all of which are dead ends. Although the roads fork, there is only one other connection, a steep unmade path, linking them. The fairly open Otley Road which borders gardens, the scrub of the hillside and a mill pond, contrasts with the 'tunnel' created by the long rows of terraced housing flanking Green End Road, although breaks in the buildings and the canopy of the scrub allows view over Morton Beck Valley. The small enclaves of Sun Street, Horner's Fold and opposite the small Burial Ground are interesting small scale lateral development.

14. 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).

10. Preservation and Enhancement Proposals

Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, East Morton Conservation Area has a strong rural agricultural character with significant elements of development pertaining to the industrialisation of the village and the social and religious institutions of this era. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this report) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see *Appendix 3: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

10.1 Preservation of the Character and Appearance of East Morton Conservation Area

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

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

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

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of East Morton Conservation Area. These are outlined in section 10.3 of this report along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about East Morton, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

The Department of Culture, Media and Sport is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings is available from The City of Bradford Metropolitan District Council. There are 15 listed buildings in East Morton Conservation Area (listed in *Appendix 2* of this assessment) that merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the special character of the building, but also that of the conservation area.

There are other buildings and features within East Morton Conservation Area which, although not listed, contribute substantially to its townscape value and historic appearance. These buildings and features are subject to increased planning controls because of their location within a

conservation area. That protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In East Morton there is a small number of unlisted buildings retaining much of their historic character seen in the survival of original and/or the installation of appropriate replacement doors and windows. Stone walling remains largely unspoiled by modern renders or cladding, and other changes that could damage the conservation area, such as the replacement of stone or slate roofs with artificial tiles, have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of East Morton.

Generally, many minor changes that result in a loss of character can be made to dwellings without the need for planning permission and in many cases, this has already happened.

10.2 Design Guidance: Additions, Alterations and New Build

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

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

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by the village of East Morton and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. In East Morton, there is a mixture of development patterns, with

some buildings built directly on to the road, and shaped according to its course, while others are set behind gardens. This varies according to building type and status: barns coach houses and cottages face on to the road, while the houses of the mill masters, ministers and yeomen farmers are behind gardens. The mixture of short rows and folds of houses contain a mixture of building types, ages, height, size and detailing.

- Important views and vistas within, across, into and out of the conservation area should be respected. This is particularly important in keeping key buildings and landscape features visible and ensuring the open countryside remains a ubiquitous backdrop.
- The scale of neighbouring buildings should be respected. In East Morton, nearly all of the historic properties are two storeys in height, although the scale of the building varies according to age, original function and status. New development should not be conspicuous by ignoring the general scale of the buildings around it.
- The materials and building techniques used should be as high quality as those used in the existing buildings. Stone for structures, some roofs and boundary walls unites the buildings and enclosures of East Morton despite the differences in style, mass, age and function of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation area.
- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place. These have been identified in preparing this assessment.

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

10.3 Design Guidance: Shop Front Design

The quality of shop front design is particularly important to the image of the area around the junction of Green End Road, Main Road and Otley Road, which contains the largest cluster of shopfronts, although other detail can be found in some buildings elsewhere in the conservation area. The following guidance is given as to what constitutes a well-designed shop front in the context of East Morton:

- Where possible the design should be based on historical evidence of the original details.
- They should be constructed of timber.
- The design should include timber or natural stone stallrisers.
- Traditional detailing that has survived should be retained.
- Existing door recesses, where traditional, should be retained.

Care should be taken with the incorporation of shop front security features. Shutters will generally only be permitted inside the display window or in a traditional timber form.

10.4 Enhancement Proposals

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

- **The Preservation of Original Features** - Where houses have retained traditional features such as a stone roof, panelled timber door, stone mullions, timber sash windows, fenestration, bare stone elevations, stone boundary walls or corniced chimneys, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity and interest of the individual buildings or small groups of buildings. Unfortunately many of the unlisted buildings in the conservation already lack some details such as timber sash windows, while some stone walls have been painted or coated with unsuitable renders. While any alterations affecting the appearance of a listed building require Listed Building Consent, for unlisted buildings it is essential that owners are advised on how traditional features and details can be maintained and repaired. The advice may take the form of leaflets. Another possibility would be the introduction of an Article 4 (2) Direction to protect the remaining significant traditional features and details on

dwelling that enhance the character and appearance of conservation areas. The introduction of an Article 4 (2) Direction would require the support of the community in East Morton and the Council would need to consult with the community on whether it would be appropriate to introduce an Article 4 (2) Direction in East Morton.

- **Design Guidance** – much of the character of East Morton Conservation Area is derived from the organic growth of the village, creating an unusual layout of buildings, which themselves are different shapes, masses and heights. It is therefore critical that any development in the conservation area complements the qualities of the conservation area. Design guidance for new build, extensions or other features such as garages would ensure that new development with or on the edge of the conservation area would be sympathetic to its surroundings. The guidelines given in sections 10.2 and 10.3 of this assessment is a starting point.
- **Street Surfaces** – many streets in East Morton conservation area have flagged pavements in front of the buildings, while some of the communal folds squares and lanes retain natural stone setts. Some of the setts are coming apart while some flags, such as those at Bethel Street are in a poor condition. It is important that these important elements of the conservation area remain in place and are well maintained. Some recent developments in the conservation area, which otherwise assimilate well with their surroundings, have been let down by the use of modern pavers in their areas of hardstanding, while a handful of spaces have been surfaced with concrete. It is vital to the historic appearance and material consistency of the conservation area that appropriate street surfaces are used and that when setts and flags are laid or re-laid, they should be arranged in a traditional format. The Conservation Team would be pleased to advise on these issues.



- **The Reinstatement of Original Features** – Many buildings have had their original features replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental as many buildings form part of a group such as a short row or fold or part of an attractive vista and this affects the integrity of its group value. Due to the irreplaceable value of original features and details, it is essential that the owners and occupiers of properties are provided with guidance and advice on the repair, restoration and upkeep of these features and details.

10.5 Conservation Area Boundary

A small number of amendments have been made to the boundary of East Morton Conservation Area. The changes are a result of a re-survey by the Conservation Team and the examination of every boundary suggestion made by members of the community who participated in the consultation in preparing this assessment. Each of these boundary changes is listed below along with a brief justification. In addition to the amendments listed below, slight changes have been made to the boundary so that it follows a logical course by following property lines (i.e. include a building and all of its curtilage), boundary walls and other physical features that are readable on the ground wherever possible.

Additions to East Morton Conservation Area

- **School House Green.** Formerly the site of the National School, this parcel of land was reopened as a small park by the East Morton Village Society in 1985. It is an attractive formally landscaped greenspace containing benches, a picnic table and stone flagged pathways. It is highly visible from Main Road and complements the other greenspaces found at the southern end of the village.



School House Green

- **Little Lane, Cliff House and Dimples Cottage.** Little Lane is a track which links the Green End area of the village to Mickethwaite via Hebble Bridge. It would have also been used by workers to walk to and from Dimples and Holroyd worsted mills, the former being what is now Cliffe Mill Fold. Although the northern, settled element of Little Lane was already in the original conservation area designation, it excluded the southern section, which consists of a walled earth path to the south of The Barn, plus Cliff House, the former mill master's house of Dimple's Mill, built in the early 19th century, and Dimples Cottage a much-extended house with an original element dated 1824. The pathway is in an unchanged state and leads to a settled yard at Cliff House, which mirrors the settled streetscape at the opposite end of Little Lane. Both Cliff House and Dimples cottages relate to the industrial heritage of East Morton and retain much of their original character and appearance.
- **Old Side, Otley Road.** Although this early 19th century Regency style mill master's house with a western Queen Anne Revival style extension is already protected by virtue of it being Grade II listed, it is nonetheless a component of the wider industrialisation of the village and is one of a handful such dwellings in the conservation area, which help to indicate the social hierarchy which existed in East Morton during the 19th century.
- **West Bank of Morton Beck north of Otley Road and the Aqueduct.** An element of this space was already included within the original conservation area designation, the incline and vegetation form the setting of buildings along Otley Road and of Morton Beck and therefore its treatment has a direct impact on vistas of Otley Road and between Otley Road and Green End Road. The extension coincides with the shape of the Village Open Space designation in the Bradford UDP. This addition to the conservation area also includes the aqueduct; a massive stone built structure built in the very late 19th century or possibly early 20th century. It is a prominent landscape feature from Green End Road and is a remnant of the village's industrial past.

Glossary of Architectural Terms

Apex	The highest, pointed part of a gable .	Coped, Coping or Coping Stones	Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copes can be made of any material which does not absorb water.
Architrave	The lowest part of the entablature . The term is also commonly used to describe a moulded surround to any opening, but is usually applied to a door or window opening.	Cornice	The top course of a wall which sometimes might be moulded and/or project forward from the wall.
Ashlar	Stone that has been cut into a regular square or rectangular shape to build a wall or to hide a wall made of rough stone or rubble.	Cross Mullion	Where windows are separated by both vertical and horizontal mullions .
Bell Cote	A small housing for a bell or bells usually made of masonry and found at a gable.	Dentil	A small projecting rectangular block forming a moulding usually found under a cornice . A type of frieze decoration.
Capital	The crowning feature or head of a column or a pilaster .	Dormer	Any window projecting from the pitch of a roof.
Chamfer(ed) and Double Chamfer(ed)	A narrow face created when the edge of a corner in stonework or plaster is cut back at an angle, usually 45 degrees. When two corners have been cut away the stone is said to be double chamfered.	Double Span Roof	Two independent roof structures side by side covering one building.
Cill	The horizontal feature at the bottom of a window or door which throws water away from the face of the building.	Drip mould	A horizontal moulding on the side of a building designed to throw water clear of the wall.
Cill Band	A projecting horizontal band which connects cills across the face of a wall. A type of Stone String .	Entablature	In Classical Architecture the entablature horizontally spans the tops of columns or pilasters . It consists of three parts, the lowest is the architrave , the highest is the cornice and the frieze is in between.
Classical Architecture	The employment of the symmetry and system of proportioning used in Ancient Greek and Roman architecture which was revived in the Renaissance and was popular in England during the 18 th and 19 th centuries. These Classical buildings have a regular appearance and symmetrical facades and might also incorporate Classical details such as columns or pilasters supporting an entablature .	Fascia	The horizontal board over a shopfront which carries the name of the shop. Can be ornamental.
		Fenestration	The layout of windows on an elevation of a building.
		Finial	A crowning decoration, usually the uppermost ornament and is therefore mostly found on gables .
		Frieze	Middle section of the entablature at the top of a wall. It can be the widest component of the entablature and be decorated.
		Gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.

Georgian Architecture	The period from the accession of King George I in 1714 to the death of King George IV in 1830. Based largely on Greek Classicism to create regular shaped buildings with a regular, symmetrical pattern of openings.	Mullion and King Mullion	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone. A 'king' mullion is broader than the other mullions found on the building and usually occupies a central position.
Gibbs Surround	The treatment of door or window surrounds where there are alternate large and small blocks. Named after James Gibbs (1682-1754) who followed Wren as a highly influential architect.	Ogee Arch	A double curve shape composed of two curves in opposite directions (concave to convex) without a break; used on both roofs and arches and as a profile on mouldings .
Gothic Revival Architecture	A Victorian revival of the Gothic style of architecture dating from the 12 th to 16 th centuries. Characterised by pointed arch openings and traceried windows.	Oriel	A bay window which projects from the upper floor only.
Hipped Roof	Pitched roof without gables where all sides of the roof meet at an angle.	Pavilion Roof	A roof that is hipped at both ends.
Hood Mould	Projecting moulding over an arch or lintel designed to throw off water.	Pediment	Triangular space at the top of a wall that looks like a gable. Sometimes contains decoration.
Impost	Projecting feature at the top of the vertical member supporting an arch.	Perpendicular style	Gothic style windows arranged in a traceried grid.
Jamb	The vertical part of a door or window which supports the lintel .	Pigeon cote or Pigeon Hole	A small recess on the exterior of a building to house pigeons and doves.
Keystone	The stone at the crown of an arch which is larger than the others.	Pilaster	An upright architectural member that is rectangular in plan and is structurally a pier but architecturally treated as a column and that usually projects a third of its width or less from the wall.
Kneeler	Stone at the end of the coping at the gable end of a roof which projects over the wall below. Usually moulded or carved.	Plain Stone	Stone dressings with smooth faces and squared corners.
Lintel	Horizontal beam bridging an opening in a wall.	Quatrefoil	A small light in the shape of four identical leaves or cusps.
Margins	Margins frame an opening. Most project forward from the wall.	Queen Anne Revival	An Edwardian revival of a style of architecture from the early 18 th century.
Moulding	The profile given to any feature which projects from a wall.	Quoins	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size, or projection.
Modillion	A small bracket set at regular intervals underneath a cornice . A decorative type of dentil .	Regency	An extension of the Georgian Style which drew on sources other than Greek Classicism for decoration. The bow front is a characteristic feature.

Reveal	The inward plane of a door or window opening between the edge of the external wall and the window or doorframe.
Rusticated	The treatment of masonry in a way which adds emphasis, usually by leaving stone more rough and natural looking.
Sash Window	A window which opens by sliding. Can be top or side hung.
Segmental Arch	An arch whose shape is a section or part of a circle.
Stallriser	The panel below the cill of a shopfront.
Stone String	A shallow projecting moulding carried across a façade.
Tie Stone Jamb	A type of jamb which is made up of three pieces of stone, the highest and lowest are vertical and the middle stone lies in between them horizontally.
Tympanum	The area enclosed by mouldings of a pediment or the lintel of a doorway and the arch above it, often richly carved or decorated.
Venetian Window	A tripartite window with a larger and taller central area of glazing which is rounded at the top.
Vernacular	A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose built by local craftsmen.

Further Reading

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Contacts

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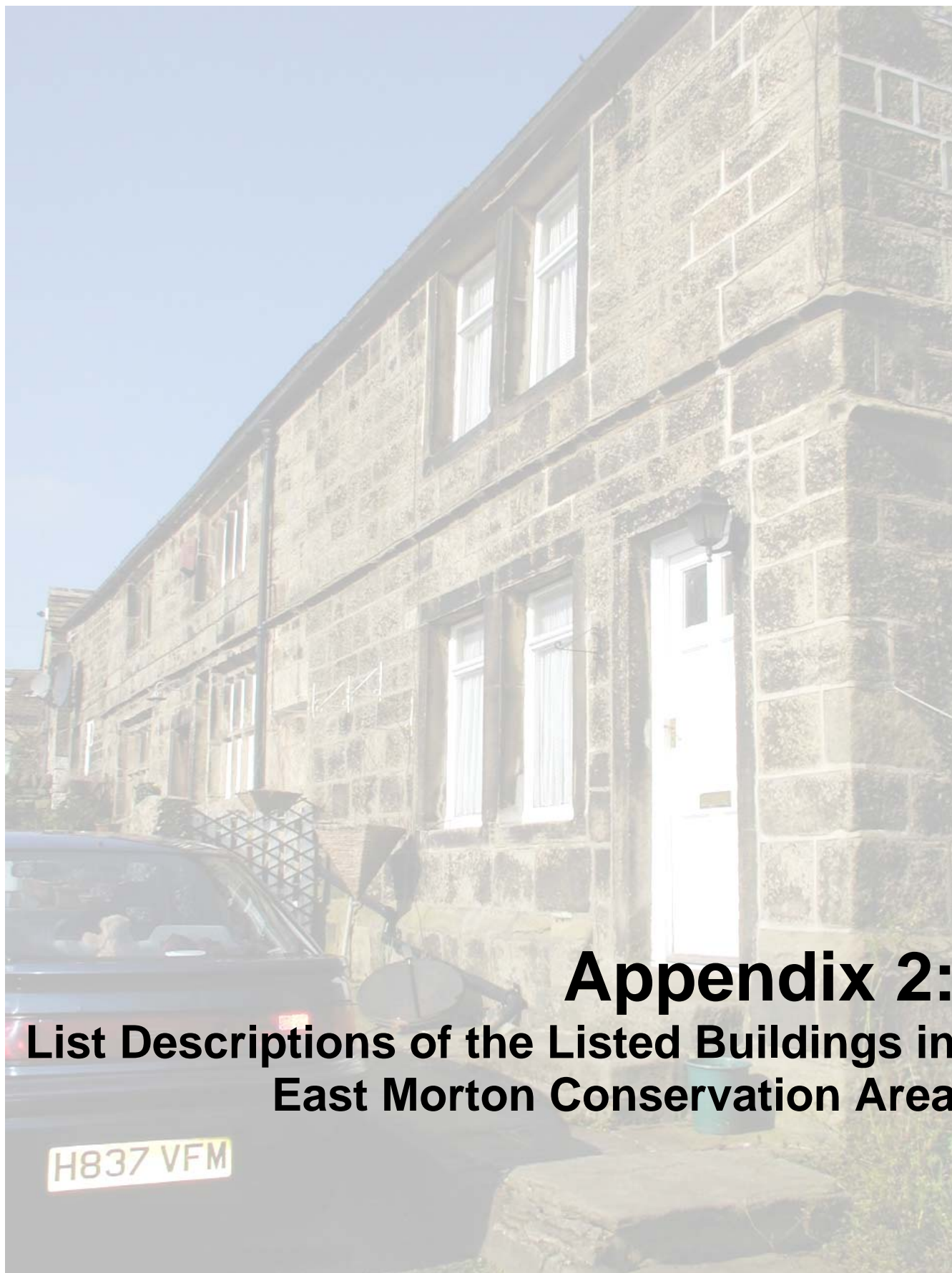
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Appendix 1:

Map of East Morton Conservation Area



Appendix 2:

List Descriptions of the Listed Buildings in East Morton Conservation Area

Appendix 2: Listed Descriptions of the Listed Buildings in East Morton Conservation Area

NB: All listed buildings within East Morton Conservation Area are Grade II

Croft Road Croft House

House. C18 with later addition. Coursed squared stone, stone slate roof. 2 storeys, two first-floor windows with added bay on left. Quoins to right. Central C20 glazed door in stone architrave fronted by C20 gabled porch. To either side on each floor a 3-light flat-faced mullion window with C20 glazing and shutters. Added bay, set at angle, has C20 glazed door and, above, a C20 window with glazing bars in plain stone surround. Shaped kneelers, ashlar coping. End and ridge stacks.

Croft Road Outbuilding and garage adjoining Croft House to south-west (formerly listed as Outbuilding and Barn adjoining Croft House)

Stable, mistal, barn and cottage, now outbuildings and garage. C18. Coursed stone, stone slate roof. 2 storeys, barn and cottage taller; stable and mistal 2 bays, barn and cottage 2 bays. Quoins. Windows are flat-faced mullion windows with glazing bars in plain surrounds. Stable and mistal to left: 2 board doors in plain stone surrounds with interrupted jambs. Above: a 2-light window and an inserted single-light window. Round-headed slit vents. Skylight. Weather vane on left gable. Barn and cottage to right: segmental-arched cart entrance with quoins and voussoirs to left; C20 garage doors to right. Above: central, triangular pattern of pigeon holes with ledges flanked by 3-light windows with central sashes. Central corniced ridge stack.

Croft Road Nos 2, 3 and 4 (formerly listed as No 2 and house adjoining on either side)

Probably one house, now 3 cottages. Mid-late C18. Stone, stone slate roof. 2 storeys, two first-floor windows. West front: quoins. Central C20 glazed door in plain stone surround within later open porch. To each side on both floors a 3-light flat-faced mullion window in projecting stone surround. 2 ridge stacks. South front: door to No 2; garage doors to right; one 2-light and two 3-light windows, that to right C20. First floor: a 6-light window with king mullion to centre; a 2-light window (mullion removed) to right.

Croft Road No 5

House. Late C18-early C19. Coursed stone, stone slate roof. 2 storeys, one first-floor window (2 to rear). To right of centre, 2 steps to board door in plain stone surround with interrupted jambs. Single-light window above. Shouldered stack to left. Rear: on each floor two 3-light, flat-faced mullion windows in plain stone surrounds. Single-storey lean-to extension to left and privy block not of special interest. Included for group value.

Green End Road Green End Farmhouse and attached barn and former cottage

(Wrongly marked on OS map as Manor Farm). Farmhouse, former cottage and attached barn. C17, barn dated "TEMES 1664", house "MTE 1666"; C18 alterations. Stone, stone slate roofs. House, on right: 2 storeys. Original doorway with dated lintel, blocked. Double-chamfered mullion windows, on ground floor with transoms and of 5 and 6 lights, the latter with doorway cut into it; on 1st floor of 4 and 5 lights. String course. Extension on right has string course; otherwise front remodelled C18. Cottage, to left of house: door in plain stone surround; small window. Barn, on left: round-arched cart entrance with gabled pigeon-cote above and small, dated, window. Contains mistal, stables and loft.

Green End Road Barn approx 7 metres to west of Green End Farmhouse

Barn. Probably C17. Stone, stone slate roof. Segmental-arched cart entrance. Small square vents. Kneelers, coping.

Little Lane No 9

House. C17, remodelled C18. Coursed stone, stone slate roof. 2 storeys, 3 bays. Projecting quoins. Central part-glazed board door in plain stone surround with moulded cornice. Venetian window to right. Other windows 4-pane sashes in plain stone surrounds. 1st-floor band. Modillioned eaves cornice. Corniced end stacks. Rear: central C20

door in fluted surround. 1st floor: 2 flat-faced mullion windows in plain stone surrounds, of 2 lights and of 4 lights (now 2 lights). Right return: 4 double-chamfered windows; 2 round-arched windows, that to 1st floor with sunk spandrels. Interior: segmental-arched fireplace with roll-moulding, voussoirs and skewbacks.

Main Road
East Morton Congregational Church including
Sunday School adjoining to rear

Congregational church and adjoining Sunday School. Date 1845. Coursed sandstone, chapel with ashlar dressings. Stone slate roof. Set back from road and raised on terrace. Single storey. 5 bays, centre 3 breaking forward slightly with channelled quoin piers. Plinth, rusticated quoins. Frieze and moulded cornice, pediment over centre. Windows in shallow reveals carried down to plinth with apron below cills. Central pilastered door with entablature. Round-headed side windows. Pediment contains plaque inscribed "Bethel 1845". Plain Sunday School wing to rear.

Main Road
Laurel Bank

House. Dated 1669. Coursed stone, stone slate roof. 2 storeys, 2 1st-floor windows. Chamfered plinth. Central C20 door and overlight in stone surround with dropped keystone. Two double-chamfered mullioned and transomed windows to each floor, the transoms and most mullions removed. Continuous hollow-moulded hoodmould to ground floor. Central stack. Rear: doorway inscribed "16 T.B. 69"; double-chamfered mullion windows. Left return: double-chamfered mullion

window in gable of 4 lights with further 2 lights above central pair.

Otley Road
Old Side

Villa. Early C19. Stone, stone slate roof. 2 storeys, 3 1st-floor windows with 2-window block to right and 3-storey, 3-window block to left. Central block: ground floor projects, with central Gibbs-style doorway flanked by bows with 16-paned curved sashes and cornice. Above, a central single sash flanked by double sashes with flat-faced mullions and 12-panes. Block to right has glazed door and 2 sashes above. Block to left has Gibbs-style doorway, 3 16-pane sashes to each floor, top moulded cornice and hipped roof.

The Square
Nos 3, 4, 5 and 6

House, now 4 dwellings, one a fish and chip shop. C17 with later alterations. coursed stone, stone slate roof. 2 storeys, 2 1st-floor windows, gable entry. Chamfered plinth. Double-chamfered mullion windows: to ground-floor of 3 lights (left) and 5 lights (right), some mullions removed and board door in plain stone surround inserted in left window; to 1st floor of 4 lights (left) and 5 lights (right). Continuous hoodmould to ground floor. Corniced stack to right, external stack to left. Right return: chamfered plinth. Original doorway with chamfered surround to left. One double-chamfered mullion window to 1st floor, right, mullion removed. Flat-faced mullion windows to no 6.



Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

Appendix 3: Legislation and Council Policies Relating to Conservation Areas

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

Legislation to Protect the Character and Appearance of Conservation Areas

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

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) 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.*