



# *Great Horton*

## CONSERVATION AREA ASSESSMENT

January 2006

---

# Acknowledgements

---

We would like to thank:

- Everyone who participated in the preparation of this document by taking part in the consultation of the draft. All completed and returned comments sheets and feedback from the Great Horton Conservation Area workshop have been used to re-draft this document.
- West Yorkshire Archaeology Service (WYAS) for providing historical information relating to Great Horton.

---

# Contents

1. Introduction .....	5
1.1. What does conservation area designation mean? .....	5
1.2. What is the purpose of conservation area assessments? .....	5
1.3. Great Horton Conservation Area .....	6
2. Location and Population.....	7
3. Origin and Historic Development.....	9
4. Topography and Setting.....	17
5. Traditional Building Materials.....	21
6. Architectural and Historic Qualities of the Buildings.....	25
6.1 Character Zone 1: Upper Green.....	26
6.2 Character Zone 2: Great Horton Road.....	30
6.3 Character Zone 3: Industrial Great Horton.....	50
6.4 Character Zone 4: Low Green.....	55
7. Open Spaces and Natural Elements.....	69
7.1 Character Zone 1: Upper Green.....	70
7.2 Character Zone 2: Great Horton Road.....	70
7.3 Character Zone 3: Industrial Great Horton.....	71
7.4 Character Zone 4: Low Green .....	72
8. Permeability and Streetscape.....	75
8.1 Character Zone 1: Upper Green.....	76
8.2 Character Zone 2: Great Horton Road.....	79
8.3 Character Zone 3: Industrial Great Horton.....	83
8.4 Character Zone 4: Low Green .....	86
9. Activity .....	90
10. Conclusion: Character Specification and Guidance.....	93
11. Preservation and Enhancement .....	103
11.1 Preservation of the Character and Appearance of Great Horton Conservation Area.	103
11.2 Design Guidance.....	104
11.3 Enhancement Proposals.....	105
11.4 Conservation Area Boundary .....	108
Glossary of Architectural Terms .....	110
Further Reading .....	115
Appendix 1: Map of Great Horton Conservation Area.....	116
Appendix 2: List Descriptions of the Listed Buildings in Great Horton Conservation Area.....	118
Appendix 3: Legislation and Council Policies Relating to Conservation Areas .....	124
Contacts .....	Back Cover



---

# 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 Great Horton Conservation Area in order to fulfil its statutory duty to review its conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Conservation Team, which aims to:

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

A summary of the draft of this assessment, a proposed boundary map, a cover letter, a comments sheet and an invitation to the conservation area workshop, were distributed to every address within and local to the conservation area in April 2004. At the same time a copy of the full draft Conservation Area Assessment, proposed boundary maps, comments sheets and invitations to the conservation area workshop were placed on deposit at Great Horton Library, Bradford Planning Office and on the Council's website.

The consultation period ran between April and June 2004. Feedback was received on completed comments sheets and at the conservation area

---

workshop which was held at Great Horton Village Hall, Belton Road, Great Horton on 29<sup>th</sup> April 2004. The feedback from the local community has been used:

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

This document will provide a framework for the controlled and positive management of change in Great Horton 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 with the *Bradford Unitary Development Plan* and national planning policy guidance, particularly *Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment*. These documents provide more detailed information on local and national policy relating to conservation areas.

### 1.3 Great Horton Conservation Area

Great Horton Conservation Area was designated in 1978 and covers the historic core of this industrialised, urbanised village which now forms part of the inner urban area of Bradford. It stands on a gently sloping elevated plateau which overlooks the urban Clayton Beck valley to the north. The township of Horton was made up of Little Horton and Great Horton and was originally one of the twelve townships which made up Bradford Manor. Great Horton was a scattered farming settlement loosely spread along the earliest route between Halifax and Bradford. In 1740 a more direct and better surfaced turnpike between Halifax and Bradford was laid and also happened to pass through Great Horton. This turnpike is Great Horton Road and was known as the High Street as it passed through the village. Although farmers and their families had been supplementing their income by manufacturing textiles since perhaps the early 17<sup>th</sup> century, it was not until the late 18<sup>th</sup> century that the industry became more important to the local economy as workers employed by clothiers or farmer clothiers were housed in cottages erected along the turnpike and on the village's two agricultural commons, Upper Green and Low Green. Coal miners and quarrymen also built cottages on the Greens around this time. The area was sufficiently populous to support its own Wesleyan chapel and school in 1766 and by 1806 was served by a chapel-of-ease, the Old Bell Chapel. In this year the first textile mill was built in Great Horton and as steam technology advanced was accompanied by Cross Lane Mill (1821), Lane Close Mill (1839), before it was demolished and replaced with the present day Harris Court Mill (1861). While cottages were built up until c.1850, the larger and expanded mill premises required terraces of workers' housing to be built, expanding the village significantly. As the population grew more places of worship could be supported, namely a Primitive Methodist Church, a new Methodist Church (1825, rebuilt 1862) a Wesleyan Reform Chapel (1832, rebuilt 1851) and a Parish Church (1871, replaced the Old Bell Chapel). In the late 19<sup>th</sup> and early 20<sup>th</sup> century the urbanised village was served by a large number of shops occupying converted cottages, and, more frequently, new purpose-built premises adding to the mix of building types, scale and ages in the present day conservation area.

---

## 2. Location and Population

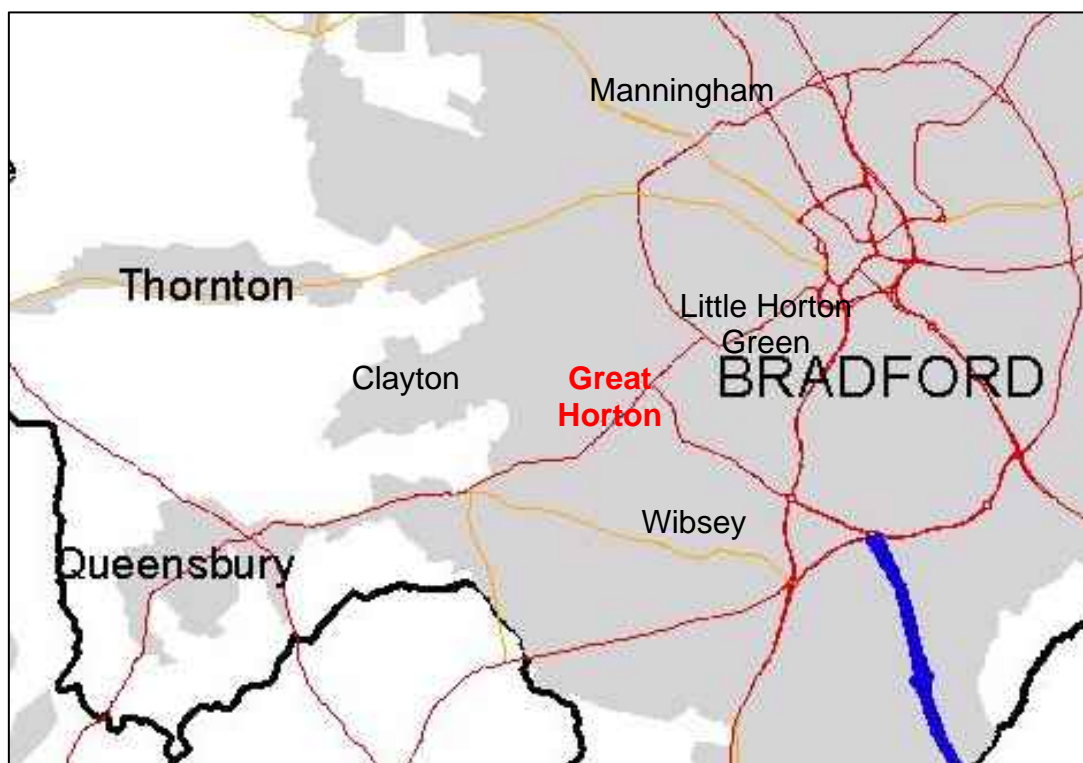
---

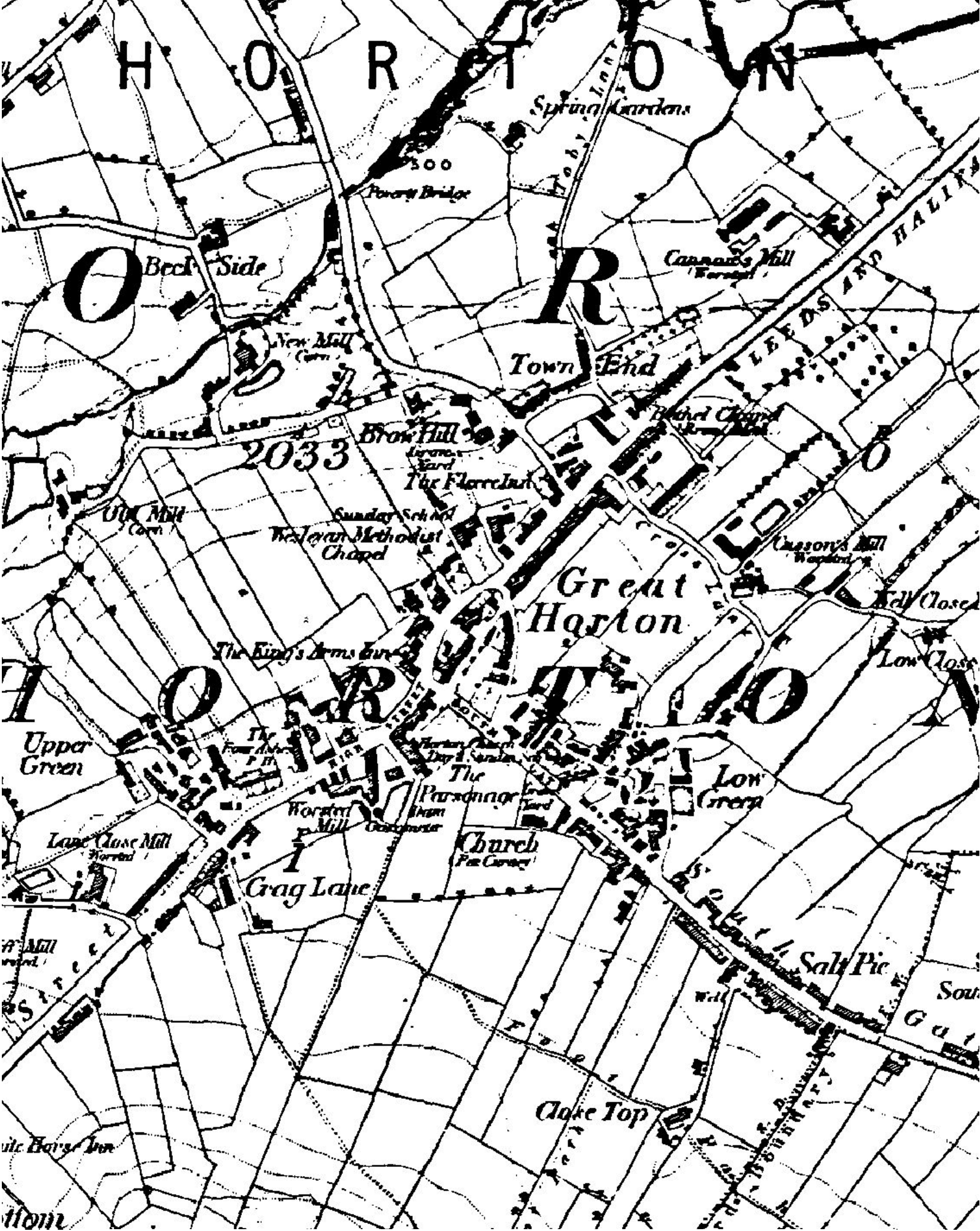
Great Horton stands on a gentle slope to the west of Bradford city centre, with a more steeply sloped valley side to its north. The proximity of Horton to Bradford meant that it was one of the first townships to be absorbed by the growing city and assumed an increasingly urban character such that today the area is surrounded by a mixture of 19<sup>th</sup> and 20<sup>th</sup> century residential and industrial development. Little Horton Green, which comprised the other half of the historic Horton township is 1.25km to the east of the conservation area, while the University campus is 1.5km to the northeast, with the City Centre 2km away from Great Horton, at the other side of Little Horton Green and the University. Within the same continuous built-up area, Clayton village centre is 2km west of Great Horton Conservation Area, Wibsey is 1.5km to the south and Manningham is approximately 2km to the northeast.

At time of writing, the most detailed population data (the 1996 mid-census estimate) places the

population of the existing conservation area at 1,140 people, with a comparable population profile to Bradford District as a whole.

At present, the 2001 Census can only provide data at ward level. The Great Horton Ward (which covers a large urban area with a population of 16,019 centred on the conservation area) has a population structure which closely mirrors that of Bradford as a whole. The population of the Ward is predominantly white (66.5%) with Pakistani (19.3%), Indian (9.2%) and people of mixed race (1.9%) constituting the next three largest groups. The proportion of Asian or Asian British people in Great Horton is 10.9% higher than the district average of 18.9%. The prosperity of Great Horton Ward is very close to the district average with levels of employment, economic activity and home and car ownership which are within 4% of the district averages.





The Ordnance Survey of 1852 shows the early industrialisation and expansion of Great Horton. Many of the mills and places of worship have already been established, as have the clusters of development on Upper and Low Green, while other development follows the course of the 1740 turnpike road (Great Horton Road).



---

## 3. Origin and Historic Development

---

### *Summary of Origin and Historic Development*

Great Horton contains development dating from the 17th century onwards and the historic fabric which remains in the conservation area provides evidence of how activity in the area and its nature changed over time.

- Prior to the 17th century, Great Horton was no more than a collection of scattered agricultural development with small clusters at Upper Green, Low Green, Town End, Southfield Lane, at what is now Harris Court Mill and some buildings built along the earliest stretch of Great Horton Road, which ran between Town End and Southfield Lane.
- By the 17th century many farmers began to concentrate their resources on the manufacture of cloth, which became more lucrative than agriculture. The finished cloth was sold in places like Manchester, Halifax or London and some of the early clothiers were also commercial haulers. Remnants from this era in the conservation area include 634-636 Great Horton Road, the home of a cloth manufacturer and carrier, and the house and weavers' cottages at Cousen Place.
- The Bradford-Halifax Turnpike (Great Horton Road) was completed in 1740. The causeway improved the clothiers' links with their wool suppliers and markets, hastening the shift away from agriculture and opening up the line along which the village would expand. Among the first buildings erected along the new road were 670 and 670a Great Horton Road (1746) and the King's Arms (1739).
- By the late 18<sup>th</sup> and early 19<sup>th</sup> centuries there was a large number of small-scale clothiers based in Great Horton who built cottages to house the combers, spinners, carders and weavers in their employ. Examples include Ramsden Court, Blacksmith Fold, Knights Fold and the rows of cottages overlooking Great Horton Road. These manufacturers also built

cottages on the Upper and Low Greens, which were traditionally shared pasture, in a gradual, unplanned piecemeal manner, which emphasises how sharply the village's economy had switched from farming to industry.

- The manual, cottage-based textile industry became increasingly mechanised and mill-based as new machinery was developed, although the first textile mill in Great Horton opened in 1806 (Knights Mill), the industrial buildings which survive today are Cross Lane Mill (1821 and 1867), Lane Close Mill (part of, 1839) and Harris Court Mill (1861).
- Great Horton was a centre for dissenting religion, despite a chapel of ease to Bradford Parish church (the Old Bell Chapel) being erected in the village in 1806. The large Methodist Church building of 1814 (rebuilt in 1862) replaced a chapel built in 1766, the first place of worship in Great Horton. Other dissenting places of worship included a Primitive Methodist chapel (1825, since demolished), and a Wesleyan Reform Chapel (1851, later the Congregationalist and then United Reform Church). The Parish Church of St John the Evangelist was built in 1871, replacing the Old Bell Chapel and making Great Horton a parish in its own right. Each place of worship had its own Sunday school and week day school.
- Horton was incorporated with Bradford in 1847 and over the course of the second half of the 19<sup>th</sup> century assumed an increasingly urban character as new mill complexes were built around the village and fields, and much of what was left of the Greens disappeared under regular rows of millworkers' houses, examples of which within the conservation area include Kingswood Street and Beldon Road. Other aspects of the village's urbanisation include the railway station (1878, demolished), Horton Park (1878), the Middle School (1874/86), a police station (1890s) and the Library (1913).

---

Horton is first mentioned in the Domesday Book of 1086 as one of several manors dependant on Bradford Manor which had been granted to Ilbert de Lacy, an ally of William the Conqueror. The meaning of the name *Horton* is uncertain even though several settlements use the name. While *ton* means 'farmstead' or 'enclosure', the exact meaning of *Hor* is unknown, but most likely refers to the area's elevated position in relation to Bradford, thus the literal meaning of Horton is probably 'high enclosure'.

The first person mentioned in connection with Horton Manor is Robert de Stapleton some time between 1154 and 1189. Robert's son Hugh assumed the surname Horton after being granted substantial amounts of land in the area by Robert de Lacy, lord of Bradford. Little about the early history of Horton is known as Cudworth (1886) remarked:

*'The absence of any town's books or connected records of township business seriously interferes with the work of the historian, and, in respect to the township of Horton, practically results in our being allowed to leave the period prior to the present century almost blank as far as parochial matters are concerned.'*

It is unknown when Horton Township was divided into the constabularies of Great Horton and Little Horton, Great Horton being known as *Mickle Horton* (*mickle* meaning 'great' or 'large') and later the pompous-sounding pseudo-Classical *Magna Horton* (*magna* also means 'great' or 'large') before it was called Great Horton. The prefixes *Great* and *Little* refer to the differently sized areas of land created following the subdivision. The fragments of Great Horton's early history that are known include that the Hortons were lords of the manor until sometime between 1272 and 1307 when it passed to the Leventhorps. By 1311 there was definitely a corn mill alongside the beck to the north of Great Horton and the extraction of coal began in Horton from at least 1350. The ownership of Horton manor passed to the Lacies before Joshua Horton bought it in 1640. His family owned the manor for over two hundred years.

A piece of medieval folklore concerning Great Horton which survives to this day is the *Legend of the Bradford Boar*:

*'Legend has it that there was a ferocious boar that lived in a wood on the outskirts of Bradford, and frequently drank from a well in the wood. The boar terrorized the populace and caused much damage to land and property; so much so that the Lord of the Manor offered a reward for anyone brave enough to slay the boar and bring its head to the*

*Manor House. A hunter took up the Lord's offer, and lay in wait near the well; ready to catch his quarry and thereby claim his reward. The boar duly arrived, and was shot by the hunter, who cut out the boar's tongue as proof of his victory and set off for the Manor House.*

*A little time later, another hunter who had heard of the Lord's offer, was passing through the woods and saw the slain boar lying near the well. Thinking of the reward he would receive, he cut off the boar's head and he too set off for the Manor House. Arriving there before the true victor, he claimed his reward for having disposed of the ferocious creature, but was unable to account for the boar's absent tongue.*

*The first hunter then arrived, explained the true circumstances of the defeat - showing the boar's tongue as evidence of his veracity - and received his rightful reward; a plot of land called Hunt Yard just outside the town.'* (City of Bradford MDC)

**Hunt Yard** survives as a street name in its original location to this day, although the site has been redeveloped at least twice, most recently in the late 1970s. The head of the tongueless boar is the emblem of the City of Bradford and was also incorporated into the Horton coat-of-arms which depicts a boar's head on the shoulder of a lion rampant. The site granted to the hunter would have been quite valuable as it lay alongside the ancient route between Bradford and Halifax, which ran out of Bradford along Silsbridge Lane (the modern day Grattan Road), Leagrams Lane (via Listerhills Road), Green Lane (on the edge of Lidget Green), and Toby Lane, which continued via Town End onto a short stretch of what is now Great Horton Road and passing in front of Hunt Yard before heading to Halifax via Wibsey and Shelf along Southfield Lane. The situation of Hunt Yard on this main thoroughfare explains why a hostelry named *The Robin Hood and Little John* was built on the site in 1622.

Albeit on a main route, Great Horton was still a quiet, underdeveloped place. According to the City of Bradford (1976), the pre-industrial settlement in the conservation area was quite scattered and consisted of a few cottages at **Upper Green** and **Lower Green**, intermittent development along what is now **Great Horton Road** and at **Salt Pie (Southfield Lane)** with clusters of development at **Town End** and **Old Todley or Smithy Hill**, the approximate site of which is occupied today by Harris Court Mill. Low Green and Upper Green were two large open spaces which were used as commons for the grazing of livestock owned by anyone in the township and small fragments of these open spaces survive to this day, despite the



Jeffery's Map of 1770 shows Great Horton and the two routes between Bradford and Halifax which to some extent shaped its development. The original route ran to the northwest of Bradford and reached Halifax via Fairweather Green, Great Horton and Wibsey. The 1740 turnpike road was a much more convenient route which ran from the southwest of Bradford and to Halifax via Great Horton and Queensbury.

urbanisation of the expanded village. A surviving example of the early development along Great Horton Road is **634-636 Great Horton Road**, dated 1697, which was known as *Hall's House*, after its occupier, James Hall, a manufacturer, merchant and carrier to London whose large dwelling at the centre of the village reflected his wealth and status. As well as these clusters of buildings, there were a number of outlying farmsteads and cottages. The only surviving example is the large yeoman's house which is now cottages at **Cousen Place**, which was built in the mid-17<sup>th</sup> century and is dated 1657.



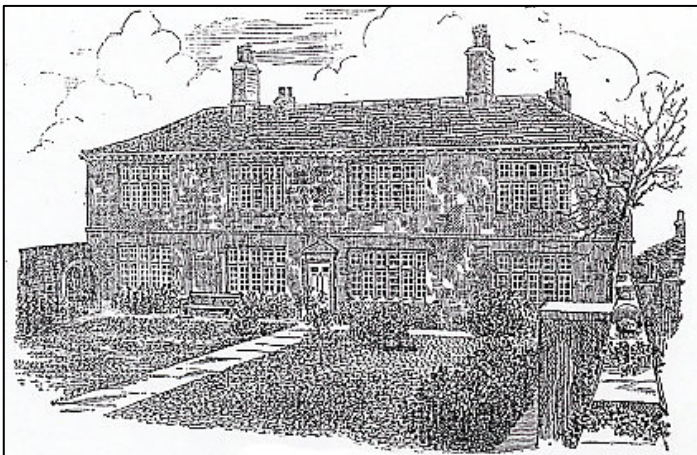
Hal's Old House, c.1900.

The two surviving examples of 17<sup>th</sup> century development in the conservation area mentioned in the previous paragraph both hint at the activity in Great Horton during this time. Although arable and pastoral agriculture remained important activities

(indeed, the corn mill which was first mentioned in 1311 was rebuilt in 1669), the estates worked by each farmer became smaller in size as the farmers and their families focussed their energies in the manufacture of textiles, which became increasingly lucrative. According to Cudworth (1886), wool was brought over from Leeds every month and would be combed, spun, carded and woven on the farm. A farmer with four comb pots and a pair of looms could make a decent living from this enterprise alone. The finished pieces of cloth would be traded in Manchester, with the round trip taking three days. Some clothmakers would take a step further by investing some of their capital in building cottages and supplying looms, comb pots or spinning wheels to families who would work for them in the cottages, increasing the amount of cloth produced. James Hall is a very early example of someone who had become considerably wealthy through the organising the manufacture of cloth and it is known that a group of cottages in his ownership called *Hall Yard* existed somewhere around Low Green. Other early clothiers in Horton included an Edward Morton (1591) and a William Booth (1619).

The shift from agriculture to the manufacture of textiles and other activities such as coal mining (concentrated around Southfield Lane) continued during the 18<sup>th</sup> century and was particularly boosted by the opening of the Bradford-Halifax Turnpike in 1740, which is better known today as **Great Horton Road**. This wide, direct, engineered causeway

made travel between the two towns as well as important places further afield such as Manchester, Liverpool and York much easier and quicker and was hence a boon to entrepreneurs in Great Horton. The new thoroughfare meant that the scattered nature of development became less evident as new building took place along or just off Great Horton Road, which, as it passed through the village was named *High Street*. One of the key buildings to be built following the completion of the turnpike is **Brooksbank House (670 and 670a Great Horton Road)** a large hall which was built in 1746 for Gilbert Brooksbank, a member of one of the most important property owning families in the township during the 17<sup>th</sup> and 18<sup>th</sup> centuries. The Brooksbanks moved from their house at Primrose Hill (dated 1674) to Brooksbank House (Cudworth, 1886). Gilbert Brooksbank also built the adjacent **Kings Arms**, which is dated 1739. Although it was originally built as a house, the building was later used as a staging post where stagecoaches changed horses and extra ones were added for the climb to Queensbury. In 1779 the Brooksbanks owned 14 messuages (houses and associated land), 8 barns, 8 stables, 8 orchards and 100 acres of land in Great Horton and Stanbury (Cudworth, 1886).



*Brooksbank House as it appeared prior to its division into two dwellings.*

The new road opened up spiritual opportunities as well as commercial ones. John Wesley preached in Great Horton several times, addressing his congregation from the horse steps to the rear of *Hodgson Old Hall*, a large old house dated 1654 (perhaps the principal residence of the cluster of pre-industrial dwellings around Town End) which stood at the bottom of Bakes St/Pleasant Street until it was demolished in c.1880 (Cudworth, 1886). Nathaniel Dracup, a shuttlemaker, was, according to Cudworth (1886), the first Methodist in Great Horton in 1747. By 1766 he, and subsequent members of the Wesleyan church built Bradford's first Wesleyan School on a site behind the Four Ashes in that cluster of buildings known as *Old*

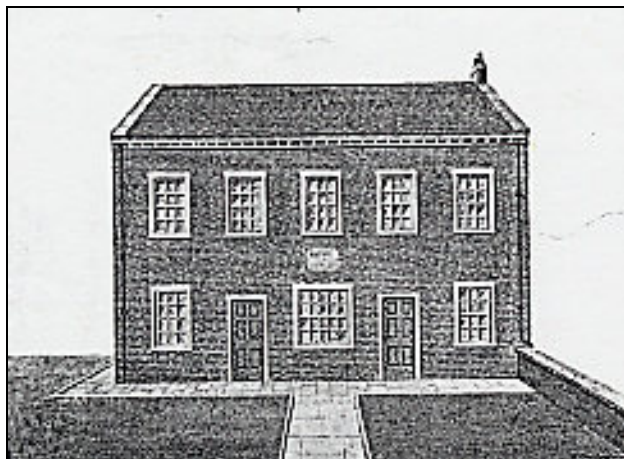
*Todley*. The school was used as a preaching room and according to Duckett (1999) the Sunday school predates the first one to have been established by Robert Raikes by 14 years. By 1781 there were 175 members of Great Horton Wesleyan Society (Parker, 1900). Kenzie (2001) described *Old Todley* or *Smithy Hill* as a cluster of low cottages, a blacksmith's shop, schoolhouse, and burial ground which formed the centre of the village of Great Horton. It was here, on Paternoster Lane, where Great Horton's earliest place of worship, a Moravian Chapel, was established in 1742 and was replaced c.1838 by a larger new chapel on Little Horton Lane.

The local textile industry continued to flourish as the 18<sup>th</sup> century progressed. The oldest standing cottages at Upper Green, **724-728 Great Horton Road**, dated 1752, were followed by the construction of other stone cottages in an organic manner, gradually encroaching on more and more of the Green and demonstrating how emphatic the shift from agriculture to clothmaking was. A similar process began to occur at Low Green, but here the single storey cottages were built c.1800-1830 for coal miners. Another example of the sea change from farming to industry is the conversion of a 17<sup>th</sup> century farmhouse to four textile workers' cottages at what is now **7 and 8 Knights Fold and 483 and 485 Great Horton Road** in the late 18<sup>th</sup> century, the probable date of conversion being 1773. Cottages were also built along Great Horton Road, such that by 1830 most of the cottage properties along **Great Horton Road**, and at **Ramsden Court, Blacksmith Fold, Knights Fold, Ebenezer Place, Hunt Yard, Upper Green** and **Low Green** which lie within the conservation area had been built. Many of the later cottages were built in connection with the first textile mills in Great Horton. The first to be built was a **cotton mill** on the site of Harris Court Mill by John and Benjamin Knight in 1806. The Knights were well established in the textile industry, owning the cottages at Knights Fold and employing the occupants (Croft, n.d.). The family also had a business transporting goods between Great Horton and Manchester, the centre for cotton trading, for three generations. According to City of Bradford MDC (1976) there were five calico manufacturers in Horton who traded in Manchester including the Knights plus manufacturers based at Low Green, Paternoster Fold, Southfield Lane and Cross Lane.

In the same year as the Knight's mill was constructed, the *Old Bell Chapel* (named **Bell House** on modern maps) was built off Southfield Lane as a chapel of ease by Rev. John Crosse, Vicar of Bradford for a '*populous but neglected part of the parish*' (Parker, 1900). A Sunday school and vicarage were built across the lane in 1808, though they have since been demolished, and, like the

chapel, their construction was funded by subscription. The site of the Old Bell Chapel had colliery workings beneath it and hence it was impossible to build a tower or spire. The original Wesleyan chapel at *Old Todley* was superseded by *Hunt Yard Chapel* (known today as **Great Horton Methodist Church**) which was built in 1814 with a capacity of 500. The church was refurbished, re-fronted and probably enlarged in 1862. The Sunday school was built next door in 1820 (Parker, 1900). The redundant chapel at *Old Todley* was bought by Nathaniel Dracup who used it as a shuttlemaking shop once the graves and gravestones had been moved to the new chapel.

Primitive Methodism was introduced to the area in 1821, with meetings first held in a barn at Upper Green, then at a cottage in Southfield Lane when there were 11 worshippers. By 1824 there were 40 **Primitive Methodists** in Great Horton and the site for a chapel at Town End was bought in this year and the building was completed in 1825, the site having been excavated by the society itself, their enthusiasm making up for a lack of funds (Great Horton Primitive Methodist Society, 1924).



*The original Primitive Methodist Chapel at Town End which was built in 1825.*

The second mill to be constructed in the conservation area was **Cross Lane Mill**, the construction of which was begun by Eli Suddards, a corn dealer from Todmorden, but was completed in 1821 and run by James Cousen, after whom Cousen Road and Cousen Place are named. To the west of the conservation area, **Cliffe Mill** opened in 1820 and by 1886 had been '*wonderfully extended*' and was at the time one of the chief employers in Great Horton (Cudworth, 1886). The mill's original owner, Joseph Beanland was a corn miller and colliery owner who had built a second corn mill at Beckside, which was bought by Samuel Dracup in the second half of the 19<sup>th</sup> century and housed the dyeworks at **Beckside Mill**, as it became known (Cudworth, 1886). Cliffe Mill was

later occupied by Edward Knight, John Bartle and William Ramsden & Co (Cudworth, 1886), all of whose surnames survive in street names. Much of Cliffe Mill, the premises of Wm Ramsden & Co was destroyed by a large inferno in 1919 (Duckett, 1999).

Although booming at times, the textile industry was volatile and subject to slumps and prone to sudden changes of circumstances. John Knight built a large detached house called *Great Horton House* with a large garden next to his cotton mill at *Old Todley* in 1820. Today **Great Horton Working Men's Club** occupies this building. In 1821 John's brother and business partner Benjamin Knight bought all the land and properties owned by the Brooksbanks, including *Brooksbank Old Hall* (**670 and 670a Great Horton Road**), which became his residence (Cudworth, 1886). However, by 1826 all of the Knights' land and property was forfeited when the principal bank of Bradford, Wentworth, Chaloner & Co collapsed, wiping out the brothers' credit during the 23<sup>rd</sup> week of a 'Bradford Union' combers' and weavers' strike which had already placed the business under considerable strain (Kenzie, 1989). Their property, including the mill, was acquired by another bank, Peckover, Harris & Co. who converted the mill to worsted and leased it to Cowling Ackroyd after whom the mill was named *Cowling Mill*. A local farmer Samuel Cannan built the original *Cannan Mill* to the east of the conservation area in 1826. This mill was destroyed when the chimney collapsed onto the shed in 1839. In the same year Samuel Dracup built **Lane Close Mill**, which was first leased to John Bartle, worsted manufacturer. Dracup was closely involved with the textile industry and invented a card cutting machine in 1833 and in 1838 adapted the jacquard engine for use by the worsted industry and set up in manufacturing these engines (Cudworth, 1886). The Dracups owned a considerable amount of property in Great Horton and Dracup Road is named after them.



*Great Horton House in 1885 When it was the residence of the master of Harris Court Mill. The building is now occupied by Great Horton Working Men's Club.*

The local textile industry shifted from cotton to worsted during the first half of the 19<sup>th</sup> century. Cotton calicoes were made by most of the early textile manufacturers in Great Horton, but by 1821 47 worsted manufacturers in Little and Great Horton traded at Bradford Piece Hall (Cudworth, 1886), although some of the larger concerns, such as the one owned by the Knights manufactured cotton goods, as did a number of smaller concerns. The cotton industry in Great Horton was run by a number of small scale firms which were forced out of business in 1845 by the collapse of the firm of *Messrs Butterworth and Brooke* of Shelf and Manchester, whom most of these manufacturers had credit with. This effectively ended the cotton industry in Great Horton and from then on the local textile industry was in the hands of the few large-scale worsted manufacturers based in the mills.

The textile manufacturers employed the bulk of the population of Great Horton and between them owned most of the cottages and houses. Many of the textile workers in the village were supporters of the Chartist movement, or as Cudworth (1886) commented that '*Horton was a very hotbed of Chartism.*' The Chartists sought to improve working and living conditions for the industrial classes, and when Fergus O'Connor, head of the National Charter Association, visited Great Horton around 1840 he was rapturously received by a large crowd (City of Bradford MDC, 1976). In 1842 the Chartist and trade unionist *Plug Rioters* marched into Bradford along Great Horton Road, filling the width of the street, but few from the village joined the march, which sought to improve the worker's lot through physical rather than moral means.

Great Horton also had its own *Working Men's Radical Association* which was established in 1837 by a group of 30-40 young men who assembled for education for a building in Low Green (Cudworth, 1886). The Society was visited by a number of important figures in the Radical movement, which, like the Chartists, sought to fundamentally alter society. *Great Horton Mechanics Institute* formed in 1839, initially with 24 members, to provide working men with a venue for (political) discussion, lectures and a reading room. In 1842 the Institute prohibited the discussion of political subjects, so a '*Democratic Institute*' immediately formed and met in the room over the former Co-op shop at *Topham Row*, near Upper Green (*right*) to discuss politics and religion, as well as the usual Mechanic's Institute fare.



This Institute disbanded in 1869, round about the same time as the Mechanic's Institute, which had to sell the contents of its library in order to liquidate its debts (Cudworth, 1886). It is not known exactly where the Radical Association, and Mechanic's Institute met.

Horton, Bowling, Manningham joined Bradford at its incorporation in 1847. At this time Great Horton was still separated from Bradford by fields and scattered development, as shown by the first Ordnance Survey map which was compiled in 1852 (see page 8). It was dangerous to travel along the unlit causeway at night, particularly when times were hard and robberies were more likely. Cudworth (1886) recalled how one winter when flour was dear and work scarce, the villagers had to organise patrols to ensure the thoroughfare was safe to travel along at night.

*Wesley Place Chapel* (known since the 1930s as **Great Horton United Reform Church** and now used as offices) was built at Bakes Street in 1851 (Parker, 1900). *Wesley Place Chapel* was built by a group who broke away from the Horton Wesleyans in order to join the Wesleyan Reformers in 1849. In 1863 the group became part of the West Yorkshire Congregational Union, and was hence a Congregational Church (Kenzie, 2001). **Great Horton Congregationalist Schools** were built next to the church at Arctic Parade in 1868. The building also accommodated the village library from 1875 until 1913 when **Great Horton Library** opened at Cross Lane. The school building is today used as a carpet warehouse (Croft, n.d.). *The Fleece Inn* occupied part of the school site and **Bakes Street** is probably named after its landlord, William Bakes.

The township of Great Horton had changed considerably from an out of the way farming settlement to a bustling industrial village on a main route during the 218 years that the Horton family were in possession of Horton manor. Charles Horton Rhyss, who combined the careers of being an army captain and a comedian (who performed in Bradford's theatres on a few occasions) sold the manor in 1858 to William Cousen, master of Cross Lane Mill and resident at the old house which was last the **Cross Lane Liberal Club**. Cousen's son James inherited the lordship. The old corn mill, associated farm and coal extraction rights were bought by Samuel Dracup from Charles Horton Rhyss at the same time (City of Bradford MDC, 1976). The **shed** next to Cousen's Cross Lane Mill was built in 1867 and was occupied by another worsted manufacturer, Moses Topham. By 1888 John Rand & Sons owned both Topham's shed at Cross Lane Mill (Cudworth, 1886).

The derelict *Cannan Mill* was cleared and rebuilt as **Cannon Mill** by Charles Tetley, inventor of the

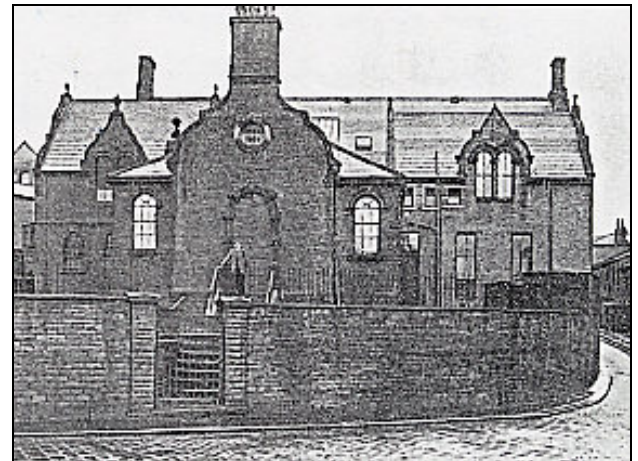
centrifugal pump, in 1854 (Cudworth, 1886). Over the following years Tetley built his own '*mini Saltaire*' between Union Road and Lime Street (Kenzie, 2001).

The adapted cotton mill that had been built by the Knight brothers in 1806 and was owned by the bank Harris & Co and occupied by Cowling Ackroyd from 1826 fell out of use when Ackroyd retired. Harris & Co demolished the mill (and presumably the village's original Wesleyan school of 1766 which had been used as a shuttle shop) and built the present-day **Harris Court Mill** in 1861 and leased it to John Broadbent who also purchased, improved and enlarged *Great Horton House* next-door (Croft, n.d.). Broadbent later bought the mill from Harris & Co. and extended it.

In addition to less than satisfactory working conditions, the working classes of Great Horton also had to contend with local grocers who often inflated prices, and in the case of flour (at a time when most bread was baked at home) would not sell in times when prices were depressed. In order to guarantee fairly priced and measured groceries, the **Great Horton Co-operative Society** was established in 1859, trading from a cottage in *Topham Row*, Great Horton Road, then in a small shop on the same road in 1862. The Society built its main store at Blacksmith Fold in 1863 to the design of TC Hope, architect. By 1900 there were ten smaller branch stores serving outlying parts of Great Horton (Parker, 1900). Branch 10 was at **566-568 Great Horton Road**. The Society's meeting room, which was situated on the first floor of the main store, had a capacity of 700. The building was demolished in the early 1970s (Croft, n.d.).

The **Great Horton Methodist Church Sunday School** was built in 1860 (Croft, n.d.) in Paternoster Lane, but burned down in 1905 (Duckett, 1999). The site is now occupied by a health centre.

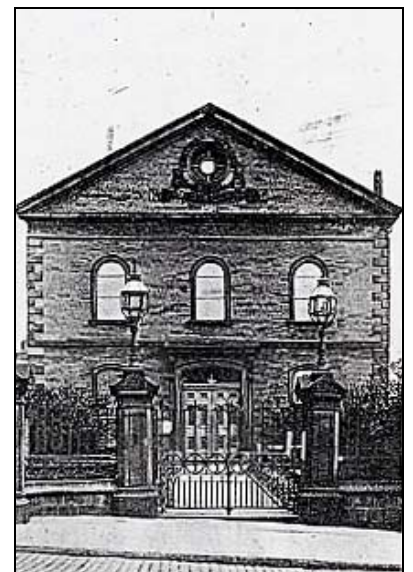
The day school of the Old Bell Chapel was called the *National School* and opened in 1861 with a roll of 105 scholars (Parker, 1900). Today this building is **Southfield Nursing Home**. The *Primitive Methodist Day School* at Town End opened in the same year, even though the plot of land for the school had been purchased 30 years earlier. Within four years the school was enlarged and again in 1868 and three 'branch schools' were built in other parts of Horton by 1900 (Parker, 1900). The **Primitive Methodist Chapel** was demolished and a new, larger building erected on the site in 1865. The 'new' chapel was later head of the Bradford Second Circuit, which consisted of four other chapels (Great Horton Primitive Methodist Society, 1924).



Three long gone buildings in Great Horton.

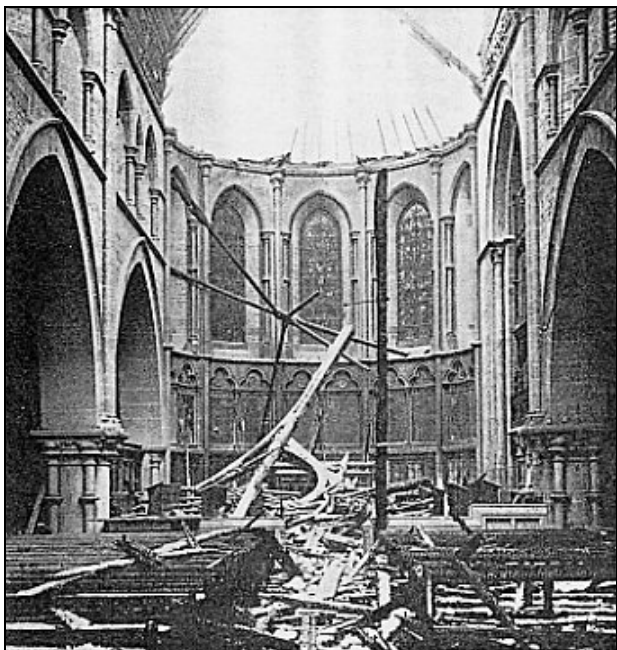
Left: The Central Stores of the Great Horton Co-operative Society was built in 1863, but was demolished in the early 1970s.

Above: The Primitive Methodist Day School of 1861 and  
Right: The Primitive Methodist Chapel of 1865 were demolished in the late 20<sup>th</sup> century to accommodate new roads.



What is now **St Oswald's Primary School** was built in 1874 by the Bradford Board of Education and was known as the *Board School*. It was extended in 1886 to the designs of competition winning architects Woodhouse and Morley and reopened with a roll of over 600 pupils (Croft, n.d.).

Some 1,200 people attended the laying of the foundation stone of the **Parish Church of St John the Evangelist**. The building was designed by the ecclesiastical architects TH and F Healey and was completed in 1871 and consecrated in 1874, making Great Horton a parish in its own right and independent from Bradford Parish for the first time. The boundary wall around the church was built in 1875. The *Old Bell Chapel (Bell House)* narrowly avoided being demolished so that the stone could be used to construct this wall and was instead used as an infants' day school (Parker, 1900). The church was designed without a tower and this was added in 1885 (Croft, n.d.). The church was gutted by a fire in 1956 (*below*), which occasioned the redesign and reconstruction of the western gable (Duckett, 1999). During rebuilding, church services were held in the *Old Bell Chapel*.



The Bradford-Thornton branch railway line via Great Horton, Clayton and Queensbury opened in 1878, with **Great Horton station** and its sidings situated off Becks Road (Croft, n.d.). The railway benefited local industry and residents alike by providing a rapid link with the rest of the country via Bradford and Halifax, which was linked by another line from Queensbury. The line closed to passengers in 1955 and goods in 1965 and shortly after the track was dismantled and the stations demolished.

**Horton Park** opened in 1878, covering an area of 39 acres (Croft n.d.). The Park remains a valuable amenity in an urban area. The procurement and preparation of the Park meant that a small number of scattered farmsteads and cottages were demolished (Bradford MDC, 1976).

By the 1880s Upper and Lower Green had been largely built on (Birdsall et al., 2002). This was largely due to the continued construction of mill workers' dwellings. The 1890 Ordnance Survey map shows the regular rows of late industrial housing off **Ewart Street** and along **Havelock Street** at Upper Green and off **Sowden Street** and **Halstead Place** at Low Green. Other examples of late 19<sup>th</sup> century industrial housing, which helped to give Great Horton its urban character include **Pleasant Street, Melrose Street, Westcroft Road, Kingswood Street** and **Kingswood Place**.

**Great Horton Working Men's Club**, known as the 'Fat Pot', opened in 1886 in the former mill master's house associated with Harris Court Mill, *Great Horton House*. The story goes that the club was started by a group of men who regularly met at The Four Ashes Inn and were provided with a complimentary pot of fat or dripping to dip bread into. When the landlord of The Four Ashes stopped providing the free food, the group set up its own club, complete with its own pot of fat. The club remains in existence in the same building to this day (Birdsall et al., 2002).

Areas cleared since 1950 include **Cragg Dyeworks, Havelock Street**, most of **Town End** including the **Primitive Methodist Chapel** and its school, **Livingstone Street, Sellars Fold**, and most of **Blacksmith Fold**, including the Co-op store, while **Hunt Yard** and **Bakes Street** have been cleared and redeveloped. The cottages at Hunt Yard and Bakes Street were built around 1800 and were Grade II Listed but consent was obtained from the Department of the Environment for their demolition and the joint public-private scheme won two national design awards in 1978. The aim of the project was to re-create '*the character and atmosphere that once existed*' (City of Bradford MDC, 1978).

The commemorative plaque at Hunt Yard is inscribed in local dialect, but gets the facts of the 'Legend of the Bradford Boar' slightly wrong:

*'Soa called, 'cos ther's a tale 'at this marks t'spot whear t'boar baht lollicker, shawn on't Bratford coit-of-arms, wer slean i'owden days.'* (City of Bradford MDC, 1978)



---

## 4. Topography and Setting

---

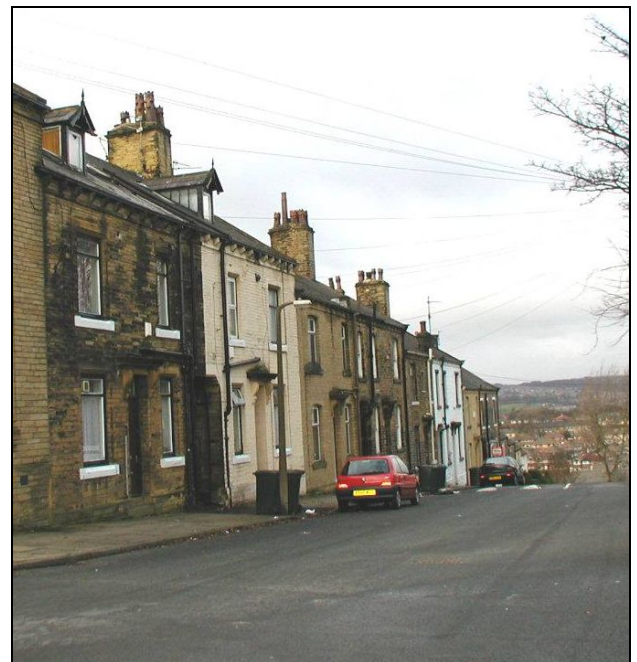
### *Summary of Topography and Setting*

The setting of a conservation area can have a bearing on its overall character through the way the conservation area interacts with its surroundings and in that the setting forms a key part of views or vistas into or out of the conservation area. Great Horton's urban location means that the setting of the conservation area has many different features and characteristics which are summarised with the impact of the topography as follows:

- Much of the conservation area is bounded by mid to late 19<sup>th</sup> century industrial development in the form of terraces of stone built millworkers' houses and a few large stone mill buildings. This development has much in common with the conservation area, such as the materials used, height, scale, distance set back from the road, but its regular, regimented streets and the small range of building uses make this development distinct from the development in the conservation area.
- There are a few sites on the edge of the conservation area which have been developed since 1950. The development ranges from bland buildings which make an impact which is neither positive nor negative to development which is unsuccessful visually as it does not relate to the prevailing character of Great Horton in any way. Examples of the latter include the filling station by Greenfield Lane, the *Kwik Save* and *Co-op* supermarkets, and development along Havelock Street.
- At the southeastern corner of the conservation area, Horton Park, which is designated as a Historic Park, is a pleasant approach and amenity to the conservation area.
- The only large open spaces adjoining the conservation area are the recreation ground at Hudson Avenue and the cleared land at Town End. While the former provides amenities as well as a breathing space between the conservation area and modern estate housing,

the latter has been minimally landscaped, serves no clear purpose and does not interact with the surrounding development of the conservation area in any way.

- The majority of the conservation area stands on a gentle slope which rises from the northeast to southwest. Although development generally steps downhill, this is not readily apparent until the gradient steepens around the northeastern fringe of the conservation area.



*Stepped development is only found to the north and east of the conservation area, which is fairly flat. These terraced houses at Melrose Street are typical of the altered late 19<sup>th</sup> century housing which forms much of the conservation area's setting.*

The conservation area stands on an area of land which rises from the northeast to the southwest, although much of it stands on a relatively flat area around the Parish Church which is situated at 200m Above Sea Level (ASL) with most of the conservation area standing between 190m ASL to the northeast and 210m ASL to the southwest. The topography of the conservation area is only of

particular note at its northeastern extremities as the land here falls away more rapidly. Between Ormond Street and Town End there is a steady downward slope to the north which allows views across the low-lying Lidget Green and to Girlington and Manningham at the urbanised northern side of Clayton Beck valley, with the mass of Manningham Mill and its tall chimney particularly prominent. The 19<sup>th</sup> century terraced streets in this area, such as Melrose Street and Pleasant Street, step down the hillside in response to the topography, with the vista of the sprawling urban area providing a backdrop. Similarly, to the east of its junction with Becks Road and Cross Lane, Great Horton Road descends towards Bradford at a slightly steeper gradient and the fact that development alongside the road steps downhill becomes more apparent. The width of the road and the topography mean that a 'tunnel view' can be had towards the more built-up University and city centre areas.

The gentle topography and the built-up nature of the area surrounding most of the conservation area means that distant views are few and far between and those which can be had to the north and east are generally through breaks in the building line or along rights of way. Even so, the views towards the city centre and across Clayton Beck Valley reinforce Great Horton's urban location and the stone built, industrial character of the city.



*Westcroft Mill is one of a handful of mill complexes close to the conservation area. The sight of massive stone buildings such as this shed reinforce the character of the conservation area.*

Much of the development which closes off Great Horton Conservation Area is industrial in character and mainly dates from the latter half of the 19<sup>th</sup> century. The regular rows of stone built millworkers' housing about the conservation area at several

points; such as to the west of Bartle Lane; the large area to the southwest of the conservation area which branches off Ewart Street, Ward Street and Beldon Road; the area to the south of Low Green; to the east of the conservation area along and off Great Horton Road, and to the north of the conservation area around Westcroft Road. Among these rows of houses are contemporary mill buildings such as Cliffe Mill (off Bartle Lane), Westcroft Mill (Westcroft Road) and Cannon Mills (Union Road). The latter is Grade II Listed and stands adjacent to the five streets of housing with corner shops associated with Cannon Mill, which are also all Grade II Listed and form what Kenzie (2001) referred to as a 'mini-Saltaire'. While clearly of architectural and historic interest, this area, like the rest of the 19<sup>th</sup> century industrial development which adjoins the conservation area, lies outside of the conservation area on account of its different character. These industrial developments were built after the incorporation of Horton with Manningham, Bowling and Bradford and can be seen as part of the expansion of the newly incorporated urban area rather than part of the piecemeal expansion of the village of Great Horton which mainly developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries and constitutes the bulk of the conservation area. The majority of the terraced houses which lie outside of the conservation area have undergone unsympathetic changes which have cumulatively undermined their group and townscape value as well as their historic interest. Given the large areas of stone built terraced housing across the region, their architectural similarity and present day ubiquity, it is felt that there is no need to greatly expand Great Horton conservation area to include historic development which is of no special historic or architectural interest or does not have a strong bond with development which is already in the conservation area. The rows of houses, shops and mills are broadly sympathetic to the conservation area and are integral to its setting and urban village character.

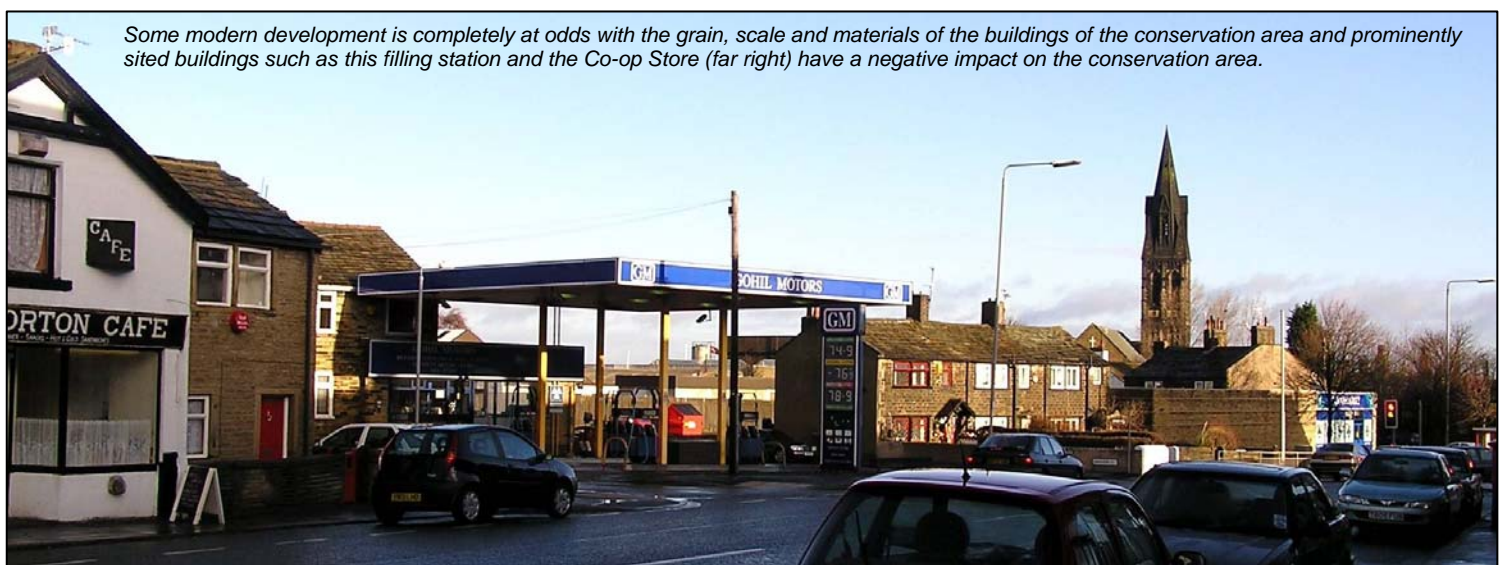
Some areas of 19<sup>th</sup> century development, notably Cragg Dye Works, Blacksmith Fold, Town End/Livingstone Street, Havelock Street, Sellars Fold and part of Greenfield Lane have been demolished and redeveloped or landscaped since 1950 and most of the open spaces on the fringes of the conservation area have been built upon since 1932. At best these interventions have had a neutral impact on the overall character of the conservation area and the historic character of Great Horton as a whole and at their worst, the interventions have a negative impact on the setting of the conservation area.

Unsympathetic new development has a considerable impact on the setting of the western end of the conservation area. A Kwik Save supermarket and a car dealer occupy the site of Cragg Dyeworks. The supermarket is of a standard, non-descript, blank design which pays no regard to its context (this style of building is used across the country) and stands behind a large car park, breaking the tight line of buildings found along the roadside in all cases of pre-20<sup>th</sup> century development, whether inside the conservation area or out of it. The car dealer's premises also ignores the character of the conservation area and has large windows, flat roofs, oversized signs and painted elevations. Not much further along and on the opposite side of Great Horton Road, the large illuminated plastic-clad canopy over the forecourt of GM petrol station is at odds in terms of scale, treatment of space and materials with the Victorian-era shops across the road and the earlier cottages at Upper Green. The canopy, although outside of the conservation area, occupies a very prominent position along Great Horton Road and is almost surrounded by development which lies within the conservation area. Behind the petrol station (and adjoining the conservation area) is the bland modern architecture of Brackenhall Court (built on the site of early industrial cottages) and the cheaply built, short lifespan flat-roofed industrial and commercial buildings along Havelock Street, which was formerly lined with mill workers' housing. The former Co-op store completes the large wedge of ill-conceived modern development between Greenfield Lane and Blacksmith Fold. The shop replaces one built in 1863 and a number of cottage properties. Although the building stands close to the road, like development in the conservation area does, its height, scale, massing and mostly blank façade are unlike retail development facing onto Great Horton Road and the building provides a

prominent and poor contrast to development in the conservation area.

At the northeastern corner of the conservation area, the extension of Becksid Road so that it joins Cross Lane occasioned the demolition of most of the old cottages at Sellars Fold, the millworkers houses at Livingstone Street and Town End and the demolition of the Primitive Methodist Church and School, which were unique buildings in the village centre. The new road occupies some of the site, but the rest is grassed open space which serves no purpose, seemingly waiting to be occupied by another piece of highway engineering. Although the space is open, green, and contains a few trees, it has little amenity or recreational value and is more of a landscaped roadside than part of the core of a historic urbanised village that interacts with the townscape. This by-product of highway engineering once contained a range of buildings, open spaces and rights of way and would have been an important part of the conservation area, but now it is only used by flytippers and arsonists.

The southeastern corner of the conservation area has a fairly open and green-dominated outlook. Cousen Road leads to the gates of Horton Park, which is protected from unsympathetic alteration by its designation as a Historic Park, the parks and gardens equivalent of a conservation area. The Park opened in 1878 and an impressive gateway with ashlar gateposts and iron gates leading through to the handsomely landscaped park. To the south of this gateway is a large swathe of land used as a recreation ground. The space is divided into playing pitches and has mature trees around its perimeter. The space physically separates the historic development of the conservation area from the mid-20<sup>th</sup> century housing estate development at the other side.





---

## 5. Traditional Building Materials

---

### ***Summary of Traditional Building Materials***

The external building materials used in Great Horton are a product of its location and the eras in which it expanded. All of the materials listed below are natural and contribute to the historic character and appearance of the area:

- Local sandstone and gritstone for buildings and boundary walls. This is punch faced or hammer dressed, unpainted, lime mortared and is usually arranged in shallow horizontal courses. Decoration, margins and gateposts are often plain stone or ashlar.
- Stone slates for most roofs in the conservation area, grey slate for the roofs of most buildings erected after 1850. Dormer windows are found in slate-roofed buildings and are made of stone or timber.
- Painted timber for sash and casement windows, gutters, and panel doors.
- Stone and timber for shopfront details such as pilasters, stallrisers, consoles, shop windows and corniced fascia.
- York stone flags and setts where historic street surfaces remain in situ or have been added as part of street improvements.

The 1852 Ordnance Survey records many coal pits and disused coal pits around the fringes of the conservation area, but no stone quarries. The sources of stone closest to the conservation area appear to have been at Horton Bank and Little Horton; so much of the stone used for building must have come from these sources or possibly have been imported from other areas such as Queensbury or Gaisby. The 1890 Ordnance Survey records a large 'stone mine' and a brick and tile works to the south of Southmere Drive/Beldon Road and it is likely that much of the stone used for buildings constructed in the second half of the 19<sup>th</sup> century came from this local source, which by 1933

had all but disappeared. The golden sandstone which is used for the buildings is used across all of the historic areas within the urban area of the city of Bradford and its original hue can be seen on buildings which have been stonecleaned, such as Great Horton Methodist Church.



*If it were not for the cleaning of stone and replacement of doors, these two cottages would look identical. The paintwork to the openings also stands out quite strongly.*

Generally speaking, the cleaning of stonework is not advised (and requires Listed Building Consent if buildings are listed) as it can damage the stone, betrays the fact that a building is old, and, where a building forms part of a closely related group such as a row or fold, undermines the unity of the group by creating unwanted differences between the buildings. Another factor is that the lower levels of pollution today mean that cleaned stone turns green because of algae rather than brown because of smoke. The stonework of the buildings erected in the conservation area before about 1850 has turned a dark brown colour through exposure to smoke and the elements and harmonises well with other

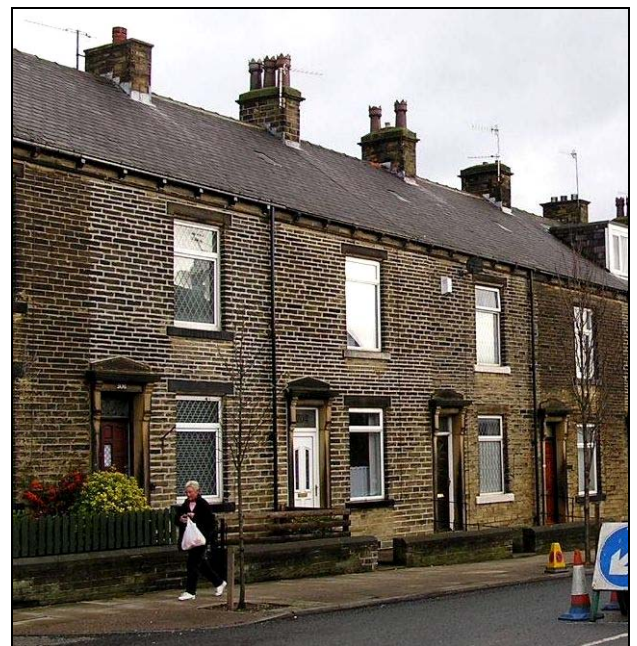


*The painting of stonework, the removal of mullions, the different styles of unsympathetic glazing and other alterations have cumulatively undermined the group value and historic character of this row of cottages.*

buildings where the darkening of the stone is at different stages. The painting or rendering of stonework is not recommended for the same reasons as cleaning (painting or rendering stone requires Listed Building Consent also), the age of the building is disguised, it is robbed of its original appearance and character, and where the building is in a row or fold, the integrity of the entire group is adversely affected.

Colour is one way in which stonework can communicate the age of a building, its shape and finish are others. The few 17<sup>th</sup> and 18<sup>th</sup> century buildings in Great Horton Conservation Area are made of horizontally coursed stone, but the courses are of varying depths and the stones themselves are of varying widths. By the late 18<sup>th</sup> /early 19<sup>th</sup> century, the shape of the horizontally coursed stone becomes more rectangular, though there are still some variations in the depth of courses. The margins to doors and windows are given a plain stone finish, where the face of the stone is more or less flat, but is still quite rough, but is considerably smoother than the punch-faced or hammer dressed stone of the walls. The cottages along Great Horton Road exhibit these details, as do those at the Low and Upper Greens. By the mid-19<sup>th</sup> century, the stone used for building was shaped into regular, brick-like pieces of a more or less standard size. This is evident in the millworkers' houses built during this era around Kingswood Street. Towards the end of the 19<sup>th</sup> century stone courses became increasingly shallower. Many of the higher status buildings incorporate ashlar stonework, which has been intensively tooled to create a regular, smooth surface. Ashlar stone can be found on the dressings of some buildings, such as St Oswald's CE Primary School or the Conservative Club, while

the front elevation of Great Horton Methodist Church is entirely fronted with ashlar.



*Looking from left to right along these houses, there is a sudden change in the appearance of the wall due to the inappropriate type of mortar used on the houses in the middle.*

Where stone is coursed, it is important to appearance of a building, and the group it forms part of, to use a traditional, sandy coloured lime-based mortar which is set either flush or slightly recessed from the surface of the wall. Mortar made of a different mix of materials or which stands proud of the wall surface can alter the appearance of a building dramatically as the eye is drawn to the lattice shape of the mortar rather than the darker hue of the wall itself and from a distance a building

---

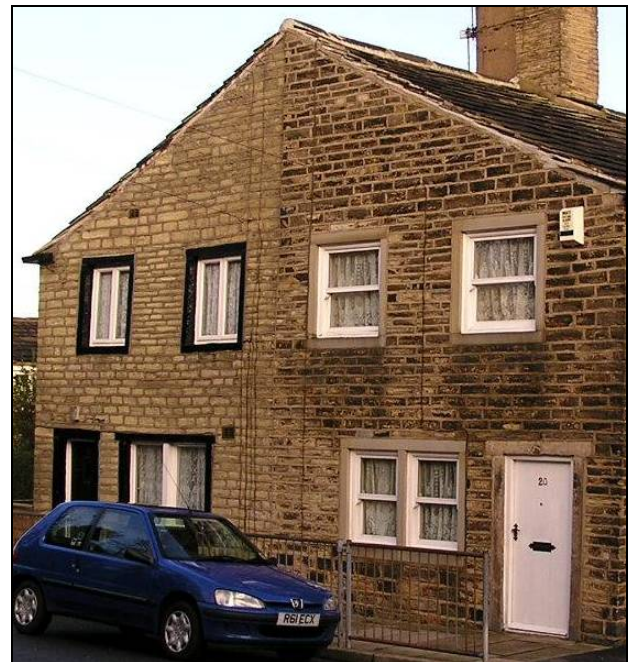
can appear to be a different colour to its neighbours on account of the mortaring. Mortar is supposed to allow the stones of the wall to expand and contract naturally and allow moisture to escape. If the mortar is cement based, it is harder and less permeable than the stone; therefore the stone is unable to expand and becomes damaged by moisture escaping through it rather than the mortar. Once they crack, cement mortars let moisture into the wall.

The local quarries were also the source of the stone roof slates used on buildings built up until the mid-19<sup>th</sup> century when the national network of railways made it possible to import the cheaper and lighter grey slate used for the roofs of more recent buildings. The stone roof slates are of a darker hue which harmonises with the stone of the buildings and also has the same grainy texture. The grey slates have a much thinner profile than the stone slates and have a smoother texture and a darker, matt-like colour. In a few cases it is unfortunately the case that these traditional roofing materials have been replaced by modern tiles which are made of synthetic materials and have a completely different appearance to stone and slate. The use of these modern substitutes makes a building look incongruous with itself due to the juxtaposition of natural and unnatural, traditional and modern, and the long lasting and the ephemeral. Where a building forms part of a group such as a terrace, the out of place roofing material has a negative impact on the row as a whole.

The pitch of the roofs is usually only interrupted by stone chimneys, or, in the case of a minority of buildings, by traditional rooflights or small timber or stone gable-fronted dormer windows. The construction or enlargement of dormer windows is controlled by the planning system, yet some of the modern dormers which have been built in Great Horton Conservation Area spoil the roofline of a building or a terrace due to their size and the synthetic materials used.

Traditional doors, windows and gutters are made of timber. Many of the buildings erected before the late 18<sup>th</sup> century would originally have had casement windows which open on side hinges. Those built from around the late 18<sup>th</sup> century onwards had timber sliding sash windows. Traditional doors have four panels, although local joiners sometimes produced different panelled designs for different clients. Unfortunately the original door and window details are very much in the minority in Great Horton conservation area, even in Listed Buildings. In some cases the original sash detail has been replaced with a new casement window which recreates the appearance of the original sash detail. More often than not, traditional

windows have been replaced with ones made to modern designs and/or of modern materials. In many cases these modern windows have been accommodated by the removal of stone mullions and in some cases the enlargement of the original opening. Traditional, recessed doors have also made way for those of a modern style or manufacture, frequently inserted in a position which is flush with the wall. These are all highly undesirable changes in conservation terms due to the considerable impact the removal or alteration of these original details can have on the historic character and appearance of a building. Furthermore, the array on designs, styles and openings methods available from the makers of modern windows and doors means that the uniformity and cohesive character of a group of buildings is significantly diminished. Alterations such as these coupled with unsuitable roofing materials and/or treatment of the stonework can cumulatively nullify the interest of an individual building and if this is commonplace, the traditional character of an entire area can fade away. In those cases where these types of changes have been undertaken to listed buildings (of which there are a significant number in Great Horton Conservation Area and its vicinity), these details must be retained or replaced in a satisfactory manner (by obtaining Listed Building Consent) by law. These changes can be carried out without planning permission to unlisted buildings. The Conservation Team is happy to advise on how buildings can be appropriately altered.



*Replacement windows often lack traditional details which are appropriate to the building, giving buildings incongruous elevations.*

The conservation area contains a large number of shopfronts, but unfortunately there are marginally fewer shops which retain traditional timber and stone details such as pilasters, shallow fascia with cornices, consoles, stallrisers, and recessed wide doorways than ones where some or all of these details are lacking. Although these changes are controlled through the planning system, change has been allowed that has undermined the heritage and townscape value of the shopping centre as flat, modern style shopfronts and oversized synthetic signs are bolted onto traditional commercial buildings or adapted cottages, making each building look incongruous with itself, and turning uniform rows of shops into a disjointed collection of modern signs and shopfront styles.



*Original, traditionally proportioned shopfronts made of natural materials, such as that on the right, have been replaced by bland, unsuitable modern style shopfronts which chip away at the area's sense of place.*

Locally quarried stone is also found in the form of boundary walls to properties, the colour and texture of the stone complements that of the buildings, and in some cases the roofing material. Boundary walls are horizontally coursed and in Great Horton Conservation Area have flat, rounded or chamfered copingstones. Boundary walls are important unifying features, and are found around diverse building types, though the most common ones are front and rear boundary walls to industrial cottages and houses which are also found in the area surrounding the conservation area. Unfortunately the traditional stone boundaries have been removed from some properties or replaced with boundary

details which are out of character with the conservation area.



*Traditional, coped stone boundary walls strengthen the traditional character of streets and folds.*

Although the through roads and streets of Great Horton conservation area have been engineered and surfaced to modern standards, significant isolated pockets of setted or flagged street surfaces survive. In addition to this, many of the footpaths or lanes incorporate stone setts and flags among the tarmac and modern paving. Similarly, recent street improvements have introduced small setted areas set around trees along some of the side streets. These elements of natural stone street surfacing are important in terms of visual harmony with the traditional stone boundaries and buildings about them. They also indicate the former importance or heavy use of the buildings or spaces they are associated with and are of interest in their own right.



*Stone setts and flags, whether they have remained in situ for a long time or have been more recently introduced, make an important contribution to the coherent character of the conservation area and complement the stone of the buildings and boundary features.*



---

## 6. Architectural and Historic Qualities of the Buildings

---

### *Summary of Architectural and Historic Interest*

Naturally, the buildings within a conservation area are central to its interest and sense of place. Due to the range of buildings of architectural and historic interest, the conservation area has been divided into three broad character zones which reflect different stages of the Great Horton's development:

#### **Character Zone 1: Upper Green**

- This character zone contains 24 Grade II Listed Buildings which are of special interest. Most of these buildings, like the unlisted buildings, are single and two-storey vernacular style cottages from the late 18<sup>th</sup> and early 19<sup>th</sup> centuries and are architecturally plain and were built in a piecemeal fashion. Common features are coped roofs, eaves bands, dentil blocks, and mullioned sash windows and panel doors in plain stone margins.
- The few non-cottage buildings include the George and Dragon, a purpose-built early 19<sup>th</sup> century public house with distinctive bay windows, and the large villa residence Greenfield which is well detailed and dates from c.1900.

#### **Character Zone 2: Great Horton Road**

- This character zone contains two Grade II\* Listed Buildings which are of particular historic and architectural importance and 67 Grade II Listed Buildings which are of special interest. The range of listed buildings, which includes 17<sup>th</sup> century former farmhouses, large 18<sup>th</sup> century residences, early industrial cottages (some of which have been adapted to shops), 19<sup>th</sup> century places of worship and a mill shed, gives some indication of the range of building uses and ages in this area.
- A large proportion of the buildings are purpose-built late 19<sup>th</sup> century retail and commercial premises or adapted earlier buildings which gives the area a strong commercial character.

Common traditional shopfront details are in stone or timber and include large display windows over stallrisers, recessed transomed doorways, pilasters topped by consoles and shallow fascias with cornices.

- A large proportion of the Listed buildings along Great Horton Road are late 18<sup>th</sup> and early 19<sup>th</sup> century rows of early industrial cottages which are listed due to their group value. These are mostly two storeys in height and are detailed similarly to the cottages in the other character zones.
- The Grade II\* Listed 670-670a Great Horton Road is a large house built by the locally prominent Brooksbank family in 1746 which places anachronistic 17<sup>th</sup> century local vernacular style details in a layout which conforms to Classical proportions.
- There is a number of key religious, commercial and civic buildings in this character zone which give insight into architectural fashions. Examples include the strongly Classical Great Horton Methodist Church and the restrained Classicism of the former United Reform Church at Bakes Street, the Gothic style Parish Church and former Congregational Schools at Bakes Street, the Italianate 686 Great Horton Road and surgery at Paternoster Lane, and the Edwardian-style library, among others.

#### **Character Zone 3: Industrial Great Horton**

- This character zone contains one Grade II Listed Building of special interest, Jamia Islamia Mosque, which was built as Cross Lane Mill in 1821. The massive ten-bay, three storey block with a grid-like layout of openings linked by cill bands is comparable to the similarly basically detailed Harris Court Mill of 1861 which is four storeys in height and nineteen bays long and retains many associated buildings, including the chimney, and the shed is highly prominent along Great Horton Road.

- The bulk of the buildings in this character zone are terraces of mill workers' houses (sometimes 'through backs') built between the mid-19<sup>th</sup> century and c.1900. They have simple details such as dentil blocks, tall sash windows in cill-and-lintel openings and timber panel doors with transoms surmounted by a cornice on brackets.

#### Character Zone 4: Low Green

- This character zone contains 43 Grade II Listed Buildings which are of special interest.
- The majority of buildings in this character zone are cottages of one, two or three storeys which were built between the late 18<sup>th</sup> and mid-19<sup>th</sup> centuries and were built in an incremental, piecemeal fashion. Many of these cottages are Grade II Listed for their group value and, despite the differences in ages, common vernacular features are plain stone margins to openings, mullioned windows, coped stone roofs, corniced chimneys, eaves bands, and dentil blocks.
- The cottages at Cousen Place are in a 17<sup>th</sup> century vernacular style and some retain details such as double chamfer mullion windows in chamfered reveals, chamfered doorways with heavy lintels, quoins and kneelers.
- Other key buildings include the basic, Classic styling of the Old Bell Chapel (1806), the Gothic Revival style Southfield Nursing home (1861) and the Queen Anne / Classic architecture of St Oswald's CE Primary School (1886), which are all Grade II Listed.

Great Horton Conservation Area contains a jumble of different building types and ages each with their own distinctive open spaces and street spaces. For ease of reference, the conservation area has been divided into four 'character zones' where there is a more noticeable consistency between the buildings, streets and spaces. These are: Upper Green, Great Horton Road, Industrial Great Horton and Lower Green. This chapter and those which follow are divided into these character zones and a brief description of the area covered is given at the beginning of each section.

#### Character Zone 1: Upper Green

This character zone covers the northwestern corner of the conservation area which developed in a piecemeal fashion on an agricultural common known as the Upper Green. Development is mainly on Dracup Road and Upper Green/Greenfield Lane and on the north side of Great Horton Road.



*George & Dragon, a Grade II Listed purpose-built early 19<sup>th</sup> century hostelry.*

At the corner of Dracup Road is the Grade II Listed **George & Dragon** public house, which was apparently built for this purpose c.1800-1820 with a cottage attached to the northern end. A single storey lean-to was added to the rear of the building shortly after it was built. The main elevation of the building overlooks Dracup Road and its most striking features are the pair of two-storey high canted bay windows with hipped stone roofs. The ground floor bay windows are linked by a cill band, which wraps around the original building. Within the last ten years the more appropriate single pane sash windows have replaced the modern windows and the paint has been removed from most of the building, exposing the sandstone beneath for the first time in decades. The timber panel door facing onto Great Horton Road has projecting plain stone jambs and stands beneath a moulded stone cornice on brackets. The other, ashlar doorway is a later addition, next to which is the former cottage which is slightly recessed from the rest of the building.

Next-door is **Great Horton Café** (732 Great Horton Road) which appears to have been built in the late 19<sup>th</sup> century (a building of this shape appears on the 1890 Ordnance Survey), though it is difficult to tell as the building is rendered and painted, though the slate roof suggests this date. The gable-fronted café retains shopfront details, namely a recessed doorway next to a large shop window above a stallriser, though the door, windows and render to the chimney are all modern. Another detail suggestive of the building's age is the painted timber bargeboards to either gable. The rear of the café is attached to the Grade II listed cottages at

**724-728 Great Horton Road**, which are dated 1732 (but rebuilt much later) and form one side of what is called Knights Fold in the listing description, so perhaps these cottages were built by members of the Knight family which went on to build the first textile mill in the settlement in 1806, though the oval date plaque on 726-728 Great Horton Road bears the initials SC. The layout of plain stone surround windows was probably created around 1800, though the windows themselves are modern; those of 724 are of a modern design, while those of 726-728 are mock sash windows. Although the cottages are made of irregular courses of sandstone and the roof is stone slate, the chimneys are red brick. The appearance of the brick and the dentils and cornice to the chimney of 724 suggest it was added to the building in the early 19<sup>th</sup> century, perhaps when the cottages were refenestrated. The chimney to 726-8 has been drastically reduced, though the single storey lean-to outbuilding extension is a good addition. **730 Great Horton Road** is attached to the side of Great Horton Café and its listing description describes it as being part of Knights Fold also. It dates from c.1800-1830 and features plain stone margins and paired mullion windows, through the windows and doors are all modern. The rendered chimney creates a poor contrast to the stone roof.



724-728 Great Horton Road. Three early industrial cottages dated 1732 and Listed Grade II with the other cottages around the fold.

Another pair of Grade II Listed cottages, **718-720 Great Horton Road**, makes up the other side of Knights Fold. They are very similar to number 730 in their materials and detailing, but are let down by the modern windows, modern door and rendered gable to 718 and the reduced chimneystacks, that of 718 being rendered. At the other side of the wholly unsympathetic filling station which stands on the site of the houses that were formerly the Four Ashes Inn, is a short row of Grade II Listed cottages, **702-706 Great Horton Road**. The stone built, stone-roofed cottages were built c.1800-1820 and have red brick chimneys which appear to be

original features. The paired mullion windows are set, like the doorways, in plain stone surrounds which have all been painted. The windows and doors are of varying modern designs and styles, undermining the unity of the row, while the rendered gables undermine the historic appearance of the row further.



Above: 702-706 Great Horton Road are Grade II Listed, but their appearance has been altered through non-traditional windows and doors.

Below: 10-12 Dracup Road is also Grade II Listed, but here the rendering of stonework and the removal of mullions undermine the historic appearance of the group



Returning to the rest of this character zone, **3 Upper Green** is a late 19<sup>th</sup> century addition to the cluster of cottages at Upper Green. The architecturally plain house has a hipped slate roof with lead flashing to the ridges, corniced chimneys, paired dentil brackets carrying the gutter, large sill-and-lintel windows and a hood on brackets over the door. Along the footpath leading to Knights Fold are **1 Upper Green** and **10-12 Dracup Road**, which form a short terrace with each house built at different times between c.1800 and 1820. For

some reason 10-12 Dracup Road is Grade II listed, but the attached 1 Upper Green is not (though in law it is listed by default), which is particularly unusual as it continues the eaves band and dentil course of its neighbour. All three houses have unsympathetic modern windows and doors, with the mullions removed from 10 Dracup Road to create uncharacteristically large voids in painted plain stone surrounds. The gable of this cottage is rendered and the chimneystack at the apex has been reduced. The appearance of the lower 12 Dracup Road has been altered even more drastically as it has been pebbledashed with bits of stone cladding on top in places, including the angle, giving a quoined effect. The fenestration of the cottage was altered prior to its listing and the windows themselves are modern. The stone roof is the only element of this building which has not been unsympathetically altered.



*14-22 Dracup Road (Grade II Listed) is a disparate group of early 19<sup>th</sup> century cottages made more disparate by unsympathetic alterations to some of the properties.*

Round the corner, 14-16 Dracup Road is a pair of Grade II Listed buildings, 14 being a two-storey cottage and 16 being a single storey cottage. Both were built c.1800-1820. The most striking thing about **14 Dracup Road** is that the building has been coated in a painted render with stucco seashell decorations which means the building lacks much of its traditional appearance. This is exacerbated by the removal of the mullion to the ground floor window and the insertion of modern style windows throughout and a modern door. The eaves band, dentils, stone roof and stone chimney are the only hints that this is an old property. By contrast the stone walled **16 Dracup Road** has within the last ten years been restored to its original appearance through the reinstatement of the mullions and the insertion of mock sash windows. At some point the house was re-roofed in blue Welsh slate. The gable-fronted building which contains **20-22 Dracup Road** was originally built as

two back-to-back houses (20-22) with a through house (the former 18) behind, but is now a pair of semi-detached houses. 20 Dracup Road retains many traditional details such as single pane mock sash windows in unpainted plain stone surrounds, a stone roof, and a stone chimney with cornice. By contrast 22 Dracup Road has modern windows in painted plain stone surrounds, cleaned stonework and its half of the corniced chimney has been rendered. The moulded hood carried on brackets (a late 19<sup>th</sup> century feature on a pair of early 19<sup>th</sup> century cottages) over the side door of 22 Dracup Road has been removed. Behind 20-22 Dracup Road, **23-25 Upper Green** is a pair of semi-detached houses built on the site of a larger building in the early 20<sup>th</sup> century and are not of particular interest.

**37-39 Upper Green** is the only pair of cottages to have avoided being demolished when the layout of Dracup Road and Greenfield Lane was altered around 1900. They were probably built, like the rest of the cottages at Upper Green, around 1800-1830. These traditional cottages have undergone a number of mostly inappropriate changes which have adversely affected both their individual and group appearance in conservation terms. The only traditional details are the (cleaned) stonework, where it has not been painted, the stone roof to 39 and the eaves band and dentil blocks. Neither cottage retains traditional window details or mullions, while a lean-to modern conservatory conceals part of the front elevation of 37, which also has a modern tile roof. The single storey lean-to extension of 37 appears to be a modernised older addition while that to 39 is flat-roofed and modern. The chimneystack was raised to its present height by the builder of the row of houses behind the cottages around 1900. This row, **34-40 Dracup Road** is a symmetrical composition with a hipped slate roof with moulded cornice chimneys at either end of the main ridge, and a symmetrical layout of openings with a pair of doors at the centre. The houses are simply detailed with matching clay chimneypots (most of which remain in place), an eaves band, dentil course and cornice carrying the guttering which wraps around the building and tall sill-and-lintel windows, those to the ground floor being mullioned (though the mullion has been removed from 38). Above each transomed door is a stone hood on stone brackets, each with a plain deep frieze and moulded cornice. While most of the features mentioned so far give the row a pleasing consistency, other elements, such as the different kinds of non-traditional windows and the modern synthetic door to 38 undermine the group value and traditional appearance of the group.



34-40 Dracup Road (unlisted)



44-52 Greenfield Lane is a uniform row of Grade II Listed cottages.

To the north of Dracup Road is **44-52 Greenfield Lane**, a Grade II Listed row of cottages built c.1830. The row has a visually pleasing uniformity about it with a repeated rhythm of recessed door and window openings to each cottage (a door and mullioned pair of windows to ground floor and two identically sized windows at first floor) along a flat front elevation, original height chimneys, stone roof and bare stone walls. Details which detract from the traditional appearance are the painted plain stone surrounds, the render which coats all of the chimneys, the missing mullion to number 46, the

different coloured mortar types and the array of modern, non-traditional doors and windows along the row. 48 bears a weather-beaten metallic sign which bears the name *Greenfield Lane*.



25-27 Dracup Road was probably originally built as a single large house to which number 29 was added in the late 20<sup>th</sup> century. All three are Listed Grade II.

At a right angle to Greenfield Lane, 25-27 Dracup Road is a Grade II Listed pair of cottages with a late 20<sup>th</sup> century addition, 29 Dracup Road. **25-27 Dracup Road** appears to have been built as a yeoman's house in the late 18<sup>th</sup> century, as, if the front door to 27 is excluded, there is a symmetrical layout of mullioned pairs of windows either side of a central doorway with a single window above it, all in plain stone surrounds (which have been painted), which corresponds with a style of a two-cell yeoman's house, which is found across the region. The large irregular quoins to 25 and large block chimney to 27 also suggest a building which predates the c.1800-20 date given in the listing description, which is more likely the date at which the building was divided into cottages and the doorway to 27 inserted. Apart from the paintwork and modern doors and windows, the cottages retain much of their character, although the timber frame carport to number 25 is harmful to the appearance of the building and was more than likely erected without Listed Building Consent. **29 Dracup Road** is attached to the pair and was probably built (or rebuilt) around 1985. Some attempt is made to make this building tie in with the rest of the row through the coping of the stone roof which terminates in modern kneelers with irregular quoins below. However, this is undone by the multicolour stone used, the modern style fenestration of the house and the modern doors and windows.

The chimney of 25 Dracup Road was replaced with the one that is shared with **Greenfield House**, an impressive three-bay villa which is dated 1894. The front elevation of this villa is a symmetrical composition. The front door, which is at the top of a short flight of steps, is of an unusual original six-

panel design with a transom above. These openings are housed in a doorcase consisting of pilasters with an entablature from which the brackets holding the lintel spring. The lintel has a chamfered underside and forms a sort of architrave above which is a frieze that is inscribed *Greenfield House* above which is a richly moulded cornice which is surmounted by a pentagonal pediment with moulded panels carved into it. This doorway is flanked by canted bay windows with chamfered mullions and lintels surmounted by a cornice which matches that of the door. The sash windows on this elevation mostly retain leaded panes to the lower sash and florid leaded stained glass to the upper sashes, which are important original details. The first floor has a similar layout to the ground floor. The central window is set in plain stone surrounds with a chamfered lintel which is surmounted by a round pediment with a moulded tympanum. A sill band links the central window with mullioned pairs of windows with a shared, chamfered lintel. At the top of the wall is an eaves band, dentil course and a deep cornice which carries the gutter. The entablature is bookended by kneelers. The slate roof is coped at either end and at the apex of either gable is a chimneystack with a moulded cornice.



*Greenfield House is a key unlisted building. The symmetrical villa retains original door and window details.*

Next-door is a semi-detached pair of late 19<sup>th</sup> century houses, **19-21 Dracup Road**, which is similarly set back from the street. The houses share a coped slate roof and moulded stone gutter and have moulded cornice chimneys. The principal doorways are set in plain stone doorcases with moulded cornices on scroll brackets. To the left of each door is a canted bay window and at first floor

there are single and mullion pairs of tall windows set in projecting plain stone surrounds. The houses retain their traditional appearance and unity, although the doors and windows have been replaced with unsympathetic modern alternatives.

## Character Zone 2: Great Horton Road

This character zone extends in a linear fashion from east to west along the line of Great Horton Road, which opened as a turnpike in 1740 and became the focal point of the village with commercial, industrial, civic and religious buildings being erected alongside it. In addition to the development overlooking the road, some of the side streets, folds and buildings which have a clear relationship with or share the character of the main road have also been included.



*This warehouse on Bartle Lane is all that remains of the Grade II Listed Lane Close Mills*

At the western end of this character zone is what remains of the Grade II Listed **Lane Close Mills**. The Grade II Listed three-storey 1847 element was recently demolished along with the later corridor which linked this building to the remaining two-storey element which faces onto Bartle Lane. The datestone of this demolished element can be found in the boundary wall to the new factory car park. The surviving element consists of two parallel two-storey ranges built by Samuel Dracup, inventor of the card cutting machine, as a worsted mill in 1841. This date, with the initials of Samuel Dracup and his wife Sarah, can be found inscribed on the keystone of the archway which runs through the ranges and formerly led to the mill yard. This voussoired basket archway contains modern but sympathetic iron gates which bear the name of the mill's current occupier, *Eltex*. The archway occupies two ground floor bays of the ten bay frontage of closely spaced six pane industrial windows with a hopper opening and ashlar cills and lintels. To the right of the archway the regular rhythm of the window openings

is interrupted by a rectangular doorcase with a moulded outer edge which was probably inserted in the early 20<sup>th</sup> century. At the top of the roadside elevation an entablature consisting of an eaves band architrave, dentil course and gutter shelf cornice carry a richly moulded gutter which is probably an original detail. The stone slate roof retains ashlar copings at its southern end only. **12-14 Bartle Lane** are almost surrounded by the mill site. These houses appear to have been built contemporarily with Lane Close Mills by Samuel Dracup, whose descendants have occupied the houses to this day.

At the corner of Bartle Lane, **762-766 Great Horton Road** is a corner shop, shop and house built on the site of three cottages in the early 20<sup>th</sup> century. The row shares a slate roof and is linked by a projecting first floor cill band and an eaves band, dentil course and gutter shelf. The corner shop, 766 Great Horton Road, has a chamfered corner which contains the shop entrance set in painted plain stone jambs. Large shop windows with stone stallrisers below flank this doorway, but other details, such as the fascia and heads of the pilasters might be concealed by the oversized synthetic modern signs which are tucked below the original moulded cornice. Similar details are concealed by the inappropriate modern signage to 764 Great Horton Road. The house, 762 Great Horton Road, has an enlarged window which is out of proportion with the rest of the openings and is disfigured by the large modern dormer window which runs almost the entire width of the house. The row also visually suffers due to the range of modern windows that have been fitted and the varying colours of the stonework due to stone cleaning and paint. **742-760 Great Horton Road** is a long row of stone built cottages that were erected c.1800-1830 and stands in three slightly stepped ranges. The row was probably built in different stages, although their plain detailing and proportions are fairly consistent. Consistent features include the stone roofs (though the roof to one property is coated in tar), a flat front elevation (save the sympathetic stone built porch to 760), the repeated layout of openings set in plain stone surrounds and the eaves band and dentil blocks which support the gutters. Another uniform, but historically unsympathetic element is the lack of mullions to the windows of all of the cottages, while the assortment of inappropriate modern doors and windows on show undermines both the historic and group value of the cottages. This is exacerbated by the painting of the stonework of some of the cottages and the cleaning of the stonework of others. Similarly the cottages which retain the original corniced stone chimney detail are in the minority due to chimneys being reduced in height and the cornice detail removed.



*740-750 Great Horton Road is part of a longer gently stepped row of early 19<sup>th</sup> century cottages. All cottages lack original details and some have been cleaned or painted.*

At the end of the row of cottages is an L-shaped mid-to-late 19<sup>th</sup> century building, possibly built as a shop and houses and is now in one occupation and used as a pub, **The Royal**. The grey slate roof is hipped at the corner and other details such as the corniced stone chimneys and gutter shelf and architrave remain in place as does an old painted advertisement on the western elevation which refers to the ales of *Horton Old Brewery*, which stood on the site of the car dealership across the road. The appearance of the building suffers due to the inappropriate modern windows and doors, the paint to the plain stone margins of the openings and excessive appendages to the main elevation such as signs, lights and related wiring. The discolouration of the stonework around the guttering suggests that this building has a damp problem.



**736 Great Horton Road** (left) is attached to the eastern end of The Royal and was purpose built as a shop when Dracup Road was widened around 1900. The traditional stone detailing of the shopfront remains in place. The wide traditional timber door with glazed uppers and its transom occupy the

face of the chamfer at the corner of the building. The doorway is flanked by the stone pilasters which also flank the large shop windows and the panelled stallrisers below. Above each pilaster is a console

which supports the thin moulded cornice that wraps around the three elevations of the shop front and protects the shallow fascia over the door and windows. The appearance of the shop is let down slightly by the modern shop windows and unsympathetic modern windows to the first floor with chamfered lintels. Tall moulded dentils support the gutter and an eaves band runs beneath them. The blue slate roof is hipped.



579-589a Great Horton Road

The development between Dracup Road and Blacksmith Fold either lies within Character Zone 1: Upper Green, or outside of the conservation area. The south side of Great Horton Road lies within the conservation area. The westernmost block of buildings, **579-589a Great Horton Road** was built as workers' cottages c.1820-1830. The cottages stand under a long stone roof apart from 589a, which stands under two parallel roofs and steps forward from the rest of the row. This building is occupied by *Royal Fisheries*, but the modernisation of the shop front, namely a new style display window, door and a rendered, painted wall surface, contrasts with the uncleaned stone wall and mullioned windows above. Other incongruous alterations are the render to the gable end and the replacement of the chimneystack with a metallic flue. The rest of the row is set back from the road slightly and have common features such as corniced chimneys (although some have been significantly reduced and lack a cornice), dentil blocks supporting a stone gutter shelf, a continuous first floor cill band, a ground floor cill band and plain stone surrounds to openings (which have been painted in most cases). Only 585-87 retains the mullions which divide the ground and first floor windows and the modern replacement windows make some effort to replicate at appearance and finish of traditional sash windows. This is let down by the types of unsympathetic modern windows and doors inserted into the other cottages and their lack of mullions. 579 Great Horton Road was formerly two cottages and the canted bay windows, with

leaded glass and some stained elements, which stand beneath a Welsh slate lean-to roof with bargeboards appear to have been added in the 1930s and are an unusual alteration which retains much of its original character. The western end of 579 Great Horton Road extended much further into the street but was truncated when the tramline was built.



11-14 Cragg Lane is part of a Grade II Listed row of back-to-back cottages. Despite being listed, the appearance of the cottages has been altered and few original details remain.

Behind the row of cottages is **5-14 Cragg Lane**, a Grade II Listed block of back-to-back textile workers' cottages which dates from 1820-30. This block was listed on the strength of its details; long stone roof with copings, corniced redbrick chimneys, dentilled eaves (paired on the western side), eaves band, mullioned sash windows in plain stone surrounds, a first floor cill band and recessed panel doors in plain stone surrounds. Despite being listed, the cottages have undergone unauthorised unsympathetic alterations to varying degrees including the rendering and reduction of chimneys, the painting of stonework, the removal of mullions, the cleaning of stonework and the insertion of inappropriate doors and windows, which have cumulatively undermined the group value and interest. Central heating flues have been punched through the wall and satellite dishes lashed onto the building in conspicuous locations. Although these changes are clearly damaging to the interest of the row, the remaining details help to reinforce the age of the row and its traditional appearance. An interesting detail to the northern gable end is a blocked first floor taking-in door, which confirms that the cottages were used for the manufacture of textiles. Just to the south of the row, **28-30 Collins Street** is inscribed *CRAG COTTAGE* and is dated 1833. This villa, rather than cottage, might possibly have been built by the master who owned the cottages behind it. Built as a symmetrical three bay villa, some details such as the hipped stone roof, fenestration and architrave and gutter shelf are in



place while alterations such as the modern windows undermine the building's historic interest. Of particular note is the stone and timber decorative Arts and Crafts style gable fronted porch, an addition of c.1900 which retains key details such as the timber panel door with leaded glazed upper panels, stone pilasters with inverted consoles, ornate transom lights and a timber finial with bargeboards.



On the way back to Great Horton Road along Cragg Lane is **22 Cragg Terrace**, which was built back to back with the row of shops at Great Horton Road c.1900. The interest of this building is the strength of its details. The most striking features are the highly decorative stained and leaded Art Nouveau style upper sashes to the windows (*left*), which remain in place apart from the openings associated with

the main doorway which have sadly been replaced with plain modern synthetic windows. The door and its transom are also modern and artificial and stand in plain stone surrounds shared with the adjacent windows and are surmounted by a sort of pediment with a moulding running along its top. To the left of the doorway is a five light bay window with chamfered plain stone lintels and jambs. The lintel is surmounted by an entablature with a projecting architrave, deep frieze and rich moulded cornice. The rest of the windows on the building are mullioned and also have chamfered jambs and cills. Above the eaves band thin moulded dentils carry the gutter and the row of dentils terminates at the kneelers above which is the coping to the blue slate roof which is hipped at the corner. The chimneys have moulded cornices.

22 Cragg Terrace is linked back-to-back to the contemporary 1 Cragg Lane, which with 555-575a Great Horton forms a row of shops with a continuous frontage which was built when this stretch of the road was realigned c.1900. **1 Cragg Lane** and **571-575a Great Horton Road** are one phase of the construction as their design differs to the rest of the row. The shops are two storeys in height plus an attic floor which is expressed via the series of stone built coped gable fronted dormer windows with round-headed window openings. Unfortunately an unsuitable modern dormer which disrupts the rhythm of openings has replaced the dormer to number 573. Similarly, this property is the only one without a chimneystack with a moulded cornice. Another feature of the rooftop is the pedimented parapet over the chamfered face of 1

Cragg Lane. Originally there were five shop fronts, but the ground floor of the building has been divided into three units. Fortunately much of the traditional shopfront details remain in place. The shopfronts stand under a continuous moulded cornice which terminates at either end of the long shop frontage in pedimented consoles. A continuous shallow fascia runs between these consoles, but unfortunately most of it is concealed by modern signage which is inappropriate for a building in a historic area. Stone pilasters support the fascia and divide the shopfront into bays and units. Two of the original style tripartite display windows with timber mullions remain in place with the traditional panelled stallrisers below. Other windows and the doors are of unsuitable modern designs. The fact that the shopfront details are repeated on each unit gives, the group a stronger sense of unity than otherwise and features and details are also repeated at first floor level where mullion pairs of windows in plain stone surrounds with chamfered lintels surmounted by moulded cornices which are linked by a sill band. Next-door, **567-569 Great Horton Road** is a plainer pair of shops which are mostly devoid of original features due to modernisation. The stone roof of 567 is an anachronism and the source of the stone slates was more than likely the cottages which previously stood on this site.



*571-575a Great Horton Road/1 Cragg Lane is a parade of c.1900 shops. Some traditional shopfront features remain in place, as do some mullions and most original dormer windows.*

Next-door, **563 Great Horton Road** is different from the rest of the row as it is in a vernacular revival style with a drip mould that wraps around the heads of the first floor windows and kneelers with coping stones above. The appearance of the building is marred by the unsympathetic modern dormer which dominates the roof. The shopfront retains some original details such as the central recessed doorway flanked by large shop windows with stone stallrisers. This frontage is bookended by pilasters

surmounted by consoles which frame a moulded cornice which runs over the fascia, which is unfortunately concealed by an oversized modern synthetic sign. Below this is the box of a modern roller shutter, another unsuitable addition. There is a similar visual problem at **561 Great Horton Road** where the scale of the modern sign conceals all traditional details bar the cornice, although the rest of the shopfront might be of a later date and incorporates some recessed shop windows and a recessed shop doorway. The same is true at the neighbouring **555-557 Great Horton Road**, but here it appears that both of the shopfronts are entirely modern and out of character with the buildings.



*555-563 Great Horton Road is a parade of shops which is let down by incongruous shopfront modernisations and a dormer window which give the row a very disjointed appearance.*



*543-553 Great Horton Road is another unsympathetically modernised row of shops.*

Across Ewart Street is another parade of shops, dating from the mid-to-late 19<sup>th</sup> century, **543-553 Great Horton Road**. Numbers 545-553 were built as one and above ground floor level are fairly uniform, although there is an inappropriate modern dormer to 553, all three chimneys have been unsympathetically altered and most of the windows are unsympathetic replacements. The eaves band and modillion dentils supporting a lead-lined stone gutter are a good original detail. Unfortunately the shopfronts, which stand under a continuous cornice, have been unsympathetically altered to varying

degrees. 553 Great Horton Road has a traditional shopfront layout, but all of the details are modern and lacklustre and it is possible that the original details of the shopfront have been covered with new faces. 551 is a modern version of a traditional shopfront with a large two-pane shop window, a slightly recessed door, a cornice and a panel effect stallriser. The other two units, 545-547 are concealed entirely by roller shutters and the blank roadside elevation has a negative impact on the conservation area and the general feel of Great Horton Road as a retail area. 543 Great Horton Road is of a slightly earlier date than the rest of the row. It has a chamfered corner, a hipped slate roof and paired dentils supporting a deep gutter shelf with an eaves band below. The modern stallrisers, windows and door of the shop sit within the 'frame' provided by the older details; pilasters surmounted by consoles which flank a narrow corniced fascia. Although non-traditional this shopfront at least incorporates traditional details and the new elements are well proportioned, even if the materials are somewhat inappropriate.



*537-541 Great Horton Road (key unlisted building) retains key traditional shopfront details which gives the row a strong consistency.*

**537-541 Great Horton Road** is the last row of shops to this side of Harris Court Mill. The traditional details of the row's continuous shopfront largely remain in place, giving the row a particularly pleasing visual quality and townscape value. To either side of each shop unit is a stone pilaster which is topped by a pedimented console which rises above the cornice of the fascia. The fascias are set between the consoles and below them is a panel intended for larger shop signs. Each shop has a recessed door to the right of the large shop window which rests on panelled timber stallrisers. Although the openings are covered with grilles and the doors are modern, the shops otherwise retain a traditional appearance and even have signage

which is in proportion with the rest of the shopfront. Mock sash synthetic windows with chamfered lintels are at first floor and the gutter is held up by shaped dentils over the eaves band. 537 and 541 have traditional stone built gable fronted dormer windows and both chimneys are their original height and retain the moulded cornice detail. The shops were built c.1900 on what might have been the stables and outbuildings to the former **Four Ashes** public house. Croft (n.d.) mentioned that The Four Ashes was established as early as 1674, but this is more likely the datestone of the building the pub was originally based in, the former residence of the Brooksbank Family at Primrose Hill (Cudworth, 1886) until they built their new accommodation at Brooksbank House, 670-670a Great Horton Road. Therefore it is probable that the pub as a business dated from c.1740 when the building became vacant and the turnpike road opened. The pub was sited next to four giant ancient ash trees which grew from one root (as depicted on the sign of the present day Four Ashes) a landmark which was believed to stand halfway between York and Manchester. The trees blew down in 1835 and the licence was later transferred to where the pub is indicated on the 1852 Ordnance Survey Map, which was later cleared to create Havelock Street in the late 19<sup>th</sup> century, which is probably when the projecting wing to the present day Four Ashes building was erected, with the rest of this Grade II Listed building dates from the early 19<sup>th</sup> century. The building was in use as a pub until the late 1960s, shortly after its redundancy the building was damaged by fire and stood derelict for many years before its present occupiers rebuilt the premises as an auction room and reception hall. The L-shaped block has a stone roof and two of the three chimneys retain the projecting moulded cornice detail. The main old pub building retains its original, traditional appearance with unpainted stonework and two-pane painted timber sash windows and painted timber panel doors set in plain stone surrounds. The irregular fenestration of single, two- and three-mullion groups reflects the building's original function. The lower wing is attached to the main building at a right angle, and, like the main block has modillion dentils bracketing the gutters. The long elevation has also been entirely painted, undermining its historic character. The three tall windows on this elevation are set in painted projecting plain stone surrounds. Moulded corbels support the sills, and the tie jambs support shouldered lintels. The coping above the blank gable end terminates in kneelers.



11-13 Ramsden Court / 10-11 Blacksmith Fold prior to and after restoration. The photographs were taken in 1987 (top), 1995 (middle) and 2003 (bottom). Despite a period of redundancy, these Grade II Listed cottages have been sympathetically returned to use.

Across the road and the Co-op car park from The Four Ashes is another Grade II Listed Building which comprises **11-13 Ramsden Court** and **10-11 Blacksmith Fold**, two pairs of back-to-back cottages which appear to have been made into two through terraces. The cottages formed part of a slightly longer row (probably something like the cottages at Cragg Lane) which was built c.1830. At some point later on in the 19<sup>th</sup> century a larger building (possibly the Co-operative Store of 1863)

was built at the end of the row which occasioned the demolition of some of the cottages. When the site was cleared for the car park in the early 1970s it appears that the neighbouring pair of cottages was also demolished. Sometime after 1987 the four remaining cottages became vacant and by 1995 were semi-derelict. The cottages has since been restored and appropriate new panel doors with fanlights, and single pane timber sash windows installed. The windows are arranged in mullioned pairs and like the doors, are set in plain stone surrounds. Other original details include the eaves band and broad dentil blocks, the stone roof and corniced chimneys. **6-10 Ramsden Court** form the northern side of the fold numbers 11-13 face onto. These Grade II Listed cottages are of an earlier date, c.1800, although the fenestration of number 6 suggests it was either built later or was re-fronted. The most visible feature of these cottages is unfortunately a negative one; the row has been rendered and painted different shades of cream and the margins to the openings painted different colours, robbing them of their historic appearance and coherency as a group. This effect is augmented by the inappropriate modern doors to all three cottages and the out of character windows to numbers 6 and 10. The cottages retain the long stone roof with coped at its eastern end. The rear elevation of **2-4 Ramsden Court** forms the eastern side of the fold and although these cottages might date from the first half of the 19<sup>th</sup> century, it is very difficult to tell as these properties have also been rendered and painted and the original door and window details replaced.



6-10 Ramsden Court (Grade II Listed).



The Grade II Listed 682-686 Great Horton Road (left) and the key unlisted building 672-676 Great Horton Road (right)

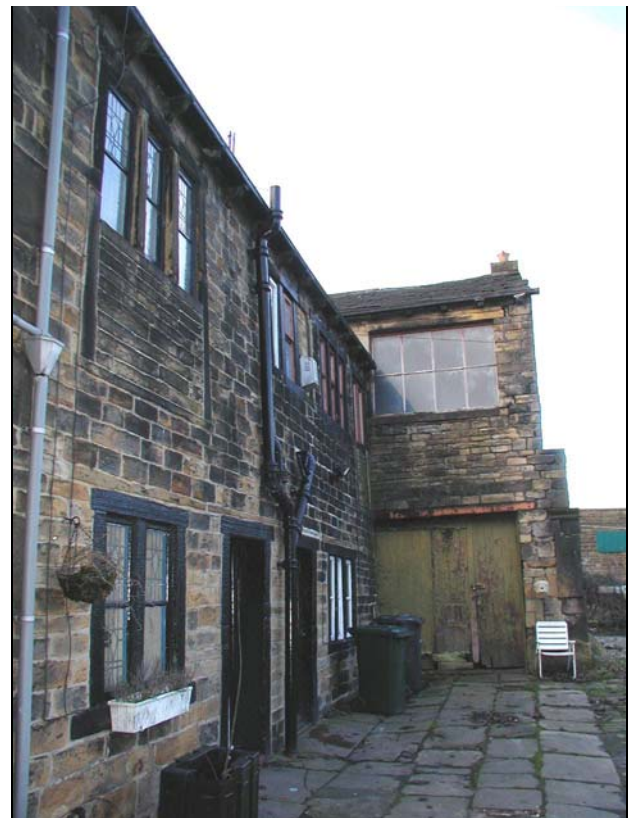
At the entrance to Ramsden Court is a short row of Grade II Listed Cottages built c.1800, **682-686 Great Horton Road**, which was augmented by the addition of **672-676 Great Horton Road** in the mid-19<sup>th</sup> century, and has a front elevation which follows the shape of the road, giving the row its distinctive appearance. Of the three cottages, number 682 was converted to a shop later on in the 19<sup>th</sup> century with a recessed doorway and large shop window, although many details are obscured by render and paintwork and the oversized signs, above which is a traditional awning. This cottage is the only one to retain the original paired mullion sash window detail as the other cottages have modern replacements. The doors are similarly modern and all openings are set in plain stone surrounds that have been painted. The gable end of 686 Great Horton Road (on some maps this property is 1 Ramsden Court) is rendered and painted, partially concealing the quoins. Each cottage has a corniced plain stone chimney. The stone roof over the cottages extends over 672-676 Great Horton Road, which appear to have been purpose-built as shops and retain some traditional details. The sill and lintel windows are typical of the mid 19<sup>th</sup> century, though the windows themselves are of modern styles.

Next door is Brooksbank House and associated buildings and structures. The house and its garden are surrounded by a **high stone wall** which is Grade II Listed in its own right. The wall is made of large sandstone blocks and is contemporary with the house and has a rounded coping, although the stretches of wall directly in front of the house have a slightly projecting shallow course below the coping. In line with the front door is the (blocked) gateway with impressive ashlar gatepiers topped by a moulded architrave, blank frieze and cornice capping. The western gatepier is badly chipped and the upper part of the capital appears to be missing. The high walls and the gateway

communicate the status and wealth of the Brooksbank family, who owned extensive areas of land in Horton and Stanbury. Brooksbank House has been divided into two dwellings for some time, **670 and 670a Great Horton Road**. The house is dated 1746 and initialled GB (Gilbert Brooksbank). This Grade II\* Listed house is virtually unchanged externally and its idiosyncratic design shows an appreciation of Classical architecture, but much of the detailing of the house in the local vernacular style which was common in the 17<sup>th</sup> century. The Classical components of the building are its regular proportions, the rectangular plan with small rear wings, the hipped stone roof and the almost-symmetrical front elevation. This front elevation consists of three evenly spaced bays of windows which are all ten light double chamfer cruciform mullion casement windows set in recessed chamfer reveals and one of six lights, which is the only feature which disrupts the symmetry of the elevation. Apart from the wider window, this carefully proportioned, evenly spaced layout of openings is Classical in style, but the windows themselves are an anachronistic detail found on buildings erected in the region a century earlier. Between the central pair of windows and in the exact centre of this front elevation is the front door (to 670) which was remodelled later in the 18<sup>th</sup> century and consists of a monolithic doorcase with an eared architrave surmounted by a pediment with a recessed tympanum, another Classical detail. In line with the door and set into the eaves is the original doorhead which has a moulded architrave, broad frieze which is initialled, dated and has a weathered cornice. A projecting plat band separates the first and ground floors and the doorhead is the only interruption to the moulded eaves band and row of dentil brackets. Above and set inward from the corners of the hipped roof are two ashlar chimneys with moulded cornices which add to the symmetry of this façade. The eastern elevation has a central six light cruciform mullion stairlight flanked by four light cruciform mullion windows. They are symmetrically arranged and have flat faced mullions and reveals which are more typical details of the mid 18<sup>th</sup> century than the windows to the front elevation. The western elevation has a central three-light flat-faced mullion window to each floor. These windows are even more of their time because they have a sliding sash opening, while the previous two elevations described had side opening casement windows, those of the front elevation being divided into very small panes in order to make the building look older than it actually is. The rear wings have coped gables with kneelers and ashlar corniced chimneys at their apexes.



*Most views of the Grade II\* Listed 670-670a Great Horton Road are obscured by vegetation and the high garden wall which is Listed Grade II. Even so, the vernacular style transomed windows of the upper floors plus the stairlight on the eastern elevation are clearly visible. The appearance of the building has changed little since the drawing on page 12 was made.*



*3-5 Bartle Fold (Grade II Listed) and the remaining element of the coach house / stables / stores to Brooksbank House.*

Set behind Brooksbank House is what remains of its service/stable wing, **3-5 Bartle Fold**. These Grade II Listed cottages date from c.1750 and retain much of their traditional character. There is a mixture of two- and three-light flat faced mullion windows in plain stone margins, a pair of central recessed doors in plain stone margins, irregularly coursed stonework, quoined angles, moulded dentils, a coped stone roof with kneelers and

corniced stone chimneys. The quoins at the corner of the building at the yard entrance have a chamfer and the gable end has a blocked loading door at first floor level. Another blocked opening below a row of a first floor three light mullion window is of uncertain purpose and might have formed a larger opening which included what is now the window. Attached to 5 Bartle Fold at a right angle is a taller **warehouse-like building** with a broad ground floor entrance with double doors, which most likely a much later addition, like the enlarged workshop window above it. The western gable contains four bays of evenly spaced windows to each floor plus another set just below the apex. There is a loading door to either floor of the eastern gable and the outline of the large two-storey building which formerly adjoined this warehouse is clearly visible. This large building is shown on historical maps and might well have been a coach house and stables with storerooms above.



515-519 Great Horton Road. Note how the traditional shopfront details of 515 are contrasted in terms of scale, layout and materials to the modern shopfronts of 517-519.

To the east of 670 Great Horton Road, near the corner of Saint Street is a pair of **K6 type phone kiosks** which are Grade II Listed because of their townscape value. These types of phone boxes were found all over Britain, but are becoming increasingly rare. The iron and glass design is the work of Sir Giles Gilbert Scott and the uppermost panels are moulded with the insignia of King George VI. Across Great Horton Road is a jumble of buildings which developed in an organic fashion and adopted a predominantly commercial function. At the western end, **519 Great Horton Road** is a purpose built commercial building built in the mid-19<sup>th</sup> century. It is stone built with a hipped gable fronted stone roof which has been disfigured by the modern shopfront which has been added to the ground floor. The materials, layout and signage are all uncharacteristic of the conservation area. On the same row, **515-517 Great Horton Road** is a pair of mid-19<sup>th</sup> century shops, though only 515 retains the original shop window with projecting plain stone surrounds with a traditional sign attached to the lintel with a cornice above. The

panel door is recessed in plain stone margins and is surmounted by a shallow fanlight. By contrast a very basic, synthetic modern style shopfront has recently been inserted to 517. The modern glazing and relocated doorway fill almost all of the ground floor of the building's front elevation and looks incongruous with the first floor and the neighbouring 515. The appearance of the shop is made worse by the frame and box of the unfinished metallic roller shutter which projects forward and runs the entire width of the front of the building.



513 Great Horton Road (Grade II Listed)

The next section of the row, 505-513 Great Horton Road, was built incrementally in the mid-18<sup>th</sup> century and is Grade II Listed for its group value. Although they were built as cottages, the buildings were adapted for commercial uses in the 19<sup>th</sup> century. **513 Great Horton Road** is connected to the later 515 and hence the coping and shaped kneelers remain at one gable end of the stone roof where there is a corniced 19<sup>th</sup> century chimney at the apex. The angles of this building are quoined and other local vernacular details are openings in plain stone surrounds including a pair of mullion lights. A thin, corniced fascia which is concealed by a modern sign surmounts the 19<sup>th</sup> century shop window. Attached to the western end of the cottage is a lower range of whitewashed cottages, **505-511 Great Horton Road**, which stand under a long stone roof. 509 appears to have been a pair of cottages with a single storey lean to shop (511) in front. Two large plain stone shop windows have been inserted into 511 Great Horton Road, while the rear of 509 retains much of its traditional appearance, bar the window and door details, as this side is unpainted and stonework details such as the quoined angles, plain stone surrounds to the pairs of mullion lights and tie jambs to the doorway are visible. 505-507 Great Horton Road retains

traditional 18<sup>th</sup> century details such as the paired mullion first floor windows and low doorway to 505 while 19<sup>th</sup> century interventions include the large shop windows and the taller doorway to 507. Both of these cottages extend backwards under a parallel roof, and were perhaps originally two pairs of back-to-back cottages.



499-503 Great Horton Road. The traditional style re-fitted shopfront at 503 contrasts with the modernised shopfronts at 499-501.

**499-503 Great Horton Road** completes this row of commercial buildings. These three shops were built in two stages c.1870 and the corner at Southfield Lane is bowed and on some maps this corner unit is recorded as a bank and was probably altered in the early 20<sup>th</sup> century. The square architrave at 501-503 becomes moulded at 499 and carries a gutter shelf cornice. While the shopfront to 501 is unsympathetic in its proportions and materials, that of 503 has been refitted in a traditional layout with well-proportioned timber details. The bottom of the shop window frame is richly moulded and is supported by panelled timber stallrisers and the tall timber mullion windows are transomed and frame a recessed doorway with flanked by fine moulded mullions which might well be an earlier detail. Over the fascia is a cornice which projects well forward and this is flanked by pedimented consoles which top the timber pilasters which bookend the shopfront. The bow-cornered 499 Great Horton Road has a similar first floor layout of cill and lintel sash windows as its neighbours, but between first and ground floors is a deep stone fascia which is flush with the wall and wraps around the building. Below this the (modern) first floor windows are set in architraved projecting plain stone surrounds and the doorway is set into the corner of the building.

Across the road is another corner building, **654 Great Horton Road**, which was also originally a bank, the occupier, *Bradford Old Bank* was the amalgamation of a few other local banks, including Peckover, Harris and Co (est. 1803) who owned and later rebuilt Harris Court Mill. The building is dated 1902 and is in an exuberant Edwardian style.



One of the main doors is set in the face of the chamfer (*left*). The doorcase consists of chamfered pilasters with a single colonette on the front face which rise to a carved capital which supports a dated lintel inscribed *BRADFORD OLD BANK LIM<sup>TD</sup> AD 1902*. Above this lintel is a pediment with floral carving to the tymanum. The doorway on the Great Horton Road elevation has a similar

style pedimented hood. Directly above is a plat band which takes the form of an unusual entablature with a dentilled architrave, blank frieze and richly moulded cornice. This plat band wraps around the building and follows the shape of the elevations as they step forward and recess. Above the plat band is a camber-headed window in architraved plain stone surrounds. This type of window appears mainly in mullioned pairs along the other elevations. The ground floor windows have quoined architraved jambs, architraved lintels and share projecting moulded cills. The windows themselves are modern and unsuitable for the building and it is likely that they were originally mullioned. The Great Horton Road elevation is more decorative as a rich vernacular revival-style moulding wraps around the window heads and along the wall while beneath each window is a decorative panel. The slate roof is hipped and inconspicuous, though the chimneys appear to have all been reduced.

Next-door is the unusual tall and narrow three storey unsympathetically modernised **650 Great Horton Road** which was originally part of the premises of the Grade II Listed **Kings Arms** public house. The keystone over the main door of the pub is initialled GB and dated 1739, referring to Gilbert Brooksbank who built Brooksbank Old Hall (670 and 670a Great Horton Road) seven years later. Although originally built as a house, the building was soon used as a coaching inn and staging post where horses would be changed and more added for the climb up to Queensbury (Croft, n.d.). The pub passed into the ownership of Benjamin Knight in 1821, but five years later he was bankrupt and the property eventually ended up in the ownership of the Rudd family (after whom Rudd Street might be named) until 1878 (Cudworth, 1886). At time of survey it was difficult to discern whether the building was still in use as a pub or was in residential use.

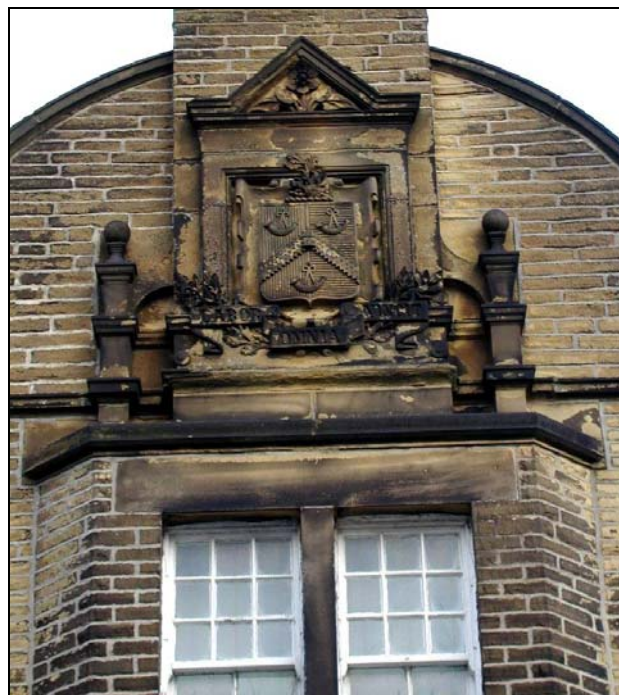
The painted stucco conceals details like the plain stone surrounds to the pairs of mullioned lights, although the Gibbs surround to the main door is bare. The left hand doorway (which would have originally led to the single bay cottage at the end) was added in the early 20<sup>th</sup> century as an entrance to the bar. The asymmetrical stone roof was replaced with slate some time ago and the corniced chimneys are coated in paint.



*The Kings Arms (Grade II Listed)*

Behind 654 Great Horton Road is a building occupied by *Bradford Area Health Authority*, which was built by the Bradford Corporation as a **Police and Fire Station**. The most striking feature of this building is the rounded gable with moulded coping and a central chimney attached to which is an elaborately carved pedimented plaque of the Bradford Corporation coat-of-arms, complete with boar's head, which bears the legend *LABOR VINCIT OMNIA*. This plaque rests atop an oriel with a central pair of mullioned nine-over-four pane timber sash windows with a moulded cill on corbels. This projection continues as a sill band and wraps around the canted end of the gable and links the windows with the three twelve-over-four pane gable fronted dormer sash windows on the northern elevation. The dormers are coped and corbels support the moulded cills of the windows. Directly below the central dormer the pedimented hood over a well recessed doorway which has an unsympathetic roller shutter at its entrance. The doorway is linked to the ground floor mullion pairs of windows with moulded cills on corbels by a cill band and lintel band which wrap around to the western elevation and link the similar single and mullioned openings there. It is unfortunately the case that these ground floor windows have been replaced by modern synthetic windows which are a complete contrast to the original window detail to the upper floor and fundamentally alter the appearance of the building in a negative way. At the southern end of this elevation is a blocked doorway with quoined jambs and a moulded hood on consoles over the

lintel. The roofs of the buildings are diminishing blue slate with red clay ridge tiles. To the east of the building is a blocked gateway with moulded ball-topped capitals which formerly led to the stables of the fire brigade (Kenzie, 2001).

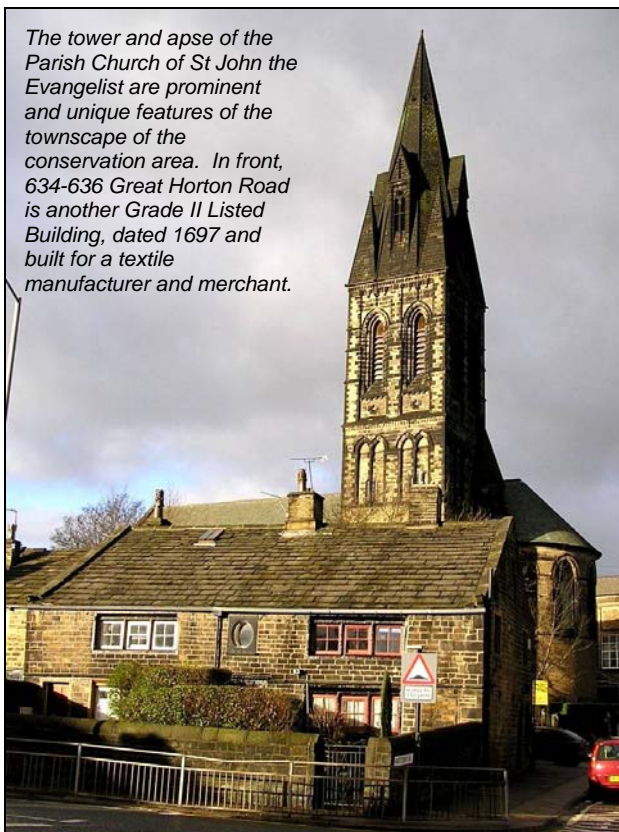


*The Bradford coat-of-arms and the nine pane upper sashes of the windows of former Police and Fire Station at Saint Street (key unlisted building)*

Some 1,200 people attended the laying of the foundation stone of the **Parish Church of St John the Evangelist**. The building was designed by the ecclesiastical architects TH and F Healey and had been designed so that a 'bay may be added without detriment to its proportions' (Parker, 1900). The oak pulpit inside was designed and made by Farmer & Brindley of London, who sculpted the statues of monarchs found on Bradford City Hall. The Church was completed in 1871 and consecrated in 1874, making Great Horton a parish in its own right and independent from Bradford Parish for the first time (Parker, 1900). The church was apparently designed without a tower and this was added in 1885 (Croft, n.d.), but this might just be confused with the fact that the only bell in the belfry is inscribed with this date. The church was gutted by a fire in 1956, which occasioned the redesign and reconstruction of the western gable (Duckett, 1999) from a gothic style eight-cusp rose window to the present pair of tall arched windows. The Parish Church of St John the Evangelist is in an Early English Gothic style with a long tall eight bay nave which is flanked by low aisles, all with diminishing Westmorland slate roofs. The pairs of pointed arch windows of the nave are recessed in squat pointed arches supported by colonnettes and are linked by a moulding which runs over the



arches. Similar windows are found on the aisles. The main entrance is at the southwest corner of the building and is an ogee arch doorway set in a steep-roofed gable-fronted porch with a large pointed arch portal. The portal archway is hooded, chamfered, richly moulded and springs from shafts. At the apex of the porch gable is a six cusp panel with a circular four cusp opening at its centre. At the eastern gable end of the church, the roof is cone-shaped as it extends over the semi-circular five bay apse with pointed arch windows which spring from slender shafts. The square tower is the church's most prominent feature. Above the blind arcading is a belfry with lancet openings set in shafted reveals. The panels which the belfry openings sit in feature machicolation, a gothic detail not found often in this region. Directly above is the base of the stone built octagonal spire and four pyramidal pinnacles. The gabled lucarnes which are set into four faces of the spire repeat the details of the belfry panels on a much smaller scale.



*The tower and apse of the Parish Church of St John the Evangelist are prominent and unique features of the townscape of the conservation area. In front, 634-636 Great Horton Road is another Grade II Listed Building, dated 1697 and built for a textile manufacturer and merchant.*

Directly south of the church tower, **634-636 Great Horton Road** and **3 Westcroft Road** is a subdivided house which is dated 1697. This Grade II Listed Building was erected for James Hall; a cloth manufacturer, merchant and carrier to London and the house was formerly known as Hall's House. The building was divided into tenements in the 19<sup>th</sup> century and within the last ten years the low attached outbuilding to 636 Great Horton Road has been sensitively converted into a traditional

vernacular style cottage dwelling. The house has typical details of a two-cell yeoman's house such as an off-centre main doorway flanked by symmetrically arranged row of mullion lights. The house is built to a double pile plan, with one pair of rooms in front of another. The vaguely Classical style doorway has moulded plain stone jambs and imposts and is surmounted by a panel inscribed *H* over *16:IM:97* (*H* stands for Hall, *I* for James and *M* his wife's name). This panel is the only feature to interrupt the weathered moulding which extends across the front elevation and over the windows. The windows are set in chamfered reveals and were altered in the 19<sup>th</sup> century from six light double chamfer mullion casements to three light sash windows. Above the doorway is an upright oval window carved from a single block of stone. The ends of the elevation are quoined and the stone roof is coped with kneelers. The irregularly placed corniced chimneys reflect the internal division of the house when it was subdivided. The entrance to 3 Westcroft Road is set into the eastern gable, reusing the other original entrance to the house, a camber-headed recessed door with a massive chamfered lintel and chamfered composite jambs. To the far left is a small oval window with panelled spandrels. The windows to the side and rear elevations are a mixture of 19<sup>th</sup> century vernacular flat faced mullion windows and others set in the chamfered reveals of older openings.

At the corner with Southfield Lane, **497 Great Horton Road** and **312 Southfield Lane** are two old properties that have been altered with little sympathy for their traditional character. The pair stands under a modern tile roof without chimneys. 497 Great Horton Road dates from before 1800 judging by the quoins, but was extended to form an angled corner in the 20<sup>th</sup> century and the new face of the building has a modern style shopfront with illuminated signs and poor detailing. The mullions have been removed from the windows, as at 312 Southfield Lane, and inappropriate modern windows inserted. The cottage is joined onto the rear of **310 Southfield Lane** and **3-4 Knights Fold**, a row of three mid-19<sup>th</sup> century terraced houses which lack traditional door and window details. The houses are attached to a pair of Grade II Listed single storey cottages, **5-6 Knights Fold**. Although they were built in the early 19<sup>th</sup> century, they have been extensively altered and lack traditional details. The stone roof has been replaced with blue slate; the chimney to 6 has been demolished and replaced with plastic flues, the doors and windows are of modern designs and materials, and most of the stonework has been painted. The tie jamb recessed doorways are original details as are the plain stone surrounds to windows, but it is difficult to discern whether the windows were once shop windows or whether the mullions have simply been removed.



5-8 Knights Fold (Grade II Listed). Alterations to these cottages have undermined their historic appearance and group value.

Attached to the low houses, **7-8 Knights Fold**, like 634-636 Great Horton Road, is a late 17<sup>th</sup> century two-cell double pile plan yeoman's / farmer's house. This building was also divided into tenements in the late 18<sup>th</sup> or early 19<sup>th</sup> century and now forms two pairs of back-to-back dwellings. The building has a coped stone roof with a 19<sup>th</sup> century corniced stone chimney set to the inside of the saddlestones. The remains of an extended chimneystack stand between 7 and 6 Knights Fold. The copings terminate in shaped kneelers and the gutters are supported by moulded dentils. The angles are quoined and the blocks of sandstone are in irregular horizontal courses. The doorway to 8 Knights Fold is the original doorway to the farmhouse and has chamfered composite jambs and a Tudor arch lintel with the chamfer of the jambs forming a simple decoration above. This side of the house retains the chamfered reveals of three of the original windows at ground floor, though the fenestration is contemporary with the building's subdivision, so what was probably two four light windows are now two-light windows as only the central double chamfered mullions remain in place in each window. The rest of the windows and the door to 7 Knights Fold are in flat-faced plain stone surrounds, which are details that are contemporary with the subdivision. Unfortunately none of the replacement doors and windows are suitable for this Grade II Listed Building. A fluted lead rainwater head on the eastern gable is dated 1773. At the other side, the **483-485 Great Horton Road** elevation is almost identically detailed; the only difference being that all openings are flat faced and plain stone. These dwellings also lack traditional door and window details.

*Top of next column: the scale, proportions, detailing and materials to 618-626a Great Horton Road is out of keeping with the traditional commercial buildings of the conservation area.*



**618-626a Great Horton Road** is probably the most substantial modern development in the conservation area, but it is a shame that they are not good examples of architectural innovation and attention to context. The long low single storey building has a fairly flat continuous frontage which is dominated by the scale of the signs for the two units which step forward from the rest of the elevation. Above the signs is a randomly coursed stone parapet which conceals the flat roof of this building. The size of the shop units is out of scale with the rest of the shopfronts along Great Horton Road and they are also modern in design and make use of materials that are alien to the conservation area such as stainless steel, painted metal and tiles. This building stands on the site of the house and garden of the Wesleyan Minister of the neighbouring church. The scale and style of this building contrasts with the neighbouring cottage of c.1830 at **630 Great Horton Road** which retains flat faced plain stone openings, though much of its 19<sup>th</sup> century shopfront is concealed by a modern sign which is too large for the building.



*The appearance of 632 Great Horton Road has been altered through the modern shop windows inserted at ground floor and the out of proportion modern signs.*

The neighbouring **632 Great Horton Road** is made up of two buildings. The first is the lower slate-roofed element with a large corniced chimney which retains two-pane sash windows to the first floor. The second element was built in the early 20<sup>th</sup> century and is an unusually designed tall corner building. The shop doorway is set into the face of the chamfered corner, the details above this are

concealed by a sign and at first floor is a transomed light. This chamfered face is flanked by two gable-fronted bays with a mock timber frame to the apex of each. One of the mock timber frames is carried on timber brackets and an oriel while the other is flush with the wall and a cruciform mullion light is below it. Cill and lintel bands link all the first floor windows. The building is disfigured by the enlarged display windows at ground floor which are well out of proportion with both elements of 632 Great Horton Road. The sections of wall at ground floor have been rendered and painted, as has the doorcase. The large signs that have been attached to all three of the main elevations are also too large for the building and are out of context with Great Horton Road generally.



The premises of **Great Horton Conservative Club** is a key building on Westcroft Road and is prominent from Walshaw Street. It is dated 1891 and the main block has a nearly symmetrical six bay elevation. The most striking features of the club are the gables at the outer bays which rise almost as high as the ridge of the steeply pitched diminishing Westmorland slate roof behind them. These gables (*one is shown, left*) have moulded ashlar copings which have a sort of ashlar pediment at their apexes. Directly below

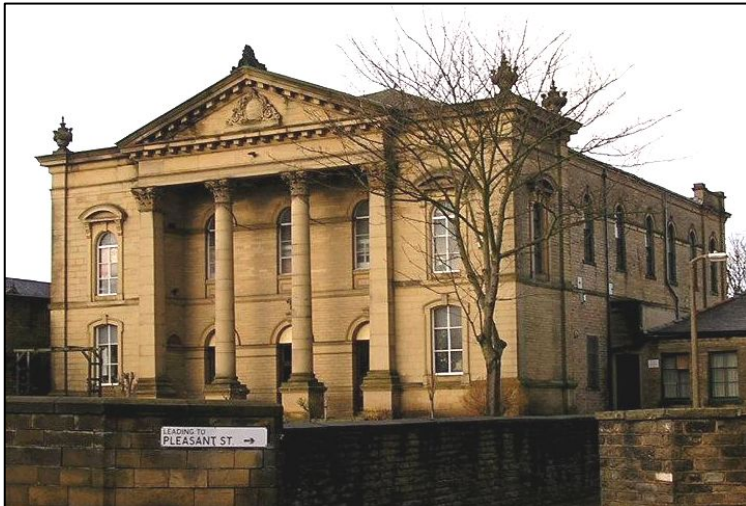
is a round-headed niche with keystone, the base of which is attached to the ashlar dressings which frame the semicircular arch of a window head. This arch is keyed and frames the transom to the mullioned windows to the westernmost bay and a pair of doors to the easternmost bay. The doors open onto a small balcony with highly decorative fluted wrought iron railings which frame the initials *GHCC*. The stone floor of this balcony is supported by ashlar corbels which double up as the moulded hood over the principal entrance. This doorway, like the one above it, is set between chamfered ashlar quoins. Above the door is a basket arch transom with a richly moulded architrave surround and a highly ornamental keystone. Directly above the keystone is a moulding surmounted by a panel inscribed *CONSERVATIVE CLUB*. Compared with the gables, the other bays are much more simply

detailed with a row of cruciform mullion lights at first floor linked by a sill band and a corresponding row of tall lights linked by a cill band and a moulded band along the lintels. Unfortunately the historic appearance of the building is let down by the character of the modern windows. Next-door, **8a Westcroft Road** is a detached villa built in the mid-to-late 19<sup>th</sup> century. The house has an unusual plan and its slate roofs form valleys, and have a mixture of gabled and hipped elements. The moulded cornice chimneys survive, though the timber dormer is an insensitive addition. The unsympathetic modern windows are a mixture of single and mullion pairs of tall lights with projecting cills on brackets. The six panel timber door is set in a small porch with a lean-to slate roof. The porch is fronted by a pair of timber arches which spring from pilasters. The semi circular shape of the arches is punctured by drop finials.

Around the corner is **3 Ormond Street**, an unusually designed end-of-terrace which retains much of its traditional character and appearance through the conservation of key details. These include painted timber frame single pane sash windows, including a round-headed stairlight with coloured glazing and margin lights. The original gable fronted timber dormer window remains in place, complete with shaped bargeboards and pointed finial while the chimneys are both their original height and retain moulded cornice details. Features such as the projecting doorcases with richly moulded hood, coloured stairlight and bowed ground floor corner are not typical details for an industrial end of terrace. Nearby is another ornate house, **24-24a Melrose Street**, which dates from c.1900. This villa has a symmetrical three bay façade. The transomed front door and the canted bay windows which flank it all stand beneath a hipped lean-to slate roof with a dentil-like bargeboard decoration. The porch entrance leading to the doorway is demarked by a semi-circular timber archway with carved openwork spandrels and a drop finial. At first floor level the pedimented central window and pair of mullion lights are linked by a projecting cill band. The entablature is interrupted by two small stone built gable fronted dormer windows and terminates in kneelers.

To the south is one of the conservation area's key buildings, the Grade II Listed **Great Horton Methodist Church** which was originally built in 1814, but renovated and re-fronted in 1862 and is the most striking example of Classical-style architecture in the conservation area. The front elevation takes the form of a temple elevation and is executed entirely in fine quality ashlar sandstone. At the centre is a tetrastyle portico with giant Corinthian columns and pilasters, which support a deep architrave and frieze which are surmounted by

a large bracketed pediment. At the centre of the tympanum is a cartouche bearing the date of renovation flanked by floral carvings. The pediment is crowned by a floral acroterion. The moulding which runs along the pitched sides of the pediment continues along the top of the side bays as a cornice with mutule, which is also in the Corinthian order. The openings within the portico are keyed and archivoluted and similar windows can be found along the side elevations. The cill band linking the first floor windows extends to the windows in the bays that flank the portico. These round-headed windows are keyed and sit within pedimented cases. The windows below have keyed cambered heads and are set in architraved surrounds. The front elevation is bookended by giant pilasters which are topped by ornate swagged handle urns. Another pair can be found to the rear corner of this 'new' front to the church. To the right is the much lower **Sunday school** building with a hipped slate roof and evenly spaced row of casement windows.



*Great Horton Methodist Church (Grade II Listed) is the most overtly Classical style building in the conservation area.*

Across the road, **465-469 Great Horton Road** is a row of mid-20<sup>th</sup> century shops. The building is slate roofed and has corniced chimneys and some of the original multi-pane casement windows remain in place to the upper floor. The shopfronts are of a basic traditional design and proportions, though only 465 retains the recessed doorway and what might be the original shop window. The large fascias are separated by simple consoles which carry a well-projecting cornice. Next-door, **The Bull's Head** was rebuilt at the same time that the neighbouring shops were erected, some time in the mid-20<sup>th</sup> century, when this stretch of Great Horton Road was widened. The 'new' pub building has a hipped slate roof which follows the shape of the corner site and its gables have low coped parapets. The corner of the building has a chamfered face with a slightly projecting ashlar element containing a bay of windows. The upper window is a three over

six-pane timber sash window set in architraved surrounds, while the lower windows is set in simpler surrounds and, like all of the ground floor windows, is modern. The chamfered face is topped by a gabled parapet which is flanked by lower parapets which surmount the bays either side of the chamfer face. The main doorway faces onto Great Horton Road and the timber panel door is set in an architraved ashlar recess which is surmounted by a hood.



*The Bull's Head, a stone-built mid-20<sup>th</sup> century pub.*

Across the entrance to Paternoster Lane, **461 Great Horton Road** is a two-storey mid-19<sup>th</sup> century house which has been extended forwards and is now used as a pharmacy. The building is plain in detailing with a coped stone roof and two pane timber sash windows to the upper floor, and the extension, although correct in terms of materials and most of its proportions, has a very plain shopfront. The pharmacy also occupies the adjacent pair of single storey cottages that were once the village post office, **459 Great Horton Road**. Although the chimneys have been reduced, the building retains much of its traditional appearance due to its unpainted façade, stone roof, dentil blocks, paired mullion windows in plain stone surrounds and plain stone tie jamb doorways.

Behind Great Horton Road, **2 Paternoster Lane** is a temporary-looking flat-roofed single storey timber clad building which has boarded up windows. Seemingly built by the local authority but now occupied by a shop, the materials, detailing scale and mass of this building is completely at odds with the traditional buildings in this conservation area. The **Paternoster Lane Surgery** is across the street. This fine three bay villa was seemingly built for the master of the large Wesleyan Sunday school which stood on the site of the adjacent medical centre. The front elevation is symmetrical and well detailed. The semi-circular heads of the ground floor openings are keyed and archivoluted. The arches spring from moulded impostes and each is



*The unity of the stepped cottages at 437-449 Great Horton Road (Grade II Listed) is reduced by the replacement of most of the traditional door and window details with modern ones and the painting of stonework. The larger and later 437 is on the far left and with its cottage at 439 retains traditional sash windows.*

simply moulded. The recessed doorway is transomed and below either round-headed two-pane timber sash window is a recessed apron. A moulded cill band links the camber-headed two-pane timber sash windows at first floor. Projecting quoins demark the outer angles and chunky moulded dentil brackets carry the gutter shelf over the eaves band. The building is T-shape in plan and the corniced chimney attached to this wing is the only feature, which disrupts the symmetry of the original building. Within the last ten years the building has been extended to provide a new reception and waiting area. The new element is a single storey in height and its canted gable front follows the shape of Paternoster Lane. Details like round-headed openings, projecting quoins and the shallow courses of the stonework are all repeated on the extension, which also continues the impost band of the archivoluted ground floor of the original building. The wide doorway is surmounted by a keyed semicircular panel, but the doorway itself is modern and non-descript and does not have the same 'one-off' character as the rest of the extension.

using stone walls and mullion windows, but is a disappointing pastiche of the vernacular architecture of the cottages in the conservation area and is let down by the stone coloured roof tiles, and mismatch of stone as well as its unadventurous and cheap-looking design. As cottage-like traditional vernacular style buildings were not built at this scale or for the purpose of a medical centre, there was an opportunity to build a truly modern building that was right for the context of the context provided by the conservation area and this side street site, but alas this option was not taken.

The medical centre stands behind **451-455 Great Horton Road** which were built in the mid-to-late 19<sup>th</sup> century as shops with accommodation above. All three are now used solely as dwellings but retain the large plate glass shop windows and single pane timber sash windows, with the rest of the shop details perhaps removed. **419 to 449 Great Horton Road** is Grade II Listed as a 'good sequence of cottages' (listing description). Numbers 423-435 and 441-449 were built c.1800-1830 incrementally as the vertical joins in the wall indicate that they were built individually, in pairs or in groups of three. Despite the differences in age, these cottages are quite similarly detailed as all have stone roofs, chimneys, paired mullion windows, openings in plain stone surrounds, eaves bands, dentils, and cill bands to either floor. Number 441 is differentiated by a pilaster frame to its doorway. However, the historic character and group interest of the cottages has been cumulatively undermined through unsympathetic alterations to practically every cottage. Changes which have been adverse to the character of the cottage groups include the shortening of chimneys; the painting of stonework; the cleaning of stonework; modern, non-traditional windows and doors; and the removal of mullions. Numbers 419 and 437-439 date from c.1850 and the key differences in their detailing are the tall single cill-and-lintel two-pane sash windows, the bracketed hoods over the doors of 419 and 437 and a lack of cill bands to 437-439. These cottages are generally more traditional in their appearance as



*Paternoster Lane Surgery (key unlisted building) was probably built as the residence of the master of the Wesleyan Sunday school in the late 19<sup>th</sup> century. This building retains its original appearance and has been sympathetically extended.*

they all retain traditional windows, some traditional doors remain in place, the chimneys are mostly unaltered and little of the stonework is painted. 419 was built as a three bay house and has a first floor cill band and is the only cottage in the group with paired dentil brackets. The single storey shop units (419a and 421 Great Horton Road) were added later in the 19<sup>th</sup> century. Both are painted and retain the basic original feature such as the large window, stallriser and recessed doorway. 437 and 437a appears to have been built as a three-bay house, much like 419, but with a smaller cottage (439 Great Horton Road) attached. The doorway to 437a is the only feature to interrupt what is otherwise the original symmetrical façade of 437 Great Horton Road prior to subdivision.



419-425 Great Horton Road (Grade II Listed)



Great Horton Library is a unique Edwardian style civic building and is a key unlisted building of the conservation area.

At the corner of Great Horton Road and Cross Road and facing onto the latter is **Great Horton Library**, a key unlisted building which is dated 1912. The building consists of a main block with two lower wings and was apparently designed to be easily extendable. The main block is the most eye-catching part of the building, for its diminishing slate pavilion roof is pierced at the centre of the ridge by

an octagonal fleche with an elegant curved and pointed roof which terminates in a delicate weather vane. The fleche is in line with the central bay of the main block which contains the principal entrance to the building. The recessed timber panel double doors with leaded glazed uppers are recessed in a chamfered segmental arch portal. The arch itself is carved in a vaguely gothic style with a different floral carving to each voussoir. The arch is surmounted by the Bradford coat-of-arms with its motto *LABOUR OMNIA VINCIT* and below this the legend *PUBLIC LIBRARY*. Relief carvings of a sheep and an alpaca llama, both of whose wool would have been used in the production of worsted textiles, flank the coat of arms. The coat-of-arms is surmounted by a relief of the head of the *Bradford Boar* (see page 10). Above these carvings is a canted oriel with a corniced parapet that breaks through the eaves and bears the date of construction set in a relief carving of a wreath. The central window of the oriel has a cruciform mullion and those which flank it are transomed single lights. These windows, like the rest on this building, are the original leaded casement windows. Other windows on this building include six light cruciform mullion windows to the main block, three by three-light cruciform mullion windows to the gable-fronted wings and seven light cruciform mullion windows to the gable overlooking Great Horton Road.



Hunt Yard. Although the catslide roofs and the use of traditional stone and timber are good details, the poor and plain detailing and materials elsewhere reduce Hunt Yard's contribution to the conservation area.

Across the road is **Hunt Yard**, a development of the late 1970s that replaced a group of Grade II Listed cottages and won two national design awards in 1978. The development was designed by John Brunton & Partners in conjunction with Bradford MDC and the Hunt Yard component contains seven 3-bedroom houses and twelve 1-bedroom aged persons' flats (City of Bradford MDC, 1978). The development was probably an award winner for being creatively designed social housing which pays regard to the context provided by the conservation area. Although innovative for its time, the plainness of the buildings and their very basic detailing means that they add little to the

atmosphere of the conservation area. Although the rows of houses and flats attempt to emulate the cottages that previously stood on the site, details such as plain stone surrounds, coping, kneelers, traditional style windows and even chimneys are missing (instead there are regularly spaced plastic flues). The front elevations feature timber clad two storey projections under catslide roofs which break up the regular shape and mass of the rows. These modern elements, which use traditional natural materials, are innovative yet appropriate to the area and is architecturally the best element of these buildings.

Behind Hunt Yard is **1-37 Pleasant Street**, a fairly plain terrace of mill workers' housing from the second half of the 19<sup>th</sup> century. The terrace steps down the hillside and has a regular rhythm of openings, including arched passageways which originally provided access to the privies to the rear of the houses.



*The former United Reform Church is a Grade II Listed restrained Classical style building which has been successfully reused as a commercial building. The signage is sympathetically designed and sited.*

According to the historical sources used in compiling this assessment, *Wesley Place Chapel* was built by a group who broke away from the Horton Wesleyans in order to join the Wesleyan Reformers in 1849, which was probably when the building now known as the **former Great Horton United Reform Church** (now occupied by *Concept Labelling Solutions*) was built. The Grade II Listed building was enlarged in 1851 and is fairly unchanged since. Like its parent Great Horton Methodist Church, the former United Reform Church is in a Classical style, but is much more restrained. At the centre of the five bay front elevation to each floor, front and rear, is a Venetian window with richly moulded cills and impostes. The jambs of the smaller lights take the form of pilasters while the central light of the upper window is keyed,

that on the lower floor is set in plain ashlar surrounds. The first floor Venetian window is linked to the other four windows, which have keyed and imposted round heads, by a cill band. The ground floor Venetian window is linked to its neighbouring openings by a moulded impost band. The lower Venetian window is flanked by the large main doors which have eared architraved ashlar surrounds, though unsympathetic roller shutters have been inserted under the lintels and obscure the six panel doors. Both doorways are surmounted by pedimented hoods on ornately carved scroll brackets. The windows which bookend the ground floor elevation are similar to those at first floor and like most windows in this building are fixed, round-headed multi-pane timber windows edged with coloured margin lights. The ground floor windows to the rear and side elevations are similar but are rectangular. A moulded plat band separates the first and ground floors of the whole building. The first floor cill band also continues around the building and links the six bays of round-headed lights to the side elevations. The western elevation is blighted by the three large rendered buttresses which have been added to give the wall stability. The entablature of the former church is crowned by a hipped slate roof which is fairly inconspicuous from and emphasises the rectangular mass of the building.

The Wesleyan Reformers became part of the Congregationalist Society and the former school which is associated with the church was known as the **Congregational Schools**. This building stands across Bakes Street from *Concept Labelling Solutions* and is occupied as a warehouse by *Ali Baba Carpets and Furniture*. The building was designed by Paul and Robinson, Architects of Manchester. The most eye-catching feature of the building is its square campanile style tower which has been a landmark along Great Horton Road since its construction in 1868. A hipped roofed lucarne (with a bricked up void) is set into each face of the pyramidal slate roof of the tower which rises from a moulded cornice supported by modillion dentils with floral carvings set between them. Below this is the belfry. Each opening has been bricked up but the shafted round-headed openings retain their shape. The belfry openings on each face are linked by an ornate impost band with a diamond motif carved into its 'frieze'. Slit like lancet openings are set into the tower just above where it meets the rest of the building. The main entrance is set into the base of the tower and is accessed up steps from Great Horton Road. The doors themselves are unfortunately of a standard modern steel-and-glass types which sit, with roller shutter, in the chamfered camber headed doorway. This entrance is set in a gable fronted stone porch which rises from the ashlar stairposts on paired shafts.

The voussoired underside is cambered and above the voussoirs is a panel inscribed with a Star of David which rests below the saddlestone of the moulded copings. To the right of the porch as two pairs of timber casement windows recessed in shafted surrounds with shouldered chamfered lintels. This front elevation rises to a gable with moulded copings and a Celtic cross finial. A panel inscribed 1868 in Roman numerals is below the saddlestone. Below is an unusual Venetian window of sorts, with sandstone 'brick' mullions and a chamfered, cambered head to the central light. The deep cills of the Venetian window are engraved with gothic style four cusp motifs. The side elevations are much plainer, but are still an interesting mix of projecting gable-fronted elements which repeat the Venetian window motif and plainer bays. Most of the ground level windows on these elevations are boarded up and most are entirely concealed by signs. A proliferation of other inappropriate signs can be found on all elevations of the building, particularly the Great Horton Road side.



The former Congregational Schools is a key unlisted building executed in the Gothic Revival style found all over Bradford. The campanile style tower is a key feature of the conservation area's skyline.

**590 Great Horton Road** and **2 Arctic Parade** are across Becksie Road from *Ali Baba's* and were

built together as a house and shop. The diminishing Westmorland slate roof is gable fronted to Great Horton Road with coping and a stone finial. The round-headed window near the apex is the only one that is not a tall single or chamfer mullion single pane sash window with and chamfer lintel and a cill on corbels. The entrance to the shop is set in the face of a chamfer which is surmounted by a parapet with a concealed panel which according to Kenzie (2001) is inscribed *T & MB 1889*, which stands for Tom and Mary Burston who built and occupied the house and shop in that year. Over the doorway is a timber fascia which extends over the shopfront. It lacks a cornice and is rotten. The general layout of the shopfront survives, but seemingly little else ad modern neon signs obscure the spaces under the fascia. Attached to this building is the early 19<sup>th</sup> century **584-588 Great Horton Road**, originally a short row of three cottages, but is now two shops. 588 retains its corniced 19<sup>th</sup> century chimney, but the undulating hipped roof has been covered with modern synthetic tiles. Below the roof is a gutter shelf supported by paired dentils with an eaves band below. No traditional window details or mullions remain and it appears that 588 was almost completely refenestrated in an early modern style in the early 20<sup>th</sup> century, completely disfiguring the building. This building has an ornate pilastered doorcase with brackets carrying a segmental arch pediment.



584-590 Great Horton Road.

To the north, **12 Arctic Parade** is a modest mid-19<sup>th</sup> century three-bay T-plan house with a smaller attached cottage-style residence, **14 Arctic Parade**. Despite the differences in status, both the house and cottage are similarly detailed with a shared coped slate roof, moulded cornice chimneys (though that of 14 has been reduced), modillion dentil brackets, an eaves band, tall cill-and-lintel windows and deep, moulded cornices supported by scroll brackets over the doorways. The doors are a traditional timber four panel detail, and both are transomed, though that to 14 is camber-headed. The doorway to 14 lacks jambs and is inornate, while the jambs to 12 are quoined and chamfered.

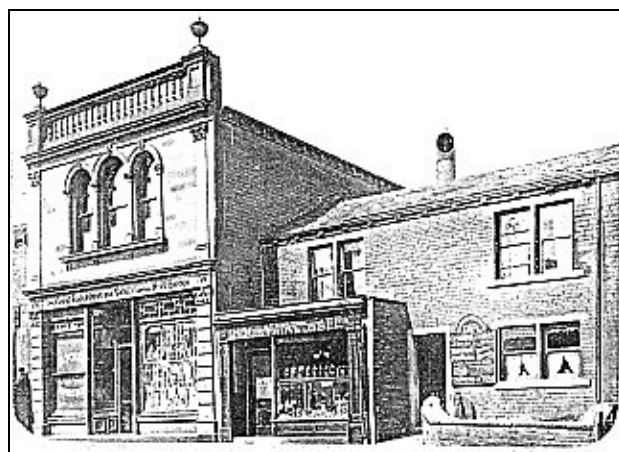


Diagonally opposite Arctic Parade, **397-413 Great Horton Road** is a long stepped row of 19<sup>th</sup> century development. 411-413 have been insensitively modernised and are used as shops, while 399-409 are all cottage-type dwellings from the first half of the 19<sup>th</sup> century. Although the cottages all retain paired mullion windows, recessed doorways and a flat front elevation, they have on the whole been altered with little consideration to their historic appearance and group value. Most cottages lack chimneys, and where they remain have been rendered; stonework has been painted or cleaned and inappropriate new windows and doors of various non-traditional designs have been inserted. What would otherwise be a good sequence of cottages has been let down by the alterations. At the end of the row, **The Bentley's Arms** appears to have been purpose built in the mid-19<sup>th</sup> century and also occupies an earlier cottage which is set at a right angle to Great Horton Road. The pub has been modernised and retains few of its traditional details.



397-413 Great Horton Road are early 19<sup>th</sup> century cottages which lack their traditional character due to the painting of stonework, alterations to chimneys and modern door and window details.

Across the road, **570-572 Great Horton Road** was built as three cottages in an L-shape, but now forms the premises of one shop. The building has a hipped stone roof and a reduced chimney. The mullion windows remain at first floor level and to the former cottage that faces onto Town End, but the cills, mullions and lintels have all been painted and the windows themselves are unsuitable modern style ones. The Great Horton Road elevation has been drastically altered by the different, non-traditional modern style shopfronts, painted stone and a large fascia which runs the length of the elevation.



564-568 Great Horton Road were once the Number 10 Branch of the Great Horton Co-operative Society. The upper photo shows how the building appeared 95 years ago and as it did in 2003.



570-572 Great Horton Road. The shopfronts and signage of this building are completely inappropriate.

Next-door is **568 Great Horton Road** a building erected by the *Great Horton Co-operative Society* as its 10<sup>th</sup> branch in 1891. This Italianate building has undergone some unsympathetic alterations including the removal of the openwork parapet with urn decoration which once concealed the hipped slate roof, the front elevation has been painted and an oversized synthetic fascia conceals the original fascia and top pieces to the shop windows. The shop windows on stallrisers are traditional and the doorway is recessed. The first floor is flanked by

pilasters which support an entablature with a moulded cornice that runs along the top of the building. At the centre are three shafted round-headed lights which share a moulded corbelled sill, are keyed and retain the single pane sash detail. **564-566 Great Horton Road** were also occupied by the Co-operative Society and accommodated the *Great Horton Industrial Café*. It was probably the Society who built the single storey shopfront onto what was originally a pair of early 19<sup>th</sup> century cottages. Some original details of the shopfront, such as the recessed panel door, stallriser, and large window are clearly visible, but it appears that the panelled timber pilasters, shallow fascia and awnings housing are concealed behind the timber boxes which frame the shopfront. The stone-roofed cottage elements lack mullions and have modern windows and doors. The remainder of this row, **544-562 Great Horton Road** is Grade II Listed for its group value and as it retains the character of early 19<sup>th</sup> century 'ribbon development'. The row steps down the hillside in four stages and was built c.1800-1830. What was once a well-detailed uniform row now looks very disjointed and incoherent due to the cumulative effect of unsympathetic alterations. The chimneys of most cottages have been reduced to stumps and lack the cornice detail, stone elevations have been painted or cleaned, inappropriate modern windows and doors have been inserted to the majority of cottages (frequently occasioning the removal of stone mullions), and, in the case of 552, a modern porch made of unsuitable materials disrupts the flat elevation. Two doors up, 558 Great Horton Road was built onto the row later on in the 19<sup>th</sup> century as a shop unit. All windows are cill-and lintel type; each cottage has dentils and a stone roof. 560-562 retain good Art Deco leaded and stained glazing which was installed c.1930 and are the only cottages to have any kind of historic windows and the character of the whole row is marred by the



differentiations between cottages.

### Character Zone 3: Industrial Great Horton

This character zone is to the south of Great Horton Road and runs parallel to it from Harris Court Mill to the west to Crabtree Place to the east. The development in this character zone is industrial with two mill complexes dating from different stages of the 19<sup>th</sup> century and rows of mill workers' houses which were mostly built in the second half of the 19<sup>th</sup> century. The buildings in this character zone are generally the latest development in the conservation area that is associated with the village's industrialisation and expansion.



*The large mass of the main shed at Harris Court Mill is complemented by the range of stone outbuildings and ancillary sheds at the complex. Their group value and impact on the character of the conservation area means that they are key unlisted buildings.*

At the western end of this character zone is the massive **Harris Court Mill** complex. The first mill on this site was built in 1806 by the John and Benjamin Knight, but was acquired by a bank, Peckover, Harris & Co following the brothers' bankruptcy in 1826. The bank leased out the mill, which in the end stood vacant for a time until it was demolished and replaced with the present day mill complex in 1861, which was bought and extended by its first tenant, John Broadbent. The most conspicuous and striking element of the complex is the main shed which overlooks Great Horton Road. The shed has four-and-a-half storeys and its northern elevation consists of nineteen evenly spaced bays of tall industrial windows which are linked on each floor by a projecting cill band which wraps around the entire building. A long strip of lights runs near the ridgeline of both pitches of the grey slate roof which is coped at the gable ends

with interesting scrolled kneelers. The gables are five bays wide and the central bay to the eastern end retains the tall timber loading doors which open onto Harris Court. A hipped roofed tower of two bays width projects from the southern elevation. To the southwest of the tower is the mill chimney which is octagonal in plan and has tapered sides. Given that the chimney is scarcely taller than the main mill shed, it is more than likely that the chimney was reduced in height at some point. To the southwest of the chimney and bordering the western edge of the complex is a fourteen bay two storey slate-roofed shed, which like the main shed, has a regular grid layout of windows. A seven bay slate-roofed north light weaving shed is attached to the southern gable of the shed. Across the yard from the weaving shed is a reasonably sympathetic stone built modern shed / warehouse with eight bays of camber-headed lights linked by a lintel band. The materials used blend well with the local stone of the older mill buildings and the sash-effect windows and their regular spacing means the building sits well with the historic fabric. At the northeast end of the block that includes the modern addition are the former offices to the mill which have a slate roof with coped parapets at the gable ends, a stone gutter shelf and a mixture of three-light mullion windows and industrial type-single lights.



*Great Horton Working Men's Club has been altered drastically during its lifetime such that little of the original mill master's dwelling (shown above) remains.*

**Great Horton Working Men's Club** stands across Harris Court from the mill complex. The earliest part of the building was built for John Knight, co-founder of the mill originally across the Court in 1820 and was known as *Great Horton House*.

Ownership of the house presumably went with ownership of the mill, for it was occupied by John Broadbent, tenant of the rebuilt Harris Court Mill from 1861 and was later bought, extended and remodelled by him. A sketch and description of the house was included in a book compiled by E Healey in 1885 and was a symmetrical, Classical style three-bay villa with two lower wings which accommodated a coach house and a service wing. The building has been occupied by the WMC since 1886 and is also known as the 'Fat Pot' (see page 16). The WMC has extended the building incrementally since the early 20<sup>th</sup> century and today this much-altered building is barely recognisable when compared to the sketch by Healey. Only one of the small square sash windows of the upper floor remains with a section of the moulded gutter and parapet above it. The rest of the main house has been extended forward in a modern style and render and paintwork hide discrepancies in materials. The former service wing retains some of its original appearance, such as its hipped slate roof, fenestration, and paired dentil, but is essentially a modern building as well.



*4-18 Beldon Road, a c.1900 terrace which lacks traditional door and window details and is marred by modern dormer windows.*

4-18 Beldon Road and 409-423 Southfield Lane were built on the fringes of the former garden to *Great Horton House* c.1900. **4-18 Beldon Road** is a stone built through terrace with a slate roof, moulded cornice chimneys, an eaves band and modillion dentils along the top of the front elevation, a regular rhythm of openings and transomed doors set in plain stone doorcases with consoles supporting moulded cornice hoods. While these details all give the row a fairly strong and cohesive, traditional character, it has been diluted by modern interventions. Four of the houses have large modern dormer windows which are inappropriate in terms of scale and design for these properties; only two houses retain traditional sash windows, while panelled timber doors are in the minority. The painted of some of the stonework has also created unwanted differences between the houses in the row. Around the corner, 415-423 Southfield Lane

was purpose built as a parade of four shops with the single storey lean-to 425 Southfield Lane augmenting the parade. **415-423 Southfield Lane** are detailed very similarly to 4-18 Beldon Road and their uniform appearance is also undone by an inappropriate modern dormer (to 423) and modern style windows to the upper floors. The shopfronts to the parade would have originally formed a continuous, uniform frontage, but this has been undone by unsympathetic alterations to three of the units. 415 Southfield Lane retains all of the original timber shop front details. These are a central transomed recessed doorway (the panelled and glazed door to 415 perhaps being an original in a pleasant Edwardian style), set between two large shop windows with three smaller, square lights above and panelled stallrisers below. Each shopfront is flanked by pilasters with decorative panels over the consoles which rise between the shallow corniced fascias. It appears that there was a pilaster and console between each shop unit, and, apart from a slight step in the centre, the tops of the shopfronts formed a continuous line. Unfortunately the central shop units have been unsympathetically altered such that 417 has been completely refitted in a different style (although it retains one pilaster and the original corniced fascia detail), while that of 419 is completely modern and uses different materials to the rest of the parade, with the oversized plastic fascia rising above the traditional fascia of the other shops. **425 Southfield Lane** appears to have been completely rebuilt at some point and has a modern style window, door and fascia which rises like a parapet above the eaves of the building.



415-425 Southfield Lane. Note the contrast between the traditional shopfronts and the modernised ones.

286-308 Southfield Lane and Mansion Terrace were built by the same developer who built 4-18 Beldon Road, for these houses are identically detailed to them, right down to the corniced hoods over the doorways. These two rows of through terraces were built on the site and gardens of a large house which is shown on the Ordnance Survey of 1890,

which is probably the origin of the street name, Mansion Terrace. **286-308 Southfield Lane** retains a more uniform appearance than the houses at Beldon Road as the stonework is unpainted and only one house (298 Southfield Lane) has an unsuitable modern dormer window and a large satellite dish prominently placed to the front of the property. The strength of the row's character is undone by the various styles of modern doors and windows, their different materials and finishes and, in the case of windows, opening methods. 288 Southfield Lane deserves special mention for its early 20<sup>th</sup> century exuberantly decorated leaded and stained timber sash windows which are complemented by similar decoration to the door and its transom. The final element which dilutes the row's cohesiveness is the inappropriate mortar 304-308 Southfield Lane which is much brighter than the stone and stands out from quite a distance away. The stonework of **Mansion Terrace** has a stronger consistency, but the row's appearance is marred by the size and design of the modern dormer windows to two of the houses. Door and window details are the only other inconsistent, non-traditional details, though 7 and 11 Mansion Terrace retain traditional sash windows and transoms with leaded and stained glass elements and 11 retains the original Edwardian door.



14 Paternoster Lane

Across Paternoster Lane from Mansion Terrace, the brick-built, part-rendered, corrugated roofed, semi-derelict looking workshop and range of disused garages at **14 Paternoster Lane** gives the properties a poor prospect due to its neglect and lack of sympathy for the prevailing character of the area. To the east, **Kingswood Terrace** is a row of 'through backs' built in the second half of the 19<sup>th</sup> century. The end building, 16, is a commercial building which appears to be vacant. The building has single and mullions paired windows, a chamfered corner with hipped roof above, while all ground floor windows are surmounted by moulded hoods on scroll brackets. The rest of the row is slate roofed and has corniced chimneys and an eaves band and chunky dentils carrying stone gutter shelves. All openings have chamfered lintels and some of the doors are transomed and are surmounted by hoods on brackets. The row retains much of its original appearance, though some cills

and lintels have been painted and a small minority of houses retain traditional door and window details. 26 retains the traditional two-pane sash windows which have an interesting geometric Art Deco decoration which was probably added in the 1930s, while the timber casement windows of 28 incorporate the leaded panes of an earlier window with colour Deco style decoration.



*Poorly detailed, bland modern housing at Kingswood Street*

Kingswood Terrace forms a T-junction with Kingswood Street. The row of houses on the southern side has been recently expanded with the construction of new dwellings, presumably **67-77 Kingswood Street**. 67-73 forms a two storey terrace while 75-77 is a two-storey-plus-attic element which faces gable-on to Kingswood Street. The development has very basic detailing and adds nothing to the quality and interest of the conservation area, but is also not entirely at odds with the historic fabric of Great Horton. The tile roofs lack chimneys or coping, the pitched face stone elevations are broken up by modern style windows which follow no system of proportioning and are in a mixture of plain stone surrounds and cill-and-lintel openings, and tile-roofed hoods are carried on timber frames over the modern style panel doors with glazed uppers. This bland 'traditional' style building is no doubt taken from a standard pattern book, and is hence generic and pays no regard for the context provided by Great Horton. This way of building is in some respects no different from Victorian times where the similarly designed workers terraces like **3-65 Kingswood Street** can be found across the region. The houses are 'through backs' and are plainly detailed with corniced chimneys, coped slate roofs, dentil blocks, eaves bands, chamfered cills and lintels to tall window openings and moulded hoods on scroll brackets over the doors. These uniform houses step gently downhill in pairs, but unsympathetic alterations have created large disparities between neighbouring houses; stone has been painted or cleaned, chimneys reduced, plastic flues pushed through the roofs, and a variety of modern window and door types inserted into each house. The

painted number 7 is the most altered as a felt-roofed, lean-to uPVC porch has been built onto the otherwise flat front elevation. The through backs at **4-26 Kingswood Street** and **4-18 Kingswood Place** and back-to-backs at **1-11 Kingswood Place / 28-38 Kingswood Street** have the same basic details and same unsympathetic alterations as 3-65 Kingswood Street, but their appearance is also blighted by the range of modern dormer windows which break through the roofline. The through terrace at **44-60 Kingswood Street** is bookended by gable-fronted houses, no doubt the 'inspiration' for the new 'traditional' development across the street. This plain row also lacks many traditional details and the majority of the houses have modern dormer windows.



*3-65 Kingswood Street, an altered row of late 19<sup>th</sup> century millworkers' dwellings.*

To the northeast at **Jennings Street/Crabtree Street** is a cluster of industrial development of different ages. The key building in the group is the long two-storey stone built **warehouse** which was built sometime between 1890 and 1930. It has an unusual layout of openings with four evenly spaced loading doors at first floor, three of which are flanked by small square windows. Along the ground floor there are thirteen evenly spaced openings, three of which are doors and the rest are tall windows with projecting cills. Very few original door and windows details appear to remain in place and the coped roof has been re-covered in tiles. To the rear of this building is a covered yard with a wide timber board entrance with a vertical board wall above. At the other side of the covered yard is a contemporary building, but this has been much altered and is covered in cement render. What appears to have once been a shopfront has been bricked up from the ground to the underside of the fascia. The timber panel doors are rotten and no traditional windows remain. A long two-storey industrial building overlooks Crabtree Place and also dates from sometime between 1890 and 1930. The building was a **warehouse** or possibly workshops. This plain building has dentil blocks and a regular grid arrangement of cill-and-lintel openings. The neighbouring **22-24 Crabtree Place**

are a pair of mid-to-late 19<sup>th</sup> century mill workers' dwellings which predate the industrial buildings on this site.



*This empty warehouse at Jennings Street is an early 20<sup>th</sup> century industrial building.*



*1-5 Ebenezer Place.*

The cottages at **Ebenezer Place** form the southern side of this 'block'. These vernacular style cottages were built incrementally and date from around 1820. The cottages are all of a fairly similar design, however, with the plain stone margin doorway set to one side of a pair of mullion windows with plain stone cills and lintels with an identical openings directly above on the upper floor. Unfortunately only one cottage (5 Ebenezer Place) retains mullion lights and all of the cottages have modern style doors and windows; there is one modern bay window and those of another cottage bow forward. In addition, number 10 has been painted and most of the chimneys have been coated in render. All of the cottages have stone roofs bar number 3 which has a modern pantile roof which is alien to the conservation area.



*The modern-style entrance to the Royal Bingo Club.*

The red brick walls and glazed brick surrounds to the openings and concrete central portion of **Royal Bingo Club** are also alien to the conservation area, but were typical building materials of the early 20<sup>th</sup> century and particularly buildings such as this one, which was built as *Great Horton Picture House* in 1913. The building now has a modern rolled metal roof and the blank red brick walls are topped by modillion dentils and are only otherwise broken up by camber headed window openings with voussoirs, quoined jambs and chamfered cills all made out of white glazed brick. The main entrance is set in the centre of a hipped roof projection facing onto Cross Lane. This projection is fronted with painted concrete which has exaggerated bedding planes giving the frontage a strong horizontal emphasis. The frontage is divided into three bays. The wider, central bay contains the principal entrance which appears to be a segmental archway springing from moulded impostes with an ornate scrolled keystone at the centre of the voussoirs. Unfortunately the modern sign and roller shutters conceal much of the details. The archway is surmounted by an entablature with a deep cornice and above this is a panel with an ornate swag relief. Above the panel is another entablature with more prominent dentils to the frieze. The narrow flanking bays have a similar arrangement of entablatures but at ground floor there are mullion pairs of tall keyed lights with chamfered projecting cills.

The bingo club is attached to one of the blocks that made up *Cross Lane Mills*, although only the two components are of architectural and historic interest and lie within the conservation area. The larger component, the three-storey block with end tower, which is now **Jamia Islamia Mosque**, is Grade II Listed for its special interest. The building was begun in 1821 by Eli Suddards, a corn dealer from Todmorden, but completed by James Cousen as a spinning mill and is one of the earliest in the area. The main shed block is ten bays long and the regularly spaced large windows (with modern multi-

pane windows) are linked by a projecting cill band on each floor. At the top of the long elevations are eaves bands and paired dentils supporting a stone gutter shelf. The southern gable has two spaced bays of narrower lights and at the apex in the attic half-storey is a blocked Venetian window. The coped stone roof has been replaced with one of slate. At the northwestern corner of the shed there is a three storey flat-roofed tower. The cill bands of the shed wrap around the tower as a plat band between each floor. On each floor there is a pair of narrow, round-headed lights with shared cills and a recessed panel below, that to the top floor having a semi-circular head. The tower is crowned by an entablature, of which each element is blank plain stone. A flat-roofed stone built single storey element has been built onto the front of the shed, forming the main entrance area to the mosque and a dome with a pointed finial surmounts the entrance. A single storey stone built outbuilding stands at the front of the mill complex and overlooks Cross Lane. The slate-roofed building dates from the mid-19<sup>th</sup> century and has plain stone surrounds to its openings, which unfortunately have been blocked or modernised.



*Jamilia Islamia Mosque was built in 1821 as Cross Lane Mill and is Grade II Listed.*

#### Character Zone 4: Low Green

The bulk of this character zone is comprised of the irregularly laid out clusters and short rows of cottages that were built on what was originally a large common from the late 18<sup>th</sup> century onwards. Another cluster of earlier development can be found at Cousen Place and the large building and grounds of St Oswald's CE Primary School have occupied the land in between Cousen Place and Low Green since the late 19<sup>th</sup> century. To the west of Lower Green is the former Bell Chapel and National School.



*1 to 5 Cousen Place (Grade II Listed) were built as a single house in the mid-17<sup>th</sup> century.*

Starting from the eastern end of the character zone, 1-15 Cousen Place is a Grade II Listed row of cottages which was originally built in the mid-17<sup>th</sup> century as a single large house that was partially remodelled and subdivided c.1800. It appears that 3-7, 15 and possibly 1 Cousen Place made up the original 17<sup>th</sup> century house on this site, which might have been built for a member of the Swaine family, who were well off yeomen of Horton and were involved in textile manufacture at an early stage (Sheeran, 2005). The original house consisted of a long range of three rooms (including a central hall) in a row, with 15 Cousen Place a gabled wing to the main body of the house, which perhaps contained the best parlour to the front and service rooms to the rear. A late Victorian villa residence was built onto the row, behind 11 Cousen Place and this was extended in the mid-20<sup>th</sup> century as the now-closed *Cross Lane Liberal Club*. The various stages of building, rebuilding and extension make this row look particularly distinctive, although not all changes have been for the better, architecturally speaking. **1 Cousen Place** has details of the original vernacular

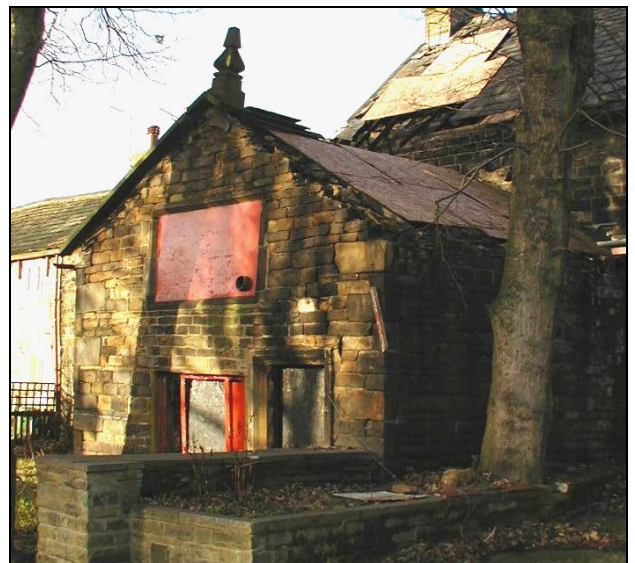
building such as a coped stone roof with shaped kneelers, quoined angles and irregular horizontal coursed stonework, but the four light flat-faced mullion windows and plain stone doorway are all details from c.1800. The height of the front elevation of this building must have been raised around this time as the stone roof of this cottage is at a shallower pitch to the rest. The original corniced chimney to 1 and 3 Cousen Place was raised to its present height in the 19<sup>th</sup> century. **3 and 5 Cousen Place** retain more 17<sup>th</sup> century vernacular detailing, namely the five light double chamfer mullion windows set in chamfered reveals on either floor, those of the ground floor are below a hoodmould while those at the upper floor are set just below the eaves. No. 5 also has a two light double chamfer mullion 'firelight' in chamfered reveals surmounted by a hood on ground floor and a similar pair of lights, minus hood, to the upper floor. Both of the doorways to these cottages have monolithic plain stone jambs and plain stone lintels and were inserted c.1800. No. 3 is painted and rendered, while the render to no. 5 has been recently removed, exposing the stonework for the first time in decades and returning some of the traditional appearance of the building, though the window reveals, like those of the neighbouring cottages, are painted. To the rear of no. 3 is a modern dormer window which looks completely out of place, but is fortunately hidden from view from Cross Lane by a stone wall.



*Dated 1657, but with early 19<sup>th</sup> century alterations, the Grade II Listed 7-9 Cousen Place is presently empty and in a poor state*

5 Cousen Place shares a stumpy rendered chimneystack with **7-9 Cousen Place**, which was remodelled in the 19<sup>th</sup> century. The irregularly coursed stonework of the wall points to this being a 17<sup>th</sup> century building, but the chamfered monolithic door and window reveals date from the remodelling. The chamfer decoration and the size of the windows, particularly those at ground floor level, is very unusual for a pair of cottages, therefore the buildings might have served some other function.

At 7 Cousen Place is the blocked doorway of the original building which has chamfered composite jambs and a large Tudor arch lintel with a chamfered underside which is inscribed with the date 1657 and the initials S over W and E (which are the initials of the married couple, possibly Swaines, who built the original house). The windows of 7-9 Cousen Place are boarded up and the gutters are overgrown. To the right is the gable fronted **11 Cousen Place** which is in a much worse state of repair. The stone roof has been stripped and the interior of the building is now only protected from the elements by plywood boards. Half of the coping has been removed, leaving the wall top exposed, though the saddlestone with its shaped finial remains in place. Set below the apex of the gable is a blocked five light double chamfer mullion window set in chamfered reveals, while the blocked window below is/was a three-light flat faced mullion window. To the right of this window is a chamfered doorway, perhaps fashioned from the reveals of a 17<sup>th</sup> century window. The angles of the building are quoined and to the left hand return is a quoined doorway with chamfered jambs and lintel. **15 Cousen Place** is a gable-fronted wing attached to the rear of no. 5. The gable has quoined angles and its most striking feature is the long first floor window which appears to have originally been ten lights set in chamfered reveals and between double chamfer mullions, although the central mullions have been removed and replaced with a large plate glass window which has been in place since at least the early 1970s. At ground floor is a traditional vernacular style row of six chamfer mullion lights set in chamfered reveals with a drip mould above. The plain stone tie jamb doorway to the right is an addition from the early 19<sup>th</sup> century.



*11 Cousen Place (Grade II Listed). The condition of this 17<sup>th</sup> century vernacular style building is deteriorating.*



Although included in the addresses covered by the listing, **13 Cousen Place** is not described in the listing description. There was a house on this site that was occupied by Eli Suddards who began the construction of Cross Lane Mill in 1821, but this was completed by James Cousen. The street name suggests that Cousen must have acquired Suddards's house as well and he or his son William must have built the large villa at 13 Cousen Place c.1870. The villa appears to have been a three-bay affair with gable-fronted outer bays and a smaller gable or possibly dormer window over the central bay. Two of the three gables retain overhanging roofs carried on timber sprockets and have pointed timber finials. However, the villa is largely obscured by the wholly inappropriate single storey **Liberal Club** extension of the mid-20<sup>th</sup> century, which envelops the ground floor. The bulk of the flat-roofed extension is clad with randomly coursed stone and the portions containing the main and rear entrances are timber framed. Other timber-framed structures on the roof are built up against the upper floor of the villa. This building is damaged in places and is boarded up, as are 7-13 Cousen Place which all formed part of the Liberal Club premises. The diminishing slate roof has several holes in it, and some are boarded up.

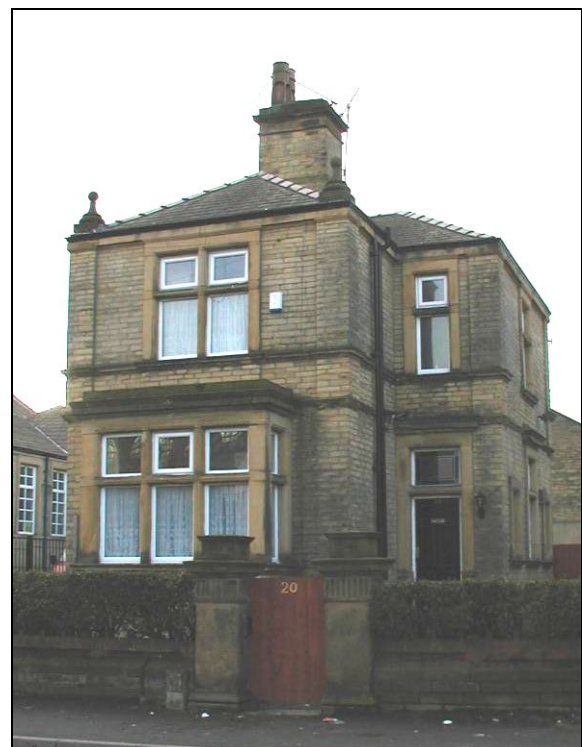


*The late 19<sup>th</sup> century villa, 13 Cousen Place is visible behind the wholly unsympathetic Cross Lane Liberal Club extension.*

To the south, **6-10 Cousen Road** was built in the early-to-mid 19<sup>th</sup> century with gable-fronted wings added in the late 19<sup>th</sup> century. The houses back directly onto Cousen Road, but their principal elevation overlooks the long gardens at the other side of the building. The original element had a hipped roof, which was probably originally stone rather than grey slate and for such large houses, their decoration is restrained with a regular grid of tall windows, a simple entablature and corniced chimneys. The two-storey gable-fronted wing to 6 was probably built first and has a coped slate roof with kneelers and chunky dentils below the eaves. The tall keyed round-headed window to the rear of the wing suggests that this wing is in an Italianate style. The wing to 10 Cousen Road was probably

built later as it is in more of an Arts and Crafts style with overhanging roof with bargeboards and a less rigid arrangement of openings. This wing is the only element of the building to retain the original timber sash window detail.

Across Cross Lane, St Oswald's CE Primary School was first built by the Bradford School Board in 1874, but was either significantly extended or rebuilt to the competition-winning design of Morley and Woodhouse, architects in 1886. The school buildings and detached schoolmaster's house are vaguely Classical and Queen Anne Revival in style, are made of sandstone 'brick' with ashlar dressings and are Listed Grade II as they are a particularly good example of a Bradford School Board competition design. The angles of the compact, two-storey schoolmaster's house (**20 Cross Lane**) have 'brick' pilasters and at the very front of the house these are surmounted by ball finials. The slate roof is hipped and at the join of the L-shaped ridge is a large chimney with a deep entablature. At ground floor is a rectangular bay window with five transomed casement lights with architraved mullions and reveals. The top of the bay window has two cornices, one of which wraps around the building as a moulded lintel band. A similar moulded cill band links the first floor windows which are transomed one- or two-light mullion windows with projecting architraved ashlar surrounds. The doorway has similar surrounds and is transomed. The stained glass transom over the six panel door is the only non-modern window on the building, as the rest, including some two over four pane sashes, were installed within the last ten years.



*20 Cross Lane (Grade II Listed) was built for the master of Great Horton Board School, as it was originally known.*



*The pair of gable-fronted bays on the northern block of St Oswald's CE Primary School shows the mixture of Classic and Queen Anne Revival architecture of this Grade II Listed Building.*

**St Oswald's CE Primary School** consists of two tall single storey blocks which have been linked by a modern extension. The two blocks have the same architectural features and motifs, but these are in different arrangements and configurations on each block. The northern block has two central gable fronted bays flanked by two projecting hipped-roofed wings which break forward from the rest of the elevation. The central bays consist of tall Venetian windows which project slightly forward from the wall. The Venetian windows are linked by moulded cills and the ashlar jambs are all architraved. The lower side lights are transomed with a small square multi-pane transom. At the top of these lights are moulded cornices which form the impost from which the arches of the central lights spring. The arches are more ornately architraved than the other components of the Venetian windows and have carved keystones. The Venetian windows are set in decorative Queen Anne-style gables. The arches are flanked by pilasters which carry pediments with intricate relief carvings to the tympani. The pediments are surmounted by a ball finial at their apexes and identical ones can be found at either side of the coped ramped parapets which forms part of the gable. Another pedimented gable is set back from and above these gables over the main body of the building. To either side of the paired Venetian windows are recessed doorways. The doorcases consist of pilasters which carry the architraved semicircular arch into which the fanlight over the door is set. The building is bookended by the projecting hipped roof bays which consist of a transomed three-light mullion window set in

architraved, projecting ashlar surrounds. The bays themselves are flanked by ashlar pilasters surmounted by ball finials which carry the moulded cornices across the tops of the wings. The southern block of St Oswald's CE Primary School is smaller and consists of a large gable-fronted bay flanked by projecting hipped roofed wings with narrow, recessed bays separating the wings from the gable-fronted bay. The gable-fronted bay consists of a single Venetian window set in the same Queen Anne style pedimented gable with ball finials as the northern block. A single transomed window sits in the recessed bays between the gable and the wings. The wings on the southern block are identical to those of the northern block apart from the windows which are two-light transomed windows rather than three. The school retains its original boundary wall with impressive cast iron railings and ashlar gateposts along Cross Lane. The stone walls have chamfered ashlar copings to which sections of railings are attached. The railings are fairly plain with vertical bars terminating in pyramidal points, but there are regularly spaced flourishes of scrolled iron and some organic shapes. These same flourishes can be found on the remaining iron gates which also have small square panels cast into floral reliefs. The gates are set between pilaster-like ashlar gateposts with block-like corniced capitals.



*78 Cross Lane (key unlisted building). This unusual vernacular building is apparently still used as a foundry.*

Around the corner and further along Cross Lane, 72, 74 and 78 Cross Lane are all that remains of a much longer row of buildings, which in the late 19<sup>th</sup> century were mostly back-to-back dwellings. **72 and 74 Cross Lane** are now a pair of through terrace houses and retain a good deal of their traditional appearance as the front elevation is unpainted, the stone roof remains in place and the corniced red brick chimney (an unusual detail) is unchanged. These cottages probably date from c.1800 and formed part of a longer row, with

another six dwellings to the east. The gable end is rendered, which mars the traditional character of the cottages, as does the removal of the mullions from all of the plain stone margin window openings and the insertion of unsuitable modern style windows. **78 Cross Lane** appears to be a rebuilt 18<sup>th</sup> century building, which is recorded as a smithy on historic maps. The most striking feature is the row of tall composite and tie jamb windows with six-pane industrial type timber windows. Windows of this type and size on this type of building cannot date from before the late 18<sup>th</sup> century. To the left is a timber board door which is well recessed in a composite tie jamb doorway. A squat window in plain stone surrounds which might have originally been mullioned breaks through the row of dentil blocks below the undulating stone roof which is coped at the gable end. The red brick chimney has been all but demolished and a plastic flue protrudes from the opening and is one of the very few details that detract from this building's traditional character.

Opposite, **33-55 Cross Lane** is a terrace of late 19<sup>th</sup> century back-to-back industrial housing of two builds. Attached to the end of the terrace is a large c.1890 villa-style residence, **57 Cross Lane**, which, despite its size is fairly plain, with similar bracketed cornices over the doors, and entablature to the wall tops and chimney. To the front is a canted bay window under a lean-to roof on timber brackets. Further along is another 19<sup>th</sup> century villa, this one detached and shaped to follow the course of the roads around it; **59 Cross Lane**. This three bay villa turns its back on Cross Lane and has its principal elevation to the south, though a later extension means that one bay projects forward.



*10 Halstead Place is one of the few small scale industrial / commercial buildings in this character zone.*

Attached to the much altered late 19<sup>th</sup> century terraced houses at **87-89 Cross Lane/8 Halstead Place** is another workshop-type building, **10 Halstead Place**. This broad two storey gable-fronted building dates from the late 19<sup>th</sup> century but

appears to have been extended or rebuilt in brick, which has been painted, while the rest of the building is rendered. At first floor is a central loading door with an iron hoist above. This door is flanked by two four pane fixed timber windows. At ground floor there is a traditional timber workshop double door with glazed uppers and at the right is a vehicle entrance with vertical board doors. Although its appearance has been changed considerably, this building retains a good deal of its original character and contributes to the grain and range of buildings in the conservation area. Around the corner, **106-108 Cross Lane** is a two-storey house and single storey shop which date from c.1900. The two-storey house and single storey shop have stone roofs, an anachronistic detail, and shares details such as eaves bands, dentil blocks and windows with projecting cills. The roof of the house is coped and at one gable apex there is a corniced stone chimney. There is a moulded cornice on brackets over the door, which, like all of the windows, is modern and inappropriate to the building. The shop has a narrow recessed doorway with a blocked transom. Two large timber shop windows which appear to retain the original layout of three small upper panes over a much larger pane flank the doorway. Nearby, **110-116 and 101-105 Cross Lane** are two rows of stone roofed, stone built late 19<sup>th</sup> century workers' houses with simple detailing but are marred by the different types of inappropriate modern windows and doors to each property, the reduction and rendering of chimneys, the cleaning and painting of stone and mortar which is inappropriate for the stone.



*124-6 Cross Lane is a pair of cottages built c.1800. Note the rendered extension to 124 and the rear elevation of 6 Low Green which suggests that this building was once a row of cottages.*

Further along, **124-126 Cross Lane** is a pair of cottages which was probably built in the late 18<sup>th</sup> century with the coped grey slate roof and thin 'brick' corniced chimneys being late 19<sup>th</sup> century alterations. The cottages are made of irregularly coursed stone and have quoined angles and plain stone surrounds to door and window openings. The original window openings are paired mullion lights

and 126 retains a traditional two-pane timber sash detail, while those of 124 are modern and inappropriate, although the small light added to the first floor of this cottage is more appropriate than that of the neighbouring cottage. Attached to the southern end of 124 is a single storey lean-to extension which has an unusual shape as it follows the shape of the road. Maps suggest that this element was not added until after 1932, which might explain the slate roofs and why this building has non-traditional style windows, and, like the gable, is coated in render. 124-126 Cross Lane create a T-shaped 'island' with the long mass of **6 Low Green**, which, until the early 20<sup>th</sup> century appears to have been three cottages in a row of four, that at the sandy coloured rendered southern end having been demolished by 1932. The only hints of the original building are the rear elevation which has not been rendered so that the irregular coursed stone work and quoins can be seen, suggesting a building which was contemporary with the cottages at 124-126 Cross Lane. The plain stone window openings of two of the cottages can also be seen. Another giveaway of the rebuilding/remodelling of the row is the irregularly spaced shaped dentil blocks which must have been moved when the tall, workshop-style first floor windows replaced the original ones. The ground floor windows are irregularly spaced and might be the re-used openings of the original building, particularly the mullion pair of lights. Unfortunately this interesting building is mostly covered with painted render and the longer of its roof pitches is covered in inappropriate modern tiles, while most of the window and door details are modern.



*18-20 Low Green Terrace (key unlisted building). There was originally a quoined round-headed shop window either side of the corner doorway and the windows were a mixture of sash windows and fixed industrial windows.*

The terraced house at **41-51 Sowden Street** and **2-14 Low Green Terrace** were built c.1900 and are fairly plain in appearance and mostly lack traditional door and window details (and frequently mullions). The houses have pedimented hoods over the

doorways and some have a decorative carving/chamfer in the lintels. **18-20 Low Green Terrace** is an unusual two-storey corner building that appears to have been built as a workshop with shop area in the early 20<sup>th</sup> century. The building is U-shaped in plan with a chamfered corner. The coped grey slate roofs are gabled, with one roof over the workshops having a row of lights on either pitch, while the other is L-shaped with a hipped corner. The element nearest 14 Low Green Terrace appears to have been perhaps the offices as a tall chimney with a cornice and dentils is set into the roof above it, while the sill-and-lintel windows are not industrial in character, as one of them is a two-pane sash and others retain deco-style leaded stained glass (the upper windows are inappropriate and are clearly modern). Set into the face of the chamfer is another recessed doorway, like the one leading to the offices, but next to it is a large boarded up opening with a semicircular head, quoined jambs and quoined voussoirs which was probably a shop window as it does not appear to have been an adapted cart or vehicle entrance. It appears that there was once an identical opening on the opposite side of the chamfer face, but this has been enlarged to create an entrance for vehicles which has an iron girder lintel and a roller shutter door. The other openings to this elevation are regularly spaced tall mostly multi-pane industrial-style timber windows with projecting cills.



*206-212 Southfield Lane*

**206-212 Southfield Lane** also dates from the early 20<sup>th</sup> century and consists of a shop (206) and two terraced houses. The block shares a hipped slate roof and gutter shelf carried by tall shaped dentils above an eaves band. The houses share a corniced chimney and are plainly detailed with cornices support by consoles over the doorways. The shop has a completely different fenestration with a row of three lights with hooded lintels and chamfered sills. Those on the Low Green Terrace elevation are blocked or partially blocked, although one window has become unblocked, exposing the

interior to the elements. Some of the original shopfront details remain in place, namely the large stone pilasters with pedimented consoles above. The consoles flank a deep moulded cornice over the fascia which is concealed by a large modern style sign. Everything below the fascia is modern and made of inappropriate materials, though the traditional layout of central door (which, however is not recessed) flanked by large shop windows with stallrisers below, remains. Beyond the 'through backs' at **212-222 Southfield Lane**, which are identical to properties in Character Zone 3, is an L-shaped cluster of older development at 226-230 Southfield Lane which is clearly visible on the Ordnance Survey of 1852. **226 Southfield Lane** was built as a cottage c.1800 and has typical details such as a stone roof, dentil blocks, plain stone margins to openings, pairs of mullion lights and a cill band. Unfortunately this cottage stands derelict with most of its openings blocked. The longer 228 Southfield Lane is contemporary and there is evidence of similar detailing, but unfortunately the building is ruinous and lacks a roof and upper floor. Attached to the north and completing the L-shape, **230 Southfield Lane** dates from slightly earlier than 226 and has three-light mullion windows in plain stone surrounds, a coped stone roof with kneelers and plain stone openings. Although occupied, this building lacks traditional door and window details and all elevations are rendered and painted.

At the corner of Southfield Lane and Cross Lane, the **Southfield Hotel** is a purpose built hostelry from the late 19<sup>th</sup> century. It has a hipped slate roof, reduced and rendered chimneys, a chamfered corner and modern doors and windows with trapezoidal lintels. The most eye-catching feature of the Hotel is the transomed round-headed stairlight with coloured glazing and margin lights. Across Cross Lane is another pub, **The Fire Brigade**, which was constructed as a pub c.1900 but has according to maps has never been divided into smaller units. The building is plain with regularly spaced tall sill-and-lintel windows, a coped roof and render to all but one of its corniced red brick chimneys. The only details of particular note are the stained and leaded glass at ground floor and the stone shopfront details at the northern end of the building, which consist of a (blocked) plain stone doorway and a stone fascia surmounted by a moulded cornice on console brackets. The stallriser has been raised to accommodate a smaller window.

250-258 Southfield Lane and 10 Low Green is a T-shaped 'island' of cottages built c.1800-1820 with 9 and 11 Low Green added in the mid-19<sup>th</sup> century, giving the cluster its unusual shape. **250 Southfield Lane** and **10 Low Green** is a pair of back-to-back cottages of c.1800, which are Grade II Listed along with 252-258 Southfield Lane. Both

cottages have openings in plain stone surrounds, a coped roof, kneelers, an eaves band, dentil blocks and ground and first floor sill bands. Both cottages have unsuitable style modern windows and doors; those of 10 Low Green are particularly inappropriate as the mullions have been removed. The painted stonework, rendered chimney and concrete tile roof (the latter was incredibly given permission in 1987) all detract from the traditional appearance of these statutorily protected buildings. The wedge-shaped 9 Low Green has a tiny floor area and was tacked onto the cottages in the mid 19<sup>th</sup> century. It now appears to be part of 10 Low Green. **252-258 Southfield Lane** is also Grade II Listed and dates from c.1820. They have common details such as paired mullioned lights, plain stone margins to openings, recessed doors, unpainted walls, (permitted) concrete tile roof, and corniced red brick chimneys; although one has been reduced and another rendered. 254 appears to have new window openings inserted in the late 19<sup>th</sup> century as they are out of proportion with the other windows in the row. All windows and doors are of inappropriate designs and/or materials/finishes while the mortar to 252 is inappropriate for the dark coloured stone. **11 Low Green** was built onto the rear of 256 Southfield Lane in the mid-19<sup>th</sup> century and has the typical cill-and-lintel openings of this time.



250-258 Southfield Lane (Grade II Listed)



19 Low Green is an unusual building which is possibly an adapted and modernised pair of single storey cottages.

**258a Southfield Lane** is dated 1900 and is a purpose built two-storey shop, but it is in a poor state. The only visible original details are the large pilasters. The shop windows, transom, fascia and door are all boarded up and the stallrisers are coated with render. The upstairs windows are non-traditional and synthetic as are the concrete roof tiles. **260 Southfield Lane** dates from the late 19<sup>th</sup> century and is also used as a shop. It has a concrete tile roof. Behind these buildings, along Low Green is another building in a commercial use, **19 Low Green**. The footprint of this building definitely appears on the 1890 Ordnance Survey and it might be on the 1852 Survey. It appears that this building was one or two of the single storey miners' cottages built at Low Green c.1800-1840, hence the almost square mullion lights in plain stone surrounds and the similar doorway, which are details from this period. The building might have been extended upwards with the upper floor expressed in the gabled dormer in the steep-sided diminishing slate roof in the early 20<sup>th</sup> century, perhaps building on the footprint of the old cottages and reusing the window and door openings. It is difficult to put any date on the building as its doors and windows are modern and the ground floor elevation has been rendered. The massing and the layout of openings on the ground floor of this building is not entirely dissimilar to that of **23-24 Low Green**, formerly a pair of single storey cottages, now one dwelling. It has single and paired mullion windows, a long stone roof, with paint only to some of the window reveals.

**22 Perseverance Lane** is dated 1907. The two bay asymmetrical house has a slate roof, corniced chimneys, an eaves band, dentils and tall cill and lintel openings. Its traditional appearance is marred by modern windows and a lean-to porch made out of inappropriate materials. The door and windows of **20 Liversedge Row** and painted stonework detract greatly from the traditional character of this unusual small two-storey house. The attached **18 Liversedge Row** is another miner's cottage but for all intents and purposes is modern due to the concrete tile roof, painted stonework, lack of chimney and modern style windows and doors.

2-16 Liversedge Row, 102 Cross Lane and 24-32 Perseverance Lane form an irregular 'island' of cottages which grew incrementally mostly between c.1830-1850 to create a mixture of through terraced and back-to-back cottages with two short rows branching off of a much longer row at right angles, forming an intimate three-sided fold. **12-16 Liversedge Row** are Grade II Listed. The cottages have a mixture of one- and two-light mullion windows in plain stone surrounds, though 12, which is built onto the gable end of 24 Perseverance Lane, has a row of three mullion lights to either

floor. Doors are also in plain stone margins, the building is roofed in stone and the corniced chimneys are made of stone. The three cottages have undergone unsympathetic alterations which have collectively undermined their group value and historic appearance. The stonework of all three cottages has been painted, the cottages have different, inappropriate modern windows and doors, and the mullions have been removed from 14.



*14-16 Liversedge Row (right) and 24-28 Perseverance Lane (left). The traditional and uniform appearance of these cottages has been undone by out of keeping alterations to the cottages, which are Listed Grade II.*

**24-28 Perseverance Lane** is also Grade II Listed. The cottages share a stone roof, eaves band and course of dentil blocks and have corniced stone chimneys. All openings are in plain stone margins, 26-28 have paired mullion windows while the narrower 24 has single lights. Like their neighbours, these cottages have undergone unsympathetic alterations. The chimney to 28 has been reduced to a stump, stone margins and walls have been painted, and unsuitable modern style doors and windows have been installed. **30-32 Perseverance Lane** stand across a narrow yard from numbers 24-28. This pair of cottages was also built in c.1830-1850 and is Grade II Listed. Both of these facts are difficult to believe given the appearance of these buildings as both have been painted and rendered on all elevations including the chimney and concealing every inch of stonework; 32 retains a stone roof while 30 is roofed in inappropriate modern concrete pantiles; the majority of the mullions have been removed; some window openings appear to have been enlarged and other small modern lights have been inserted into the gable of 30; and all doors and windows are of inappropriate modern designs. The windows of 30 might well have been enlarged later in the 19<sup>th</sup> century to fit a taller pair of timber sash windows, but it is difficult to tell given the extent of the more

recent alterations. The tall, three-storey **8-10 Liversedge Row** forms the southern side of this intimate fold and stands at the core of this 'island' of cottages. The pair shares a stone roof and has corniced stone chimneys, and three-light mullion windows to each floor and paired doors, also in plain stone surrounds. The traditional appearance of the cottages has been marred through the removal of the majority of the mullions and the insertion of unsympathetic modern windows and doors, the rendering of the gable ends and the cleaning of the stone at number 8 which have all created unwanted differences between the cottages. The two storey **6 Liversedge Row** is next-door and is Listed Grade II along with 8-10 Liversedge Row. The openings of the cottage are set in plain stone surrounds and the mullion pairs of windows have timber casement windows which replicate the appearance of the original two-pane timber sash windows and are the most traditional appearing windows found on this group of cottages. The stonework has been painted, diminishing the building's traditional character while the chimney has been rendered.



*2-16 Liversedge Row. Numbers 6-16 are Grade II Listed, yet the painting of stonework, the removal of mullions and the replacement of traditional door and window details with modern style details have undermined the group and historic value of the row.*

Next-door, **2-4 Liversedge Row** is unlisted, but appear to have been built not much later than 6 Liversedge Row, as their rear elevation has the same paired mullion lights in plain stone surrounds as number 6. The front elevation is different, however, as 4-6 have dentil blocks with an eaves band below, and the first floor openings are the larger single cill-and-lintel lights. The ground floor windows to both cottages have been altered at some point and are now large voids which are out of proportion with the rest of the openings in the

row. The shared chimney is rendered; number 4 is painted, while the front elevation of number 2 has been completely rebuilt, as the randomly coursed stone is not a traditional mid-19<sup>th</sup> century detail. Similarly the southern half of the end cottage on the row, **102 Cross Lane** has been rebuilt in randomly coursed stone which places its appearance immediately at odds with the prevailing style of development in the conservation area. The house has been rebuilt to resemble a former traditional shop, but the key details let its appearance down. The doorway is set into the face of a chamfer, but the inappropriate materials and style of the door are set in a doorway which lacks details such as jambs or a hood. Two large shop-style windows flank this doorway, but the glazing is modern, synthetic and out of character, while details such as stallrisers, pilasters or window surrounds are missing and concrete lintels straddle each opening. The northern half of the property is a traditional mid-19<sup>th</sup> century house with horizontally coursed stonework, but it lacks a traditional style door and windows.



*Suddards Fold (Grade II Listed)*

**Suddards Fold** was built c.1800-1820, no doubt by Eli Suddard who commenced the construction of Cross Lane Mill in 1821. The Grade II Listed cottages are in an L-plan and have common, unifying features such as three-light mullion windows to each floor, openings set in plain stone surrounds, projecting cill bands to the lower and upper floors, a coped stone roof with kneelers and corniced stone chimneys. The exception is number 7, which is single storey and has one pair of mullion lights. Unfortunately the group value and traditional appearance of these cottages is diluted by the removal of mullions, the painting and rendering of stonework, the reduction of chimneys and the insertion of modern style doors and windows. **29 Perseverance Lane** is attached to the Suddards Fold Cottages at the angle and is also Grade II Listed and was a mid-19<sup>th</sup> century rebuild of an earlier cottage. The building appears to have been rebuilt more recently, judging by the non-traditional randomly coursed stonework and the modern style windows and door.



15-27 Perseverance Lane (Grade II Listed)

To the west, **15-27 Perseverance Lane** is a row of single storey miners' cottages with a prominent long stone roof. All of these stone built Grade II Listed cottages would have originally had pairs of mullioned sash windows linked by a cill band which formed a tie-jamb opening to the plain stone doorways. Unfortunately the mullions have been removed from most of the openings, while none of the cottages retain traditional window or door details. Many of the cottages are painted and/or rendered, as are all of the chimneys. Within the last ten years unpermitted, out of keeping porch extensions have been removed from a couple of the cottages.



1-5 Rudd Street (Grade II Listed)

Another row of Grade II Listed cottages can be found at Rudd Street. **1-2 Rudd Street** is a pair of two-storey cottages with a stone roof, and plain stone surrounds to openings. Unfortunately the traditional character and group value of the pair is diminished by alterations to the chimneys, the removal of the mullions to what were formerly three

light windows, the inappropriate mortar used at 1 and the insertion of unsuitable modern style windows and doors to both properties. The adjacent **3-5 Rudd Street** is also Grade II Listed and contemporary with their neighbours, being built c.1800-1820, but these cottages have only a single storey. These cottages retain more of their original appearance as they retain stone roofs and the only paint on the elevation is to the margins of 3, plus numbers 4 and 5 retain the original layout of three mullion lights. Unfortunately the windows and doors to all three houses are not traditional in their detailing and the chimneys have either been removed or altered. At the end of the street, another pair of single storey cottages, **6 and 6a Rudd Street**, have been greatly altered visually through the rendering of elevations and the insertion of modern windows and the removal of mullions that the stone roof appears to be at odds with this otherwise modern-looking building.

**8-10 Bartle Square** is a pair of two storey cottages built in the early 19<sup>th</sup> century. The value of the two as a pair and historically is eroded by modern style door and windows, but the most damage is done by the alterations to 8 which include the painted dashed render to all elevations and the insertion of a sliding patio door to the Peel Row elevation. Again, these alterations make the original stone roof look incongruous with the rest of the building. 10 Bartle Square is connected to the single storey **6 Bartle Square** which also has a non-traditional appearance as the walls are coated in painted dashed render, mullions have been removed from openings and out of keeping modern windows and doors have been installed. Nearby is another single storey dwelling at **12 Paternoster Lane**. This unusually little square plan building dates from the late 19<sup>th</sup> century and is ornately detailed for such a small residence. The coped grey slate roof has red clay ridge tiles and oversails the walls by a short distance. Openwork timber bargeboards hang from the oversailing roof and are interrupted by a small gable with decorative openwork bargeboards with a pointed timber finial at the apex. Set below the apex of this gable is a small cross-shaped tablet with a quatrefoil panel. The large windows have chamfered cills and the chamfered doorway has a cambered head and is set in one of the gables. This building is at present being renovated, following a long period of dereliction.

*Top of next column: 12 Paternoster Lane, an unusually ornate lodge-style dwelling built in the late 19<sup>th</sup> century (key unlisted building).*





2-4 Bartle Square have been modernised such that they have no traditional details.

Two more single storey dwellings can be found at **2-4 Bartle Square**. These cottages are perhaps the least traditional appearing old buildings in this character zone, if not the conservation area. The stone roof has been removed and replaced with concrete tiles (the probable date of this re-roofing and the removal of the chimney, 1984, can be found at the apex of the gable end of number 2), all of the stone work is rendered and painted, concealing the traditional stonework, and modern style doors and windows have been inserted to the whole building. 4 retains a chimney and some dentil blocks and it appears that all openings are set in plain stone margins. The adjacent **282-284 Southfield Lane** has also been unsympathetically modernised. The giveaway details of a building which probably predates 1850 is the coped stone roof, the shape of the rendered chimney, the paired dentil brackets with eaves band and the cill bands to either floor. All of the other details have been concealed by render and paintwork, or, in the case of the door and window details, removed and replaced with

modern ones. Without the render, these houses would probably look like 272-276 Southfield Lane.



282-284 Southfield Lane have been extensively and unsympathetically modernised such that their appearance belies that these houses probably date from the late Georgian period.

**278-280 Southfield Lane** is a mid-20<sup>th</sup> century single storey shop/commercial premises with a double gable front and a north lit slate roof. The large shopfronts below the gables are incongruous and modern in character, as are the flat-roofed bow window and tile roofed elements. **276 Southfield Lane** was built as a near-symmetrical three-bay villa in the first half of the 19<sup>th</sup> century, and might have possibly been the Vicarage to the *Old Bell Chapel* across the lane, which would place its date of construction at c.1810. The tall transomed doorway is set in plain stone surrounds and is linked via a projecting cill band to the two large windows in plain stone surrounds which flank it. These very large windows openings would seemingly have originally framed large eight over eight pane timber Georgian sash windows, which would tie in with a construction date of c.1810 and the building's original high status. A similar layout of original openings is at first floor level, the narrow central window perhaps accommodating a six over six pane sash window. The smaller, out of proportion windows were added much later and their modern style, like those of the other windows and the door, significantly diminish the historic qualities of this building. An eaves band row of paired dentils and gutter shelf run along the top of the wall and the stone roof is coped at either gable. **272 Southfield Lane** is built at a right angle to number 276 and is identically detailed but is differently scaled, making the window openings look even larger. If 276 Southfield Lane was the Vicarage, this house perhaps might have been erected for the master of the Sunday school. The nearby 282-284 Southfield Lane has similar details but is more modest in appearance and was probably the residences of the two churchwardens.



272 Southfield Lane. This three bay villa was probably the Vicarage to the Old Bell Chapel and originally had multi-pane Georgian sash windows.

Nearby, 1-5 Perseverance Lane appears to have been originally built c.1820 as an L-shaped block of cottages at the end of a longer row which extended as far as Rudd Street, with the two storey lean-to shop premises to the front of number 3 added later. **1 Perseverance Lane** was built as a pair of cottages accessed through the existing doorway and a blocked plain stone doorway at the opposite end of the Southfield Lane elevation. The symmetrical layout of paired mullion lights to the first floor supports the idea that the building was once two cottages. The corresponding ground floor openings to one cottage were replaced by the larger shop window to *JP Chorley* later on in the 19<sup>th</sup> century, while those of the other have either been replaced with wall or were on the Perseverance Lane elevation and were replaced by an identical shop window and the doorway moved to this elevation when the cottage was converted to a shop. This latter shop unit it boarded up and vacant and the old painted timber panel door has been damaged. The paintwork and large modern fascia have also reduced the historic appearance of the building and impacts badly on the group as a whole. The building has a hipped roof and an old corniced red brick chimney. **3-5 Perseverance Lane** is contemporary with number 1 and retains the original plain stone doorways and appeared to have originally had paired mullion cill-and-lintel windows, though the first floor window to 5 is the only evidence of this, but lacks a mullion. The ground floor window to 5 was replaced with the present shop window later on in the 19<sup>th</sup> century and an unsuitable metallic roller shutter now conceals the associated doorway. 3 Perseverance Lane was extended forward to accommodate a shop. The doorway to the shop was probably set in the face of the chamfer (now a modern window), with the large modernised shop window to its left. What remains of the timber sash windows and their openings were inserted when the shop element was built.



1-5 Perseverance Lane (key unlisted building)

Across Southfield Lane is the Grade II Listed Old Bell Chapel, referred to on maps as **Bell House** and occupied by *Al Murad* DIY suppliers. The building was erected by public subscription in 1806 as a chapel of ease to Bradford Parish Church, which is recorded on a plaque on the northern gable end. At the apex of this gable is a large circular ashlar panel inscribed *Joseph Beanland, John Blamires – Churchwardens* and dated 1808. This panel was intended for a clock, but one was never added. The chapel was built without a tower as the ground below the site had been mined and a tower would have been prone to subsidence or collapse. The Old Bell Chapel was used as an Anglican place of worship from its construction until the building of the Parish Church of St John the Evangelist in 1871, although this function was reprised during 1956-8 following a fire which gutted the church. The Old Bell Chapel narrowly avoided being quarried for stone to construct a boundary wall to the Parish Church and from 1875 was used as an infants' day school. The main block of the Old Bell Chapel is very simple in shape and its large mass and restrained detailing mean that it looks more like a mill or a giant barn than a place of worship. The longer sides consist of five well spaced bays of windows which are tall at ground floor level and are squat and almost square at first floor level. The floors are separated by a plat band which is broken at the southern gable end by a large Venetian window with radial glazing to the head of the central light. A projecting band across this gable end forms a simple pediment, another Classical motif. The stone roof is coped and dentil blocks carry the gutter with an eaves band below. The principal entrance to the building was originally at the northern gable end where there is a cornice hood on scrolled consoles over the former main doorway.



*Bell House aka 'the Old Bell Chapel' (Grade II listed building)*

The Anglican Church built its day schools, known as the *National Schools* next to the Old Bell Chapel in 1859. The original use of the building ceased in the late 20<sup>th</sup> century and the building was used as a *Junior Immigrant Education Centre* before falling out of use and standing vacant and boarded up for some time before its restoration, extension and reuse as **Southfield Nursing Home** in 1995. The Grade II Listed building is T-shape in plan and its main elevation is thirteen bays long (plus a fourteenth if you include the former schoolmaster's house). Its listing description mentions that this is probably the first Gothic revival style school in Bradford. Bays 1, 7 and 13 project from the rest of the elevation and are gable fronted, while bays 2, 5, 9 and 12 are gable-fronted, forming a symmetrical layout. The central bay, 7, has clasping buttresses and a shaped parapet with flat ashlar copings and kneelers. Set below the flat top of the parapet is a carved relief of an unfurled scroll which is inscribed *HORTON NATIONAL SCHOOLS* in a Gothic script. A tall lancet light with a moulded hood is set in quoined chamfered surrounds below this relief, though the glazing itself is modern and quite basic. A Tudor arch doorway with a similar style

*Southfield Nursing Home was built as the schools associated with the Old Bell Chapel with an attached house for the schoolmaster (far left).*



moulded hood and surrounds is set in the right-hand return of this projecting gable. Bays 3, 4, 6, 8, 10 and 11 have much simpler rectangular window openings with moulded vernacular style hoods, chamfered quoined jambs and a chamfered cill. Bays 2, 5, 9 and 12 have tall gothic arch windows which rise into the gables. The hooded windows have chamfered quoined jambs and chamfered cills and consist of two ogee-headed lights with a quatrefoil set between the heads of these lights. The mullions between the tracery and the mullion between the lights are double chamfered. Each of these gables is coped and the saddlestones are surmounted by stone fleur-de-lys finials. Bays 1 and 13 are lower gable-fronted projections which originally contained the principal entrances to the schools, as indicated by the scroll reliefs which are inscribed *GIRLS* and *BOYS* respectively in a Gothic script. The Gothic arch transomed doorways are set in chamfered surrounds with quoined jambs. The tall steep roof of Southfield Nursing Home is laid in alternating bands of regular and fish scale grey slates and traditional-style rooflights have been added to the roof in line with the non-gable-fronted bays. The rear and side elevations are more plain and the squared, lancet and Gothic arch openings are more simple. The building has been sensitively extended with a good match of materials, proportioning and detailing. At the northeastern corner of the building is the former schoolmaster's house, which is also in a Gothic revival style. Its coped front gable has a triangular coped stepped parapet at its apex. Below this parapet is a blocked trefoil light set in chamfered reveals. At first floor level is a Gothic-style Venetian window where the ogee-headed lights are set in chamfered reveals and are surmounted by a stepped hoodmould. Below the chamfered cill is a dripmould which runs over the hipped stone roof of a canted bay window, the lights of which are set in chamfered reveals. The timber windows in the former schoolmaster's house replicate the appearance of the original sash windows, but open inwards with a casement opening, retaining the house's original appearance.



---

# 7. Open Spaces and Natural Elements

---

## ***Summary of Open Spaces and Natural Elements***

The interaction of open spaces and natural features such as trees, or waterways with the built fabric of conservation areas can be a key feature of conservation areas. The character, treatment and historical connections of greenery and natural features have a strong influence in the character or overall feel of a place. For the four character zones of Great Horton, this is summarised as follows:

### **Character Zone 1: Upper Green**

- Although it was once an agricultural common, no important open spaces remain and very few trees have been planted. The large gardens and mature trees Greenfield House and 19-21 Dracup Road are the only significant element of greenery in this character zone. One unkempt and 'left over' space off Upper Green is the only non-private space.

### **Character Zone 2: Great Horton Road**

- The Great Horton Road corridor is very urban in character and contains no formal public green spaces or areas of significant tree cover or other natural features of note. As such the few areas of greenery are associated with privately owned buildings and in some cases make a marked contrast to the hard spaces which typify this character zone.
- The significant open spaces are associated with religious buildings, such as the former burial ground in front of Great Horton Methodist Church and the overgrown burial ground behind it; the narrow landscaped area around the Parish Church which contains a number of mature trees; and the large enclosed gardens of 670-670a Great Horton Road (Brooksbank Hall) which contains a number of tall trees and shrubs and emphasises the importance of its original occupants, for it is the largest garden in the conservation area, while the few old farmhouses retain small walled gardens.

- Aside from the small cottage gardens, the only other greenspace in this character zone is the large overgrown disused site behind Ramsden Court which serves no purpose and offers no amenity.

### **Character Zone 3: Industrial Great Horton**

- This character zone consists of industrial buildings and high-density rows of workers' housing which leaves no open spaces of significant size or value. Trees were planted along the terraced streets in the late 20<sup>th</sup> century and enhance the street scene.

### **Character Zone 4: Low Green**

- This character zone is by far the most green and has at its heart the large open playing fields at St Oswald's CE Primary School which were cleared of development in the mid-20<sup>th</sup> century. The fields are very open and featureless with modern railings and shrubbery along the perimeter.
- Three large spaces of unkempt, overgrown, rubbish-strewn areas of space which contain important clusters and lines of mature trees can be found at the former Cross Lane Liberal Club, to the east of 10 Cousen Place and at the former burial ground to the Old Bell Chapel at Southfield Lane. These spaces could contribute much more positively to the character of the conservation area if they were improved.
- The demolition of rows and clusters of cottages at Low Green in the mid-20<sup>th</sup> century has created a network of predominantly grassed open spaces, which are not well integrated with the historic buildings as the spaces are largely featureless and have the character of urban landscaping rather than part of a conservation area. One is unkempt and is used as a tip.
- The cottages and houses in this character zone are more likely to have gardens than similar properties elsewhere and these tend to be larger.

---

## Character Zone 1: Upper Green

Virtually nothing of the original common that the Upper Green character zone was built upon remains open and green. There are no public spaces and very little tree cover. The largest natural area is the garden to Greenfield House which contains a number of mature deciduous trees around its perimeter and link with the vegetation in front of 19-21 Dracup Road and Brackenhill First School (which is outside of the conservation area). This space has been a garden since before Greenfield House was constructed and probably formed the garden to 25-27 Dracup Road when it was still a single house. The tall trees and their overhanging limbs lend an element of greenery to the otherwise manmade character of Dracup Road (*below*).



The rest of the greenspace in this character zone is the front or rear gardens to the cottages and later houses, which are devoid of substantial or significant amounts of vegetation. The only exception is the area of wasteland behind 23-25 Upper Green which might be a right of way. It appears that until the early 20<sup>th</sup> century a row of back-to-back cottages was linked to the back of 16 Dracup Road. When the cottages were demolished, the site became the rear gardens of the neighbouring properties apart from this 'left over' space which was probably once another snicket between Dracup Road and Upper Green. The vegetation on this site is quite well established by is overgrown, strewn with litter and serves no apparent purpose.

## Character Zone 2: Great Horton Road

The Great Horton Road corridor is very urban in character and contains no formal public green spaces or areas of significant tree cover or other natural features of note. As such the few areas of greenery are associated with privately owned buildings and in some cases make a marked contrast to the hard spaces which typify this character zone.

The largest areas of open space are associated with Great Horton Methodist Church. As the church is set well back from Great Horton Road, the grassed former burial ground in front of it creates a welcome break in the building line and allows the whole of the front façade to be easily viewed. The churchyard lacks mature trees and the central path to the church is bounded by flowerbeds and small shrubs, with some of the old headstones set horizontally in the grass around the perimeter of the greenspace. Behind the large tarmac area behind the church and enclosed by the terraced housing along Melrose Street, Westcroft Road and Pleasant Street is another burial ground. This one however, retains a formal layout of headstones and monuments but the site is so overgrown that only the tops of some of the larger monuments can be seen through the limbs and foliage. This space has evidently been left unmaintained for a good number of years due to the thickness of the vegetation and the size of some of the trees which have grown uncontrolled in various places. This treatment of the space prevents access to it and has no doubt allowed the gravestones to topple or become damaged by growing vegetation. At present this site makes a negative contribution to the conservation area, but this could be turned around if time and effort went into its maintenance.



*The taller monuments can be seen peeping over the undergrowth at the burial ground behind Great Horton Methodist Church.*

To the other side of the row of houses at Hunt Yard is a small open area of grass with three tall trees that is the closest thing this character zone has to a public greenspace, although it is probably more accurately described as landscaping and its small size and proximity to the traffic of Great Horton Road means it is only there for visual amenity.



*The dense mature trees and shrubbery at 670-670a Great Horton Road obscure views of this Grade II\* Listed Building.*

The next largest area of open space in this character zone is the gardens to 670 and 670a Great Horton Road (Brooksbank Hall). The gardens are well hidden from view by the high garden wall around the perimeter of the property. Both the garden wall and the size of the gardens help to communicate the wealth and status of the Brooksbank family who built the Hall. The tall mature trees around the perimeter of the gardens tower over the wall and provide a pleasant contrast to the rows of shops and mass of Harris Court Mill which all face directly onto this stretch of Great Horton Road. Some of the shrubbery rises over the wall and much of it is uncontrolled. Within the garden evergreen shrubs and a hedge between 670 and 670a obscure views of the façade of this Grade II\* Listed building such that all of it can no longer be seen at the same time. The other pre-industrial houses in this character zone, 483-495 Great Horton Road and 634-636a Great Horton Road are also set back from the road behind walled gardens, which help to communicate the original status of these buildings. In the same vain, the former Wesleyan schoolmaster's house at Paternoster Lane (now a surgery) retains its small front lawn with a mature tree by the gate.

The Parish Church of St John the Evangelist has a pleasant and well-kept churchyard to three of its sides. The churchyard is purely decorative as it is too thin and irregularly shaped to function as a graveyard or garden of remembrance and as such it is made up of neat lawns and well kept shrubs. Tall deciduous trees line the perimeter of the

churchyard, and, when in leaf, obscure much of the church building, although the nave and tower rise well clear of their crowns.



*Concealed overgrown space behind Ramsden Court.*

Behind Blacksmith Fold/Ramsden Court/Bartle Fold there two areas of disused, overgrown land which until the early 20<sup>th</sup> century was partially occupied by buildings and is edged by the footpath leading to Saint Street. The land is seemingly unconnected with any of the buildings around it and could be put to much better use in an area like this where there are few open spaces. The overgrowth means that the footpath is difficult to travel along. A similarly poor area of land occupies the rest of the library site on Cross Lane, though it does have a good line of mature trees along its perimeter.

The only other green spaces in this character zone are the small enclosed front gardens to the cottages which line Great Horton Road. These generally do not contain any trees of note, while many are hard in character.

### **Character Zone 3: Industrial Great Horton**

At the time of the 1852 Ordnance Survey the area covered by this character zone was open fields which stretched between Harris Court and Crabtree Place, with limited development at Harris Court, Paternoster Lane and Ebenezer Place, plus the embryonic Harris Court Mill and Cross Lane Mills. By 1890 both mill had expanded significantly (Harris Court Lane being entirely rebuilt) and the fields were by and large filled in with terraces of millworkers' housing, save the large gardens to the mansions either side of Southfield Lane which were built on by c.1900, by which time most of the other available plots had been developed.

Today the character zone is virtually devoid of greenery or other natural features, with the small gardens to the front of the Ebenezer Place cottages

representing the largest greenspace as the spaces in front of the houses in this character zone are much smaller and are mostly hard in character. Street improvements in the late 20<sup>th</sup> century resulted in the planting of trees along the pavements at Southfield Lane, Paternoster Lane, and the Kingswood Street area, which have matured and contribute positively to the street scene.

#### Character Zone 4: Low Green

This character zone contains the majority of the green spaces found in the conservation area. Historically, this was an outlying part of the village, with an isolated cluster of cottages at Cousen Place, linear development along Southfield Lane separated by Low Green, one of the village's two commons, plus privately owned fields. From the late 18<sup>th</sup> century onwards, Low Green began to be developed in the form of closely packed cottages and this continued until the early 20<sup>th</sup> century, filling the Green. Within the last seventy years some of this development has been cleared in places, restoring some areas of greenspace. An area covered by fields and some scattered development became open once more when the site behind St Oswald's CE Primary School became part of the school grounds. Other green spaces are associated with historic buildings.



*The former garden/park area at Cross Lane Liberal Club contains a good number of mature trees, but has been left to become colonised by scrub and abused.*

At the eastern extreme of this character zone is the former garden to 13 Cousen Place, the residence of the Cousens, owners of Cross Lane Mill, the building and site later falling into the ownership of Cross Lane Liberal Club. It appears that the land was not used as a garden until the large villa was built onto the end of the row c.1870 and the Ordnance Survey Map shows the garden to the villa extending as far as Cecil Avenue (and therefore including what is now Cecil Court), but by 1933 the

land nearest Cousen Place was used as a putting green with a bowling green and tennis court beyond, seemingly forming part of Horton Park. The land is now separated from the Park by a high stone wall and the eastern end is now Cecil Court. The site retains good lines of mature trees to its northern and southern boundaries (a remnant from the original garden) but the greenspace itself is overgrown, disused, and is strewn with rubbish and other detritus, echoing the derelict state of the neighbouring 7-13 Cousen Lane and the damaged and breached boundary walls. Immediately to the south of the garden and next to the entrance to Horton Park is a former limb of the car park to the Liberal Club which has become colonised by self sown scrub and other vegetation growing through the tarmac, around its edges and from the heaped earth at one end of the space. This area is more heavily littered and abused and most of the boundary wall has collapsed. At the opposite end of the car park is a pair of marooned-looking trees, while a more mature pair stand either side of 11 Cousen Place in a thin strip of greenery.

Across Cousen Road is another 'ownerless' space, this time a thin wedge of younger trees and undergrowth which is unmaintained and heavily strewn with rubbish, auto parts and building materials, with only the very lowest courses of the boundary wall to the site in place (*right*). 6-10 Cousen Lane originally both had long gardens, which were indicative of their status, but half of that of number 6 has been developed for housing. The gardens themselves are well concealed from public spaces by high stone walls and foliage.



To the front of St Oswald's CE Primary School there are a few irregularly spaced trees, but the key green elements are the school grounds behind the buildings which were cleared of cottages and what appear to have been farm buildings in the 20<sup>th</sup> century, returning fields on the fringes of Low Green to their original open character. The space is overlooked by cottages at Suddards Fold, Peel Row, Liversedge Row and Kingswood Street, but is unfortunately bounded to the south and west by utilitarian unpainted modern railings and shabby shrubbery and undergrowth, with the odd mature tree, which provides a mostly poor boundary/screen to the playing fields which themselves are fairly featureless, but nonetheless, form an important



contrast to the high density development which surrounds them.



*The open spaces at Low Green provide a suitable contrast to the buildings, but on the whole lack character and purpose.*

To the west, at Low Green, c.40 cottages were demolished in the mid-20<sup>th</sup> century, and their sites used to widen rights of way and re-introduce green spaces to the area. The westernmost space is between Bartle Square and Peel Row and is open and grassed with a line of trees prominently sited at the southwestern corner, towering over the cottages. The largest area of greenspace at Low Green is split up by Perseverance Lane, Low Green and other footpaths. The spaces are all predominantly grassy and open with the odd tree here and there apart from the space nearest Cross Lane which contains about ten mature trees in a small space and provides a more pleasant contrast to the clusters of buildings than the grassed spaces which do not appear to serve any particular purpose and are more like modern urban landscaping than an integral part of a historic neighbourhood. Across Sowden Street, there is another patch of grass, which due to its small size, irregular shape and lack of features is really no more than a grass verge to the road and footpath.

Behind the cottages at Rudd Street there is another 'ownerless' unkempt area with a mixture of overgrown grass and self-sown scrub. Despite being out of the way, the site has been used for tipping rubbish, a washing machine and a door.



*The open space between Peel Row and Bartle Square is pleasant and contains important mature trees.*

Unlike the cottages found in the other character zones, the cottages around Low Green tend to have gardens to at least one side of the dwelling and these tend to be large compared to those in the other character zones, strengthening the green character of Low Green. A minority of cottages have hard spaces within their curtilage which are in a few cases used for car parking. 276 Southfield Lane, which is thought to have been the Vicarage to the Old Bell Chapel, has the largest front garden in Low Green, indicating its original status and this is the only garden which contains a number of significantly large mature trees. These trees correspond to the short line of trees across Southfield Lane on the edge of the former burial ground to the Old Bell Chapel. Apart from another large tree by the footpath leading to Southfield Nursing Home, there is little of note in this space, which is unmaintained and overgrown and provides a poor immediate setting for the Grade II Listed Building and detracts from the general character of the lane. No gravestones remain and maps suggest that the former burial ground was once well covered by trees.



*The former burial ground at the Old Bell Chapel provides a poor setting for the Grade II Listed Building.*



---

## 8. Streetscape and Permeability

---

### *Summary of Streetscape and Permeability*

The hard spaces about buildings, and the treatment and character of the thoroughfares, side streets and footpaths of a conservation area all have a bearing on the overall sense of place. The survival of traditional street spaces in their original formats and the retention of historic street surfaces are both key in upholding the historic character of Great Horton:

#### **Character Zone 1: Upper Green**

- In terms of street scene, the places of interest are the few haphazardly arranged, irregular shaped folds or passageways which have escaped remodelling, unlike Dracup Road and Upper Green which are wider, more regular and modern in character. Upper Green retains a high permeability despite one footpath being overgrown/blocked.
- Few stone setts or flags remain in place and many traditional stone boundary features have been inappropriately altered, demolished or replaced with unsuitable boundaries such as fences.

#### **Character Zone 2: Great Horton Road**

- The main thoroughfare through this character zone is of course Great Horton Road, which has been engineered, widened and surfaced to modern standards and lacks historic or traditional features and details. Development closely lines the road and runs parallel to it, with other buildings usually closely set behind traditional coped stone boundary walls.
- Heavy traffic, particularly at the junction with Cross Lane and Beckside Road detracts from the ambience of Great Horton Road and the road effectively splits the character zone in two as far as pedestrians are concerned. The two formal crossings have been installed without any regard for the character of the area around them, so the signage, lights and railings all provide a poor contrast to the historic fabric

which surrounds them. Other street furniture such as bus shelters, benches, bins and bollards has a similar impact.

- A number of broad streets and narrower side streets and lanes branch off Great Horton Road mostly at right angles and link Great Horton Road with the rest of the conservation area and its setting. These side streets and enclosed folds retain more of their original character through the survival of stone setts and flags and traditional boundary features where applicable.

#### **Character Zone 3: Industrial Great Horton**

- This character zone is a mixture of enclosed mill yards and highly permeable grids of streets of terraced housing. The houses along these streets have flat frontages and are closely set behind low stone boundaries which emphasise the geometry of the spaces.
- The streets themselves tend to be broad and surfaced with modern materials, though a thoughtful street improvement scheme has enhanced the street scene with small setted areas and tree planting, though the character of the street spaces is predominantly modern.

#### **Character Zone 4: Low Green**

- The key street spaces are the lanes, streets and footpaths running through Low Green itself which give the area a high permeability and choices of routes through the area. The lanes often vary in width while the footpaths are closely delineated by boundary features and buildings, alterations to which have had significant impacts on the quality of the street scene.
- The main thoroughfares Southfield Lane and Cross Lane are more or less modern in character and materials and contrast with some of the footpaths and narrow lanes which retain traditional surfaces in traditional layouts.

## Character Zone 1: Upper Green

The piecemeal, gradual development of Upper Green, one of the village's old commons, means that the layout of development is quite jumbled and haphazard and even today some properties are accessible only by footpath rather than road due to the narrow width of some of the rights of way. Most of the development took place in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries as clothiers, squatters etc. encroached on the common, gradually filling it. This jumble of short rows and clusters of buildings stretched from Dracup Road and to the eastern side of Havelock Street, as shown on both the 1852 and 1890 Ordnance Survey maps, but by 1890 the creation of Havelock Street had cut through some of this development on the Upper Green, including the original Four Ashes Inn, which 702-706 Great Horton Road appear to have been attached to.



Top: Upper Green as it appeared in the 1890 Ordnance Survey.  
Bottom: Upper Green today (with the former conservation area boundary marked on). The widening of the roads and demolition of islands of cottages has greatly altered the character of this area.

In the 20<sup>th</sup> century two changes took place. The first was the widening of Dracup Road and the construction of 1-17 and 34-40 Dracup Road. This occasioned the demolition of a row of four cottages. The second, more dramatic change was the clearing of all of the east side of Upper Green / Greenfield Lane and all of Havelock Street in the 1970s. The redevelopment and road widening cleared six different 'islands' of buildings at Upper

Green, some eighteen cottages/buildings in all, in addition to all of the housing along Havelock Street. The new development is at odds with what is in the conservation area and broke into two the right of way which ran from Greenfield Lane to Walshaw Street and probably pre-dated Great Horton Road. Despite these changes, some of what made this character zone particularly distinctive in terms of its street spaces remains to this day.

Starting at the island of historic development at 702-706 Great Horton Road, the three cottages have traditional flat coped stone boundary walls apart from at the Havelock Street side where a modern crenellated grey brick wall has replaced the stone one and is out of keeping with the buildings and other walls. The pavement is a mixture of tarmac and concrete paving slabs and a standard unpainted barrier separates the pedestrian area from Great Horton Road and adds to the juxtaposition between traditional local building and the modern 'one size fits all' approach to upgrading street spaces.



The enclosed spaces, fine grain of development and varying orientations of the cottages at Upper Green strongly contrast with the character of Great Horton Road.

Passing the filling station which occupies the site of an L-shaped cluster of five cottages, the entrances to Upper Green, 'Knights Fold' and Dracup Road come into view. There is an immediate contrast in terms of scale and form between the buildings in the Upper Green character zone and the other development along this stretch of Great Horton Road. The gable end of the George & Dragon, the gable fronted Great Horton Café and the slightly set back cottage at 730 Great Horton Road, which stands behind a neat flat coped curved wall, are unlike the parades of Victorian shops or regular rows of cottages fronting the thoroughfare. The second contrast is in the nature and shape of Knights Fold which branches off Great Horton Road at a shallow angle and Upper Green which sweeps as it leaves Great Horton Road. Other side streets or roads tend to meet Great Horton Road at more or less a right angle and have straight courses and regular widths.



*This small square is named Knights Fold in the listing descriptions of these cottages which overlook as space that has not been improved through resurfacing and the removal of stone walls.*

That pedestrian-only bit of Great Horton Road which is called Knights Fold in the listing descriptions is separated from Upper Green by 718-720 Great Horton Road which are set at an angle to the road. The space squeezes between the cottages and the back of 730 Great Horton Road before opening up as a triangular space in front of 726-728 Great Horton Road. Although the space is atmospheric and unique it is let down by modernisations such as the tarmac and pavior surfacing and the timber picket fences around the yards of three of the cottages, which dilute the historic feel of the place significantly. The fences create a narrow bottleneck which opens into a triangular shape at the T-junction of the passageway which links Knights Fold with Dracup Road and Upper Green. The historic character of this passage is stronger as it is surfaced with York stone flags and its shape is determined by the buildings and boundaries which front the passage at various angles (*right*). Between Knights Fold and Dracup Road the passage squeezes between the rebuilt, wavy flat-coped stone wall at 724 Great Horton Road and the gable end of the cottage and the flat elevation of 1 Upper Green/10-12 Dracup Road which is set at an oblique angle to the passageway, funnelling out between stone and rendered outbuildings and walls and the modern



timber fencing which are all set at different angles. Some parts of the buildings are shaped to follow the passage; a corner which juts out is chamfered, a recess is setted and an old iron 'corporation' lamppost lights the way. Between Knights Fold and Upper Green the passage is overgrown in places and the unusual sandstone slab rear boundary of 720 Great Horton Road contrasts with the dwarf wall and modern timber fencing to 1 Upper Green and the rendered back wall to 718 Great Horton Road.

The meandering course of Upper Green is surfaced entirely in tarmac with concrete kerbing. While the western side is lined with a mixture of buildings and boundary features, the eastern side is comprised of the irregular shape of the back of the cheaply built, poorly maintained garages along Havelock Street and the shape of the filling station at Great Horton Road. Further up, the mass of Brackenhill Court, an unsympathetic modern building, is set back from the lane with its curtilage screened off by modern dwarf walls and leylandii hedges. Although outside of the conservation area, these buildings and boundaries have a negative impact on the character of Upper Green.



At the western side of the lane is what appears to have been another footpath to Dracup Road based on map evidence. This narrow site behind 23-25 Upper Green (*left*) is overgrown, strewn with rubbish and appears to be blocked at the Dracup Road end. This space once provided access to one side of a back-to-back row of cottages which occupied the gardens of the cottages to the south. In front of 23-25 Upper Green is a more recently created footpath to Dracup Road, which perhaps replaces the one behind the properties. At the entrance to the pathway is an area of concrete paving slabs which surround a paver-surfaced parking area overlooked by the modern stained timber fencing of the semi-detached houses. The tarmac footpath passes between the breezeblock-like wall with cast cement upper courses at 22 Dracup Road and the traditional, rare sandstone slab boundary at 37 Upper Green.

As Upper Green becomes Greenfield Lane it descends slight before turning sharply in front of 44-52 Greenfield Lane. This length of the lane is well

defined by the retaining wall on the south side and the flat facade of the row of cottages which is roughly parallel to it. The pavement in front of the cottages is surfaced with York stone flags, but the stonework is contrasted by the pavoirs which surface the carriageway. At the end of the row, the lane turns sharply northward and becomes a footpath which historically led through the fields and joined a network of rights of way leading to Paradise Green, Lidget Green and Beckside but today links the area with Brackenhill Park and Brackenbeck Road/Old Corn Mill Lane.

Dracup Road is separated from Greenfield Lane by a retaining wall and stands a few feet higher. The widening of the road means it has a fairly modern character compared to the network of footpaths between it and Upper Green. At the northern end the road is bounded by the dwarf walls with chamfered coping stones at 34-40 Dracup Road, and on side the various boundaries to 25-29 Dracup Road. Only 27 has a traditional boundary feature; a ramped flat coped stone boundary wall, which presumably must have continued in front of 25 until the unsympathetic car port was built, enclosing the front garden to the original house, prior to its subdivision to two cottages (see page 29). Number 29 was built without a front boundary and the patch of grass in front of the house is open to view, unlike other small front gardens in this character zone. The concrete bollard at the corner of the garden is a poor and inappropriate piece of street furniture. At the other end of the row, the road is bounded by the boundary wall to Greenfield House with ramped sections and a mixture of chamfered and round plain stone copings. The boundary is emphasised by the line of mature trees along the perimeter of the garden and the evergreen shrubbery between the trees.

Across the road from Greenfield House, the gable end of 20-22 Dracup Road faces directly onto the street but is protected from turning vehicles at the T-junction by unpainted modern railings of a standard design which have been insensitively 'dropped into' this historic area. The poor modern boundary wall to 22 and the tarmac and cracked concrete slab pedestrian surface along this stretch of road exacerbate the negative impact made by the street spaces on the conservation area.

*Top of next column: modernisation and safety measures have been introduced to Dracup Road with little thought as to how the street scene could be improved.*



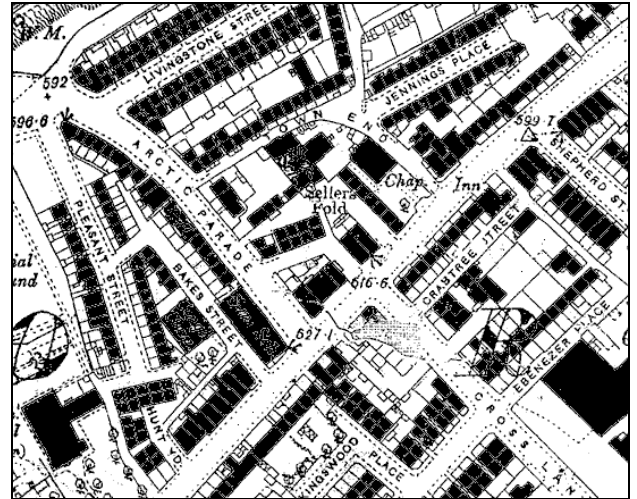
Between 22 Dracup Lane and Great Horton Road the western side of the road is bounded by buildings which are of different heights, orientations, and have boundary features (where these are present) which testify to the haphazard organic development of Upper Green. The modern boundary wall with concrete coping to 16 Dracup Road and the timber fence to 14 provide a poor contrast to the ramped wall to the former cottage at the George & Dragon which has a mixture of flat and triangular coping. The jumble of old buildings is far removed from the wide, modernised street spaces they abut.



*Dracup Road is a broad, modernised street space which is fronted by a diverse range of historic buildings.*

## Character Zone 2: Great Horton Road

Great Horton Road, formerly known as High Street as it runs through the conservation area and its surroundings, was laid as a setted causeway between Bradford and Halifax via Queensbury in 1740. Prior to the establishment of the turnpike, only a short stretch of what is now Great Horton Road existed and linked Town End (to the east of Becksid Road) to Southfield Lane and formed part of the earliest main route between Bradford and Halifax (see pages 10-11). This accounts for why Great Horton Road is reasonably straight except for the gentle S-bend between Paternoster Lane and Harris Court, the site of the oldest part of the settlement. In the early 20<sup>th</sup> century the road was altered and widened in places in order to accommodate the tramline between Bradford and Horton Bank. This necessitated the demolition of the houses and cottages between Ewart Street and Cragg Lane (now the row of shops at 555-575a Great Horton Road), while the cottages at 579-589a lost some or all of their front gardens while all of the cottages at 399-413 Great Horton Road lost their small front gardens when the road was widened. A similar clearing of buildings and widening of the road happened on the south side of Great Horton Road between Paternoster Lane and Southfield Lane. Most of the buildings along this stretch were demolished and the large house at 483-485 (Halls Old House) lost most of its garden.



Top: The area around Cross Lane and Arctic Parade in 1890, long before the extension of Becksid Road.  
Bottom: The area as it appears in 2004 with the conservation area boundary marked on.



Great Horton Road as it passes from north to south between Paternoster Lane and Southfield Lane in 1890 (left) and 2004 (right). Note how the buildings lining Paternoster Lane have virtually all been demolished.

Another key alteration to the character of Great Horton Road was the reconfiguration of one of its main junctions in the mid-20<sup>th</sup> century. Becksid Road originally joined Great Horton Road via Arctic Parade but the Sellars Fold area was cleared so that a new stretch of road would link Becksid Road, Great Horton Road and Cross Lane as a four-way junction.

As it runs through the conservation area (and indeed, much of the urban area) Great Horton Road is closely lined by buildings and boundary features. Therefore its fairly straight course is well defined. Being one of the main arterial routes from the city centre, it is well used by traffic and well served by public transport, the road is engineered to modern standards and has hence lost much of its original character and appearance.

Entering the character zone at its westernmost extreme, Bartle Lane, the cracked concrete slab paving contrasts with the local stone of Lane Close Mills and the traditional setted back street between the mill and the shops on Great Horton Road. At the corner with the main road the concrete slabs are augmented by a tarmac area of pedestrian surfacing with ugly concrete bollards set in it. The contrast in materials and between the street space and the buildings of the conservation area gives this entrance to the conservation area an incoherent feeling.



*The pedestrian surface along Great Horton Road could be better in terms of materials and consistency, while street furniture could be more thoughtfully designed.*

This theme is continued as the good traditional coped boundary walls and original plain stone gateposts which form an orderly, continuous frontage to the properties at 742-760 Great Horton Road are let down by the cracked concrete pavement, standard modern bus shelter and bollard and the tarmac extension to the pedestrian surface to aid boarding/alighting of buses, which all give the street scene an uncoordinated character. Across the road, 579-587 Great Horton Road is fronted by neat flat coped boundary walls with monolithic, shaped gateposts, but the pedestrian space is surfaced in tarmac which has been patched up extensively due to the excavations of utility companies.

Cragg Lane is a single lane carriageway that branches off Great Horton Road at a right angle. What was a setted street bounded by stone flag paving and cottages with uniform flat coped walls with round-headed gateposts as late as 1974 is now a tarmac road with a central setted gutter bounded by modern pavoir pavements with traditional stone kerbs, while the front walls of a few cottages have been knocked down to allow vehicle access to the space in front of the cottage. The juxtaposition of traditional and modern provides a poor immediate setting to these Grade II Listed cottages. Natural York stone flags front the row at 10-14 Cragg Lane.



*Cragg Lane as it appeared in 1974. The overwhelming majority of the traditional street surfaces have been removed, while the uniformity of the boundary walls has been undermined through partial demolition and alterations.*



*The modern style pedestrian 'square' and crossing in front of the Co-op store.*

The pavement at 555-575a Great Horton Road is separated from the road by parking bays and is an unremarkable modern space. At the eastern end the passer-by is greeted by the large billboard attached to the gable end of 553 Great Horton Road which is inappropriate for the building and conceals one of its windows. This shop, with 543-551 Great Horton Road forms a parade of shops which is fronted by the long unpainted utilitarian metallic pedestrian barriers to the pedestrian crossing in front of 549. Although clearly necessary for road safety reasons, the nature of the barriers, the associated pedestrian surfacing and proliferation of traffic lights all visually harm the character of the historic fabric along Great Horton Road. This



insensitive intervention is of course mirrored on the opposite side of the road. Here, the 1970s former Co-op store is set back from the building line to create a wide pedestrian space, but unfortunately it is overlooked by the blank façade of the store and lacks character. The large tarmac space is featureless; save a few low concrete block benches, a row of trees and the concrete bollards which protect the shopfront from ram raiders. Other street furniture along the roadside includes mock historic bins, the crossing barrier, more concrete bollards, poorly sited utility boxes, and a bus shelter. The emptiness of the space in front of the Co-op makes it feel quite bleak and impersonal and the way this space has been treated makes it seem like a lost opportunity to create a pleasant contrast to the narrow areas of pavement along Great Horton Road.

To the east of the Co-op, the entrance to Blacksmith Fold is blocked by raised kerbing and a row of concrete bollards while the eastern side of the fold is mostly given over to a small car park to the supermarket which is bounded by low stone walls with flat concrete copings and does little for the conservation area's sense of place. In one corner is a tall freestanding sign which is totally out of keeping with the conservation area. Behind the store is a vast open expanse of tarmac used for parking and loading which is overlooked by the Grade II Listed cottages at Blacksmith Fold / Ramsden Court. At the end of Blacksmith Fold is an area of wasteland which is strewn with litter.



This space links to an overgrown and heavily littered footpath which is bounded by collapsing stone walls and open and similarly abused open spaces and leads behind Bartle Fold to Saint Street (left). The condition of the path and the disuse and character of the land which it adjoins do not encourage its use. At the end of the roadway at Blacksmith Fold, a footpath leads to Ramsden Court. This narrow footpath lacks

much of its traditional character as it is surfaced with tarmac and is bounded on the north side by the ramshackle timber board fencing to 8-10 Ramsden Court and the reconstructed randomly coursed wall to 13 Ramsden Court (of which a sizeable section is missing). At the end of the footpath there is an old gas lamp standard which has been converted to a

modern streetlight, but incongruously rises from a pavoir surface. A much larger section of the boundary wall to 11-13 Ramsden Court is missing in order to allow vehicles to park on the tarmaced garden. The roadway at Ramsden Court is a single lane and this has a mixture of tarmac surfaces.



*Harris Court Mill stands prominently on the outside bend of Great Horton Road. In the foreground are the railings to a pedestrian crossing which do not contribute positively to the conservation area. To the right are the trees in the garden of 670-670a Great Horton Road.*

Returning to Great Horton Road, the vistas along it become dominated by the tall long mass of Harris Court Mill, while the line of the road is defined by the high boundary wall which runs the length of the mill site. The curve of the road makes the building and wall particularly prominent when approaching from the east. Bartle Fold is another single lane street which branches off Great Horton Road at a right angle. Its eastern side is bounded by the high garden wall and foliage of 670a Great Horton Road, though the western side is bounded by modern timber fencing. The road retained setts down its centre as a gutter, while the rest of the carriageway is tarmaced. The pedestrian surface is mainly concrete flags, although the yard behind 670-670a Great Horton Road is surfaced with York stone flags. Stone setts can be found in front of where the coach house used to stand.

The garden wall and gateway to 670-670a Great Horton Road continue to be an important feature of the street scene heading towards Saint Street, but at the corner the Grade II Listed wall is juxtaposed with the pedestrian safety barrier. At this corner is another key feature of the street scene; a pair of K6 telephone kiosks which make the railings look even more out of place. The wide, straight Saint Street has concrete tile pavements and is well defined by

the buildings and boundary features which line it. St John the Evangelist Church retains a good traditional stone boundary with sections of iron railings along its perimeter. The two main gateways to the church have chamfer quoined stone gateposts with decorative gothic style panels. Towards the eastern end of Walshaw Street, the concrete flags are replaced by ones of stone and the parking bays along the road are surfaced with stone setts. Although this stretch of road is essentially modern, the use of traditional natural stone in this way complements the stone of the church and its boundary wall and gives this corner a coherent traditional appearance.



*The pavements around the Parish Church are mostly flagged and are complimented by the boundary wall and railings and tree canopy.*

Returning to Great Horton Road, the area around the junction with Southfield Lane is another place where unsympathetic road safety measures have had a considerably negative impact on the character of the conservation area. The corners of Southfield Lane and the stretch of Great Horton Road between Southfield Lane and Westcroft Road are all lined with utilitarian metallic barriers which look out of place with the stone built historic fabric of the conservation area. The railings cage in the neat, round-coped boundary wall to 634-636a Great Horton Road, a 17<sup>th</sup> century Grade II Listed Building. In the road in the front of this same building is a traffic island bounded by more of the same railings and more of the traffic lights found at either side of the road. Immediately to the west, the Kings Arms is set back from the road at an angle

and the area to the front would have been used as a stopping point for coaches and was probably once setted. The forecourt is now surfaced in concrete and tarmac and is used for off-street parking.



*The conservation area would benefit from a safe pedestrian crossing which is also complementary to the historic fabric.*

Behind Great Horton Road, Knights Fold was described by Cudworth (1886) as being the earliest street in the village. The sweep of the street has setted gutters and a flagged pavement, which nicely sets off the row of differently sized stone built dwellings along it. The street continues as far as Paternoster Lane, though the cottages which once lined the eastern stretch of the lane have been demolished and replaced by a characterless large single storey building which lacks boundary features and is surrounded by tarmac used for off street parking. Halfway along the length of Knights Fold is a snicket which rejoins Great Horton Road through an area of seating which incorporates traditional triangular coped stone walls, but also the concrete slabs on which the timber benches stand.

To the east, the character of the road begins to feel quite modern as much of the historic character of this character zone is down to the buildings and their boundary features rather than the street scene, so where development is modern in character, the whole area feels modern because the street itself lacks historic or traditional details. The pavement is covered with a patchwork of tarmac, there is a modern bus shelter with an added on boarding bay, and the road is well engineered. The modern feel of this stretch of road is interrupted by the round coped dwarf boundary of the churchyard at Great Horton Methodist Church, but returns in front of Hunt Yard, which is fronted by an unbounded area of landscaping. Hunt Yard is highly permeable, with a network of footpaths across the site. The paths themselves are unmistakably modern due to the use of concrete paving tiles and slabs, and the

concrete slab coping to the stone walls which are stepped rather than ramped and sections have been broken off and not replaced. Beyond Hunt Yard, Pleasant Street retains a traditional stone flagged pavement with stone kerbs. Some of the passageways through the terrace retain stone surfacing. The stone surfaces at Pleasant Street make a positive contribution to the conservation area.

The long row of cottages at 427-449 Great Horton Road display traditional front walls with a mixture of flat and chamfered copings. The space in front is surfaced with a patchwork of tarmac for the pavement and a modern, engineered roadway, which are constants beyond the eastern boundary of this character zone, providing a poor contrast to the buildings throughout.

The listed cottages at 544-560 Great Horton Road retain strong, uniform boundary features, namely dwarf stone boundary walls with flat copingstones and round-headed monolithic gateposts, although 552 has a fence mounted to the wall.

The modern Cross Lane - Great Horton Road - Becks Road junction is the busiest section of road in the conservation area, with lanes of cars, vans, lorries and buses waiting to cross the junction a more or less consistent feature during the daytime and blights the area around the junction because of the constant noise, fumes and movement. For an area with such well-engineered roadways, it seems strange that this busy junction lacks any formal pedestrian crossing. Indeed, as Great Horton is well-populated and the stretch which includes the conservation area is an important local shopping centre containing a number of civic, medical and religious buildings, it is unusual that within the area covered by the conservation area there are only two safe places to cross (by the Kings Arms and by the former Co-op), with a third, traffic island crossing near Bartle Lane. Therefore, for much of its length, Great Horton Road forms a barrier to north-south movement across this character zone, which is otherwise highly permeable due to the number of side streets, back streets and footpaths running through it.



*The heavy traffic at the junction of Great Horton Road and Cross Lane/Becks Road is unpleasant and creates a barrier to pedestrian movement across the shopping area.*

### Character Zone 3: Industrial Great Horton

Excluding the industrial/former industrial complexes at Harris Court Mill, Cross Lane Mills and Jennings Street, which are all enclosed 'blocks' of privately owned space set around yards, this character zone is highly permeable due to the number of roadways and footways through it. This is because the majority of the development in this character zone takes the form of terraced streets which mostly have side streets and back streets which provide alternative routes through the area, which also links the Great Horton Road character zone with Low Green and the urban area to the south of the conservation area.

Starting at the western end of the character zone, the Harris Court Mill complex is enclosed by a high triangular coped stone wall which blocks off views of the tarmac yards and car park which stands on the site of the former mill pond. The mass of the lower shed and weaving shed form a long continuous frontage along Ward Street, and, with the wall, must give the yards an enclosed feeling. Another enclosed area lies to the east of the complex behind the terraces at Beldon Road, Southfield Lane and the shops along Great Horton Lane. This space consists of the back streets to the rows of houses, plus the access road and car park to Great Horton Working Men's Club. Like the building, this space is modern in character, with the triangular coped stone retaining walls marking the boundary of the back streets the only historic feature. While not sympathetic with the conservation area, this modern hard space is well hidden from view and is only overlooked by the modernised club building.

The rows of houses at Beldon Road and Southfield Lane are virtually all fronted by dwarf stone boundary walls with chamfered plain stone copings, which add to the uniform character of the rows. The railings which surmounted these walls have long since been removed, though at Beldon Road neat box hedges rise over the walls. The wide roads in front of both rows of houses are strongly modern in character as the roads are tarmac, the pavement at Beldon Road is tarmac and the pavement at Southfield Lane is concrete slabs on one side, tarmac on the other. The broad pavement on the eastern side of Southfield Lane is studded by a shot row of trees, which helps to give this stretch of the lane a leafy avenue character, and, with the walls, contributes to vista towards Great Horton Road (see top of following column). A side street to this row leads through to Mansion Terrace / Paternoster Lane. The back street between the two rows is lined with uniform flat coped boundary walls. Mansion Terrace has the same chamfer-coped dwarf boundaries as the previous two terraces, but



here they are complemented by a natural stone flag pavement and setted gutter. At the Bartle Square end there is an iron gate set within a small setted area set within the flagged pavement. This farm-style gate is fixed shut and is designed to prevent vehicles travelling between the area in

front of Mansion Square and down the pedestrianised stretch of Paternoster Lane or along or on the lane behind Bartle Fold. The visual appearance of the stone surfacing and the rural quality of the gate (right). It perhaps refers to the former role of the area to the south as a common field), are much more appropriate to the conservation area and add to its sense of place compared to the



modern style 'one size fits all' approaches used elsewhere in the conservation area. The triangular space in front of Mansion Terrace is bounded on its northern side by a stone house fronted by another flagged pavement which has been extended forward using a mixture of flags and setts and stone kerbing. Two traditional style iron bollards have been built into this extension plus two spaces are planted with trees. The materials and treatment of this piece of highway engineering give the Mansion Terrace area a pleasing ambiance. This is unfortunately disrupted somewhat by the state of the buildings at 14 Paternoster Lane and the modern pavers which surface the area in front of it. Just off the 'square' at Mansion Terrace is a partially grassed, partially gravel-surfaced area of Council-owned land which seemingly serves no purpose and is used for parking cars and dumping rubbish (despite a pointless sign prohibiting this).

Paternoster Lane has a winding course and was once lined on its northern side by a row of cottages which closely followed its shape, of which only the end house (9 Paternoster Lane) remains. The unusual name of the lane perhaps has its origin in the fact that it was the site of a Moravian Chapel (Great Horton's first place of worship) and provided a convenient link between the cottages at Low

Green and along Southfield Lane to Great Horton Methodist Church and between the Town End area and the Old Bell Chapel and would have been well used by people on their way to one of the churches. *Pater noster* is Latin for 'our Father' and could be a reference to God as in the first line of the *Lord's Prayer*. The unusual shape of the lane is almost completely gone due to the shape of the modern 2 Paternoster Lane and the distance it is set back. On the edge of this site a tarmac pathway with stone kerbing which leads to Great Horton Road via Knights Fold and changes to a concrete tile surface. A lone traditional iron bollard stands at either end of the path and the disused open gravel surfaced space behind 2 Paternoster Fold runs alongside the path.



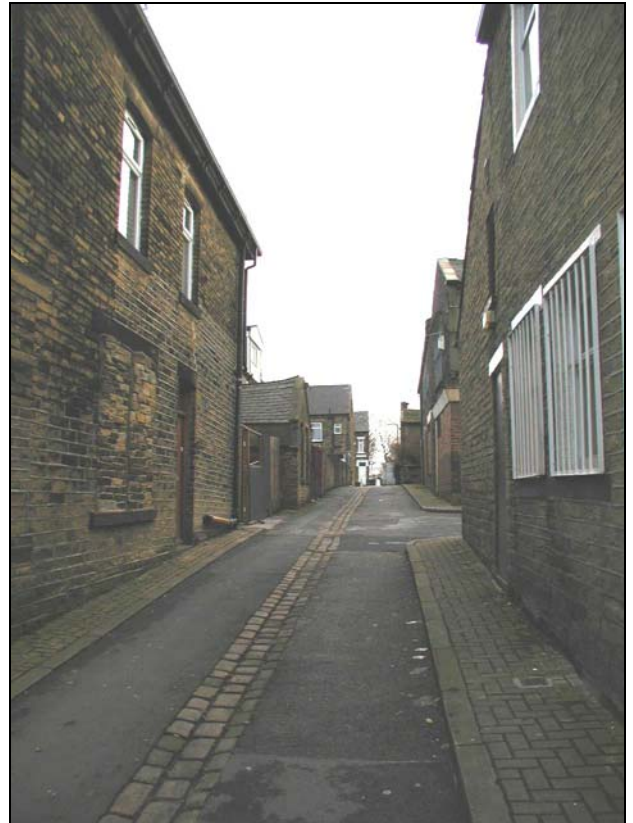
*The straight, broad regularly shaped street space at Kingswood Street is featureless apart from some trees and setts.*

Turning onto Kingswood Terrace, the character changes to the regular layout of roads set at right angles and lined with uniform development which reinforces the shape of the road spaces. The long terraces of houses either face directly onto the pavement or are set behind dwarf boundary walls with chamfered plain stone copings. Unfortunately most of these walls have been raised using inappropriate materials, diluting their uniform character. The only exception to this layout is the new development at Kingswood Street where the space in front of the houses is used for off street parking and is surfaced throughout with modern red pavoids which are totally out of keeping with the stone built historic development of the conservation area. A nondescript iron railing runs between each property, but does not form a strong defined boundary which runs alongside the street, unlike the historic development in this character zone. The street spaces between Kingswood Terrace and Cross Lane are all tarmac with concrete kerbing and tarmac pavements. Despite the modernisation of the streets over the course of the 20<sup>th</sup> century, the more recent changes to the street scene have been more sympathetic to the character and

appearance of the conservation area, yet due to the extent of the modernisation of the street spaces, appear quite incongruous with their surroundings. These recent changes are namely the sections of pavement which have been widened (most frequently at the street corners) and frame the parking bays in front of the houses. These extensions to the pavement have all been surfaced with traditional stone setts (though the kerbs are still concrete) and most of the trees that were planted into these setted areas have grown and matured and add an element of greenery to the otherwise hard street scenes in this area.

The stretch of Cross Lane that lies in this character zone is highly engineered, straight, broad and surfaced with modern materials. Its line is reinforced by the way that the buildings and stone walls closely line the road. Crabtree Street is also surfaced using modern materials but is much narrower and its entire southern side is overshadowed by the mainly industrial buildings set around the enclosed yard at Jennings Street, giving Crabtree Street an enclosed character. The northern side is bounded by the buildings and backs walls of the buildings facing onto Great Horton Road, which, with the inward facing nature of the development along the southern side of the street, means that Crabtree Street feels very much like a quiet back street, particularly as the industrial / warehouse buildings seem to be out of use. Tall iron railings block a gateway leading into the Jennings Street yard from Crabtree Street.

Crabtree Place is narrower still and its confined character is amplified by the tall heights of the various buildings and yard walls which line it. Crabtree Place links Great Horton Road with the area to the southwest and has narrow modern pavoir pavements, concrete kerbs and a tarmac roadway, but at its centre are three rows of setts which forms a central gutter. Ebenezer Place forms an alternative route to Great Horton Road via Cross Lane. This street is also quite narrow and it is overshadowed by Cross Lane Mills and the Royal Bingo Club which form a high blank wall along the entire length of the street. The pavements are concrete and the eastern side is bounded by the walls of the properties at 1-12 Ebenezer Place. The western half of the row retains the traditional stone walls with flat or triangular copings (some even retain slab-roofed coalhouses) but most of the walls in the eastern half have been knocked through and the gardens coated in hardstanding and used for parking, robbing the row of its uniformity and traditional character.



*Crabtree Place is the narrowest of the enclosed streets at the eastern end of the Industrial Great Horton character zone. The street must have once been setted, for many of the setted streets in the conservation area have been surfaced in tarmac but retain a central setted gutter.*

#### Character Zone 4: Low Green

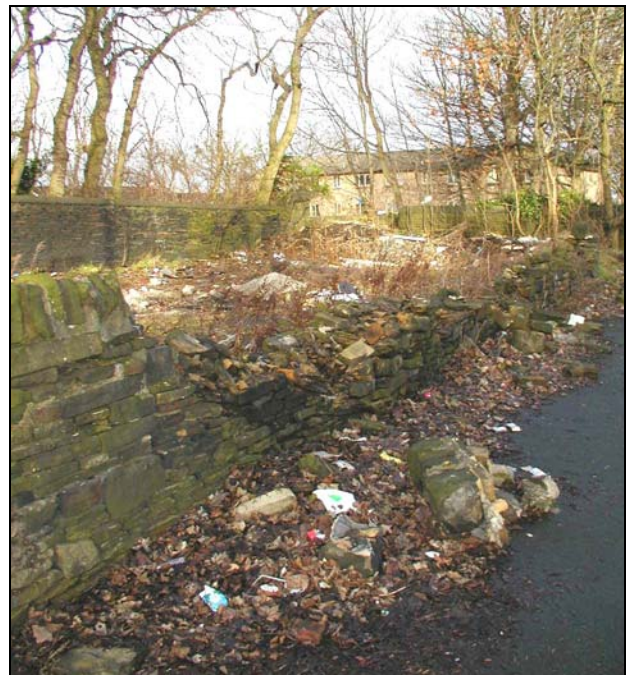
The network of streets, lanes and footpaths through this character zone all stem from the oldest routes through the area, namely Southfield Lane, Cross Lane and Paternoster Lane. Southfield Lane was claimed to be *'the oldest highway between Great and Little Horton'* by Cudworth (1886), and this is certainly true, as the lane also formed part of the oldest route between Bradford and Halifax (see pages 10-11). Paternoster Lane provided an alternative route between Great Horton Road and Southfield Lane and the origins of its name is outlined on page 84 of this assessment and it is thought by Birdsall et al. (2002) to be one of the oldest thoroughfares in the area, dating from medieval times. Cross Lane was no doubt a well-used old track across the fields, hence the name, and while its northern stretch has been straightened, widened and modernised, its narrower, winding course through the Low Green area survives to this day. The highly permeable network of rights of ways through Low Green became established as the piecemeal development of cottages gradually encroached more and more onto the open common, creating a haphazard, organic network of short lanes and footpaths, which provides a resounding contrast to the regular grids of millworkers' housing nearby.



*The incongruous mixture of traditional and modern street surfaces and street furniture at the entrance to Balk Lane. The lane itself has a central gutter which is similar to that of Crabtree Place (shown on previous page).*

Starting at the eastern end of the character zone, the broad, modernised stretch of Cross Lane is

contrasted in terms of scale, nature and materials by Balk Lane, a footpath which branches off of it at a right angle. The funnel-shaped entrance to the lane behind Cousen Place is flagged along its flanks and setted in its centre, and links to a setted gutter which runs the length of the footpath, between two tarmac surfaces. The concrete bollards represent an element of incongruity, as do the concrete paving slabs which have replaced some of the stone flags. The lane is atmospheric and is closely bounded by the tall mass of Cross Lane Mills and its high boundary wall and the tall stone boundary of the former Cross Lane Liberal Club which is overshadowed by the line of mature trees along the edge of the site.



*Part of the car park at Cross Lane Liberal Club is covered in scrub and litter, while the wall which separates it from the pavement has collapsed.*

The stone flags at the entrance to Balk Lane extend to the pathway in front of the cottages at Cousen Place, which is surfaced in tarmac and is lined on one side by the flat coped garden walls, but to the southern side there is no boundary between the footpath and the vast expanse of tarmac in front of the former Cross Lane Liberal Club, which provides a poor immediate setting for the Listed cottages. The tarmac is covered with waste and vegetation in places and the boundary walls have been left to collapse or be vandalised, as sections of wall are rubble, while holes have been pushed clean through in places, exacerbating the down-at-heel ambiance of this corner of Great Horton. The open space at the other side of the car park is enclosed by a neat high triangular coped wall which has been reduced at its western end and coped with concrete slabs. The entrance to the site retains a setted

surface, which mirrors the setted entrances to Horton Park and the southern stretch of Cousen Road, which is otherwise modern in character.

The roadway of Cross Lane is bisected by a grass verge and pavement at the point where it originally turned a near-right angle to the south of St Oswald's School. The stretch of road to the south of the school terminates in a T-junction and its pavements are made of modern materials and are in modern proportions. The lane sweeps gently between rows of development which follow the shape of Cross Lane before reaching a roundabout junction with Perseverance Lane, which is modern in character, but is fortunately not surrounded by a barrage of signs and barriers like other junctions in the conservation area. The centre of the roundabout has stone kerbing and contains a central solitary tree. From here Cross Lane and Perseverance lane branch off in opposite directions with the gable end of Liversedge Row standing right up against the roadway in the fork of the junction. To the west of the roundabout, Cross Lane narrows considerably as it sweeps between the closely built rows of houses which open directly onto either side of the street, creating a quite intimate space. The character changes immediately at the junction with Low Green/Sowden Street as the lane is bounded by grassed spaces and concrete slab paving as the road sweeps in the opposite direction past the neat round coped boundary walls of numbers 124-126 to the T-junction with wide splays at Southfield Lane.



*The winding course of Perseverance Lane narrows considerably towards Southfield Lane. The boundary walls and gables add character to the scene.*

Turning left, along Southfield Lane, the broad tarmac pavement and wide roadway represent another change in character. Short tunnels branch off through the Southfield Hotel and 'through backs'. Low Green Terrace is part of a small 'grid iron' area of industrial housing, but the stretch which branches off Southfield Lane at a right angle retains its setted surface and stone kerbs (though the pavements are

tarmac). The entrance and side street behind the industrial building on the corner are also setted. These surfaces are increasingly rare and the colour and texture of the setts complement that of the stone of the building and contribute to the overall historic feel of the place. While the street space in front of the houses at Low Green Terrace is modern in character, the side streets and back street retain their original setted surfaces, creating a very characterful, traditional street space. Together these spaces make up the largest area of traditional stone street surfacing in the conservation area.



*The traditional setted roadway at Low Green Terrace complements the tone and texture of the buildings which line it.*

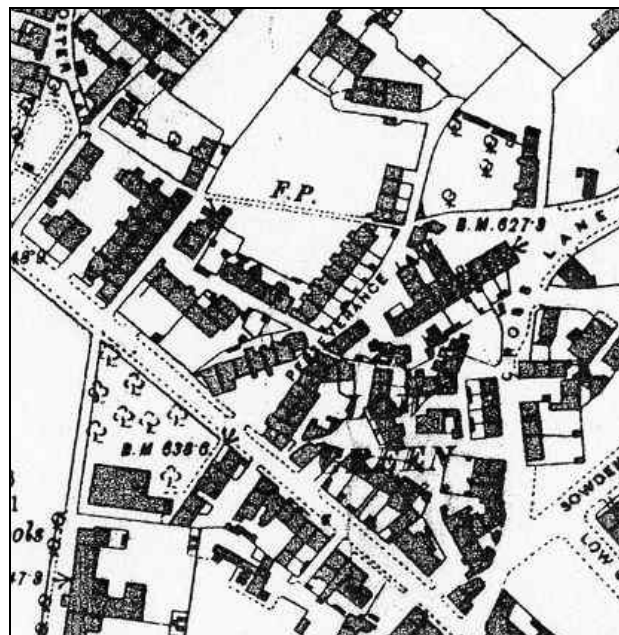


*While an effort has been made to give this path a traditional appearance, the materials used are alien to the conservation area. The various boundary walls could also be better.*

Passing through the landscaped area and across Cross Lane, Low Green is bounded on one side by a leafy, grassed space with stone kerbing to the south and unsuitable pavers with concrete kerbing to the north. A narrow single carriageway / footpath branches northward and is closely flanked by a mixture of modernised walls which are either coated in render or coped with concrete slabs. The footpath attempts to recreate the appearance of a traditional back street using modern materials with a central 'gutter' made of pavoids and concrete flags where stone flags would be. This pastiche is poor due to the materials used. At the end of the footpath is a tarmac yard to a single storey cottage which is enclosed by modern metallic gates at both of its entrances, the other entrance being between the houses lining Cross Lane. To the south of Low Green, a tarmac roadway meanders between the cottages and open space before forking around the back and side of The Fire Brigade, which are yet more routes through the Low Green area. A similar thing occurs at the northern end of Low Green where the street narrows to footpath width and forks either side of 258-258a Southfield Lane. The southern fork is enclosed by the gable ends and walls of the buildings on either side, but like all of Low Green is surfaced with tarmac.

Stone setts delineate the edges of the greenspaces on the north side of Low Green and a 'new' pathway meanders across the site of a back-to-back row of cottages and joins Perseverance Lane. Perseverance Lane has a wide, modern splayed junction with Southfield Lane and is mostly flanked by open spaces until after its junction with Rudd Street, where the sweeping roadway becomes narrower and is lined on the west side by the neat, uniform, flat-coped stone boundary walls of the single storey cottages at 15-27 Perseverance Lane and by the irregular mass of Liversedge Row / 20-28 Perseverance Lane. The walls on the northern side, which follow the arc of the lane, contrast with the spaced tall gable ends of 22, 28 and 30 Perseverance Lane and the recessed development set around sheltered three-sided folds. The western fold is tarmaced and used for parking and the quality of the space is further reduced by the unsympathetic alteration or complete removal of the traditional stone boundary walls. The central fold is much more intimate and is dominated by the tall mass of 8-10 Liversedge Row, but appears to be little used as it is poorly maintained and overgrown. To the east is a two-sided fold which overlooks gardens which are concealed from the road by a cedar hedge rather than a traditional stone wall. At this point the lane becomes wider as it joins Cross Lane.

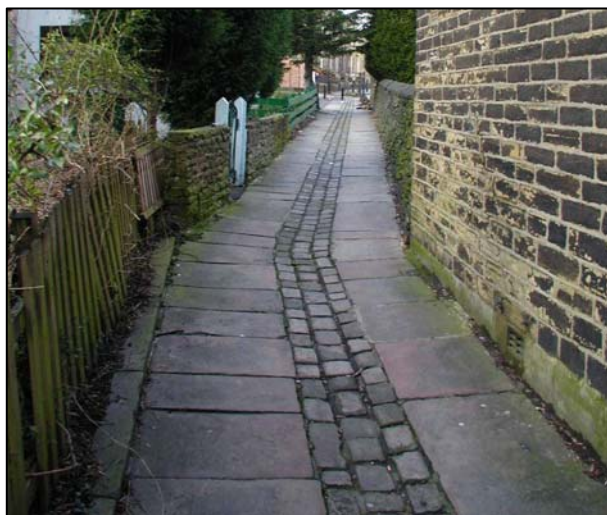
*Following column: Low Green in 1890 (top) and the same area today (bottom, with the conservation area boundary marked on). Despite the clearing of a large number of cottages, the area remains highly permeable, with the spaces in the remaining clusters and bottlenecks contrasted with the open spaces elsewhere.*



To the north, Suddards Fold is a two-sided fold set around a short dead end lane, the character of which is adversely impacted by unsuitable alterations to some of the boundary walls, its modern surface and the unpainted functional, utilitarian metallic railings which enclose the grounds of the adjacent school and have a negative impact on Perseverance Lane and Paternoster Lane as well. A straight footpath with a narrow entrance occupies the narrow void between the wall of 1 Suddards Fold/29 Perseverance Lane and the round coped boundary wall or 27 Perseverance Lane. The footpath, which came into existence in the second half of the 19<sup>th</sup> century, is visually marred by the concrete slab surface and the aforementioned railings to the school. At Peel Row, however, the surface changes to a traditional



central setted gutter flanked by flagged walkways. The appearance of the footpath is enhanced by the triangular coped stone boundary wall to the north but is unfortunately let down by the unsuitable suburban style modern timber fencing on the opposite side. This stretch of footpath terminates in a setted area with an ornamental iron gate-style barrier, which is a sympathetic addition. The back street running southwest has a tarmac surface, setted gutters, but paver pavements.



*Traditional natural stone surfacing at Paternoster Lane.*

Bartle Square is a footpath, but is also surfaced with tarmac and has setted gutters. Apart from the tarmac, the character of this space is changed for the worse by the plain bollards that have been inserted, the modern suburban style painted timber fence on one side and the thin synthetic stone boundary walls with concrete copingstones on the other, which cumulatively make the setted element of the footpath look out of place (*right*). Across the greenspace, Peel Row has a stone flagged pavement on one side and pavoir paving on the other, although both sides retain stone kerbing. The roadway is tarmac, but incorporates setted edges and a central setted gutter. The lane is bounded by a mixture of traditional stone walls with round copings, rendered walls and spaces without boundary features, giving it an inconsistent character. The same is true for Rudd Street where the winding single lane road is bounded by an



incongruous mixture of traditional and out of character boundaries which emphasise the shape of the street. The narrow pavement is surfaced with pavoirs and the roadway is edged with setts.



*The eastern end of Rudd Street has a more traditional, enclosed character and retains some setts.*

As it passes through this character zone, Southfield Lane retains a fairly broad and straight course and modern, engineered character. It is flanked by a mixture of open spaces, buildings and boundary features, giving it a varied prospect. The majority of the boundary features are low and dwarf stone walls with flat, triangular or round copings. On the western side at the former burial ground to the Old Bell Chapel the retaining wall has a chamfered coping to which railings were once attached, but the wall still forms an important boundary between public and private space. The high northern wall to the former burial ground has triangular copings and is mirrored by a similar, but lower wall on the opposite side of the footpath leading to Southfield Nursing Home. As a result, the straight course of the footpath is well defined, but is let down by the tarmac surface, the build up of litter, leaves and other detritus along its length and the leaning iron frame of a large sign which has bizarrely been allowed to be erected in the centre of the footway. Further along the Beldon Close side of the northern wall has had its coping and upper courses removed by thieves/vandals and is surmounted by a flimsy looking modern iron railing which is leaning towards the footpath. The area in front of the Nursing Home itself is well maintained and incorporates a triangular coped retaining wall.



*The footpath leading to Southfield Nursing Home is marred by the large sign at its entrance, litter and collapsed sections of wall.*

---

## 9. Activity

---

### *Summary of Activity*

Great Horton continues to be an important 'centre' in the built up area of Bradford and retains a diverse mixture of shops, industrial employers, commercial businesses, places of worship, schools and other facilities which each contribute in a different way to the area's vitality.

- There are approximately 80 shop/commercial premises in the conservation area of various sizes, ages and locations and accommodate an array of shops and businesses, although nearly 12.5% of all of the units are vacant. Key buildings such as the Old Bell Chapel and the former Congregational Schools have been adapted for retail purposes.
- The night time economy consists of a number of pubs, two private clubs and a bingo hall. The former Cross Lane Liberal Club, however, languishes empty and semi-derelect.
- All of the Harris Court Mill and Lane Close Mill complexes are still serving manufacturing functions, as are the former United Reform Church and the mills just outside of the conservation area. Part of Cross Lane Mills has been sensitively converted into a mosque.
- There are no formal open spaces in the conservation area, but several redundant open sites which serve no purpose and are in urgent need of upgrading.

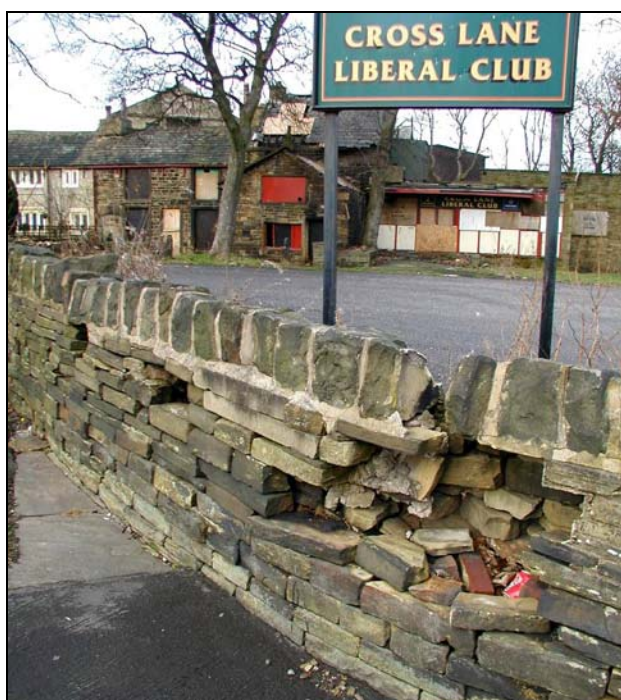
Today Great Horton retains a similar range of activities and building uses as it did in the late 19<sup>th</sup> century. The main thoroughfares of Great Horton Road and, to a lesser extent, Southfield Lane retain a wide range of commercial and retail businesses which is strengthened by similar activity on the periphery of the conservation area. The mills in the conservation area remain in industrial use or have been re-used for other purposes, as have similar premises outside of the conservation area, while some smaller industrial premises still serve this

function. Other functions in the conservation area include three places of worship, a library, a school, and a medical centre and surgery. The range of employers, shops, services and other facilities in Great Horton means that the conservation area has a vibrant, bustling atmosphere.

There are approximately 80 shop/commercial units in the conservation area which are accommodated in buildings which range from adapted and/or extended cottages, to purpose-built traditional late 19<sup>th</sup> / early 20<sup>th</sup> century premises, through to modern era retail development. In addition, retailers have reused key historic buildings such as the Old Bell Chapel and the former Congregational Schools, ensuring the long-term survival of these buildings. The wide range of premises accommodates a variety of business types ranging from convenience stores, take aways, hairdressers and corner shops to retailers of hardware, furniture, house fittings, home electronics and white goods, as well as services including a bank, solicitors, financial services, an auctioneer's, a photographer and a tailor with other shops and a supermarket just outside of the conservation area. This range of retail and commercial functions underpins the character of the conservation area, particularly during the day. The commercial function of Great Horton has not appeared to have 'shrunk' per se, as only three shop units appear to have been converted to housing, but at the time of survey in compiling this conservation area assessment, ten shop units were identified as being vacant, which amounts to 12.5% of all shops in the conservation area. While some shops appear to be well maintained and ready for occupation, some shops, particularly those in peripheral locations, appear to have languished empty for some time and are suffering from a lack of maintenance. It is crucial that the retail character of Great Horton Conservation Area remains and that the historic fabric is put to appropriate use in order to safeguard its long-term contribution to the conservation area.

The night time economy of the conservation area consists of six pubs (plus the Kings Arms which may or may not be used as a pub), a Working Men's Club, a Conservative Club and a Bingo Hall,

plus a number of take aways. The character of pub buildings is important to the street scene, as they are often local landmarks. The Royal Bingo Club is a successful re-use of a former picture house, while the alterations undertaken to the Working Men's Club premises have more or less negated the historic and architectural interest of the building. The former Cross Lane Liberal Club at Cousen Place is another disfigurement of a historic building, although in this case the building is Grade II Listed. The most damage done, however, is to the fabric of the building during its long period of redundancy and now the historic elements are semi-derelict, and have an uncertain future.



The conservation area and its immediate setting is home to a number of industrial firms with fairly large workforces, which is rarely the case in this region as industry usually favours the advantages of modern premises, or, in the case of industries such as textiles, overseas manufacturing bases. The largest and most prominent industrial complex in the conservation area, Harris Court Mills, appears to be in three occupations, namely the *Yorkshire Envelope Company* which employs c.80 staff and manufactures envelopes and stationery in the largest shed; *Louis Hoffman Clothing Ltd*, which manufactures sportswear; and *Whaleys*, a manufacturer of cotton, wool, silk and synthetic cloth who have been based in the mill since 1973. The continued use of Harris Court Mills has meant that much of the external historic fabric has survived and the sight of the mill complex, complete with outbuildings, is a powerful reminder of the area's industrial heritage and character. Lane Close Mills is occupied by *Eltex* who manufacture textile machinery and software, including 'electronic

jacquards', the modern-day equivalent of the adapted jacquard engine invented by Samuel Dracup in 1838 who, in the following year, built the mill itself (see page 13). Unfortunately the firm demolished most of the Grade II Listed mill complex in the 1980s and replaced it with modern premises, retaining the two-storey element facing onto Bartle Lane. On the northern periphery of the conservation area, the massive Westcroft Mill complex is no longer in use. At the eastern end of the conservation area, Cross Lane Mills lies partly within the conservation area. The Grade II Listed element has been converted to a mosque, the *Jamia Islamia Mosque*, an appropriate re-use which has retained the building's original character, while other elements have been converted or demolished to make way for other uses which include a fitness centre, and a textile lining manufacturer, *Jessgrove Ltd*. At time of writing there are two vacant industrial complexes in the conservation area which are both comparatively small scale. The first is at Low Green Terrace and the other is at Jennings Street/Crabtree Place. Although the former is in a good condition and secure, the latter needs work done improving the condition of the building and reopening blocked openings before it could be occupied. Other small scale industrial concerns which now appear to be vacant in the conservation area include a foundry (78 Cross Lane), a window manufacturer (Low Green) a joinery firm (Halstead Place) and an optical manufacturer (Kingswood Terrace).



In addition to the Mosque, the other two places of worship in the conservation area are Great Horton Wesleyan Church and the Parish Church of St John the Evangelist, which remain in their original uses. The Primitive Methodist Chapel at Town End has long been demolished. The Old Bell Chapel has been used as a commercial building for a long time, while the former Great Horton United Reform Church is occupied by *Concept Labelling Solutions*, a light manufacturer. Both of these adaptations have been sensitive to the character and appearance of these Grade II Listed Buildings. The

school which was associated with the Church, (known as the Congregational Schools) is presently occupied by *Ali Baba Carpets and Furnishings* as a retail warehouse, although signage and blocked openings have undermined this important building's appearance. The former National Schools at Southfield Lane have been sensitively restored and converted to Southfield Nursing home following a long period of redundancy. This adaptation has had little impact of the original character and appearance of this Grade II Listed Building. St Oswald's Primary School is the only school building in the conservation area that is still serving its original function (in addition to the aforementioned schools, the Primitive Methodist School at Town End and Wesleyan School at Paternoster Lane were demolished some time ago). Even so, this Grade II Listed Building has required expansion as requirements change, but fortunately this has not directly affected the main elevations and the overall character of the site.



*This area of wasteland at Blacksmith Fold is one of a small number of disused sites in the conservation area which are in need of improvement.*



*The United Reform Church has been sensitively adapted for use by light industry.*

The conservation area contains no public open spaces, save the areas of landscaping at Low Green. The largest open spaces are associated with privately owned buildings, such as Great Horton Methodist Church, Cross Lane Liberal Club and St Oswald's CE Primary School. Half a dozen open spaces are not associated with any buildings and serve no function and are effectively 'ownerless'. These spaces are without exception overgrown, unkempt and piled with litter and other debris and are a blight on the surrounding area. Some of the spaces associated with buildings also share this character and in preparing this assessment several open spaces in need of improvement have been identified.

---

# 10. Conclusion and Character Specification

---

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 Great Horton 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 centre of Great Horton. 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 the 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*).





Great Horton Conservation Area covers the historic core of this industrialised, urbanised village which now forms part of the inner urban area of Bradford. It stands on a gently sloping elevated plateau which overlooks the urban Clayton Beck valley to the north. The township of Horton was made up of Little Horton and Great Horton and was originally one of the townships which made up Bradford Manor. Great Horton was a scattered farming

settlement loosely spread along the earliest route between Halifax and Bradford. In 1740 a more direct and better surfaced turnpike between Halifax and Bradford was laid and also happened to pass through Great Horton. This turnpike is Great Horton Road and was known as the High Street as it passed through the village. Although farmers and their families had long been supplementing their income by manufacturing textiles, it was not until the late 18<sup>th</sup> century that the industry became more important to the local economy as workers employed by clothiers or farmer clothiers were housed in cottages erected along the turnpike and on the village's two agricultural commons, Upper Green and Low Green. Coal miners and quarrymen also built cottages on the Greens around this time. The area was sufficiently populous to support its own Wesleyan chapel and school in 1766 and by 1806 was served by a chapel-of-ease, the Old Bell Chapel. In this year the first textile mill was built in Great Horton and as steam technology advanced was accompanied by Cross Lane Mill (1821), Lane Close Mill (1839), before it was demolished and replaced with the present day Harris Court Mill (1861). While cottages were built up until c.1850, the larger and expanded mill premises required terraces of workers' housing to be built, expanding the village significantly. As the population grew more places of worship could be supported, namely a Primitive Methodist Church, a new Methodist Church (1825, rebuilt 1862) a Wesleyan Reform Chapel (1832, rebuilt 1851) and a Parish Church (1871, replaced the Old Bell Chapel). In the late 19<sup>th</sup> and early 20<sup>th</sup> century the urbanised village was served by a large number of shops occupying converted cottages, and, more frequently, new purpose-built premises adding to the mix of building types, scale and ages in the present day conservation area.

This section will summarise the characteristics which are common across the conservation area and then those features which vary in each of the four 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"> <li> <b>Topography and setting</b> – set on an elevated plateau on the southern side of Clayton Beck valley, with a general rise from northeast to southwest which is notably steeper and the north-eastern end of the conservation area where development steps downhill. The topography and the built up nature of the conservation area's setting means that distant view can only be had were the valley side falls away, allowing views over Lidget Green and Giringlinton to Manningham. Much of the development bounding the conservation area is a mixture of late 19<sup>th</sup> century terraced housing which is made of the same materials as the buildings of the conservation area but is of a distinctly different character. Modern development adjoining the conservation area is a mixture of bland, mediocre 'traditional' style modern buildings and commercial/retail buildings which make no attempt to pay regard to the context provided by the conservation area and provide an incongruous setting for the historic development.         </li> </ul>	<ol style="list-style-type: none"> <li>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)).</li> <li>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).</li> </ol>
<ul style="list-style-type: none"> <li> <b>Traditional building materials</b> – all of the buildings and boundary walls within the conservation area are constructed of locally quarried sandstone and gritstone, which serves to unify the diverse forms and create a harmonious whole. The stone is coursed horizontally and the mortar used is lime-based and is either slightly recessed or flush with the wall surface. Stone slate is the principal roofing material, although a most buildings built after 1850 are roofed with natural grey slate. Painted timber was traditionally used for windows, doors, bargeboards (on later buildings) and shop fronts (with some stone elements). Painted cast iron was used for railings and gates which were attached to ashlar or plain stone gateposts and copingstones.         </li> </ul> 	<ol style="list-style-type: none"> <li>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).</li> <li>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).</li> <li>Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP).</li> <li>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</li> </ol>

	<p>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"> <li>• <b>Setted and flagged carriageways and footpaths</b> – these natural stone elements of streetscape are present in all four character zones. A few significant isolated areas of flagged and setted surfaces survive and setts and flags have frequently been used in street improvements, although on the most part the materials used are modern such as tarmac, concrete flags and pavoirs.</li> </ul> 	<p>7. There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of the Unitary Development Plan).</p> 
<ul style="list-style-type: none"> <li>• <b>Boundary walls</b> – these are evident in lining roads green spaces and yards to define spaces and the line of the roads. The stone used is horizontally coursed and is surmounted by copingstones. Gateways have plain stone or ashlar gateposts and iron gates. A few key boundaries retain cast iron railings which are attached to the ashlar copings of dwarf stone walls.</li> </ul> 	<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 Four Character Zones

Characteristic	Character Zones	Guidance
<p><b>Architecture and building details</b></p>      	<p><b>Character Zone 1: Upper Green</b></p> <p>Most of the buildings are single and two-storey vernacular style cottages from the late 18<sup>th</sup> and early 19<sup>th</sup> centuries and are architecturally plain and were built in a piecemeal fashion. Common features are coped roofs, eaves bands, dentil blocks, and mullioned sash windows and panel doors in plain stone margins. Some of these cottages are Grade II Listed. The few non-cottage buildings include the George and Dragon, a purpose-built early 19<sup>th</sup> century public house with distinctive bay windows, and the large villa residence Greenfield which is well detailed and dates from c.1900.</p> <p><b>Character Zone 2: Great Horton Road</b></p> <p>The range of listed buildings, which includes, former 17<sup>th</sup> century farmhouses, large 18<sup>th</sup> century residences, early industrial cottages (some of which have been adapted to shops), and 19<sup>th</sup> century places of worship and a mill shed, gives some indication of the range of building uses and ages in this area.</p> <p>A large proportion of the buildings are purpose-built late 19<sup>th</sup> century retail and commercial premises or adapted earlier buildings which gives the area a strong commercial character. Common traditional shopfront details are in stone or timber and include large display windows over stallrisers, recessed transomed doorways, pilasters topped by consoles and shallow fascia with cornice.</p> <p>A large proportion of the Listed buildings along Great Horton Road are late 18<sup>th</sup> and early 19<sup>th</sup> century rows of early industrial cottages which are listed due to their group value. These are mostly two storeys in height and are detailed similarly to the cottages in the other character zones. The Grade II* Listed 670-670a Great Horton Road is a large house built by the locally prominent Brooksbank family in 1746 which places anachronistic 17<sup>th</sup> century local vernacular style details in a layout which conforms to Classical proportions.</p> <p>There is a number of key religious, commercial and civic buildings in this character zone which give insight into architectural fashions. Examples include the strongly Classical Great Horton Methodist Church and the restrained Classicism of the former United Reform Church at Bakes Street, the Gothic style Parish Church and former Congregational Schools at Bakes Street, the Italianate 686 Great Horton Road and surgery at Paternoster Lane, and the Edwardian-style library, among others.</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>








Characteristic	Character Zones	Guidance
<p><b>Architecture and building details</b></p> 	<p><b>Character Zone 3: Industrial Great Horton</b></p> <p>This character zone contains one Grade II Listed Building of special interest, Jamia Islamia Mosque, which was built as Cross Lane Mill in 1821. The massive ten-bay, three storey block with a grid-like layout of openings linked by cills bands is comparable to the similarly basically detailed Harris Court Mill of 1861 which is four storeys in height and nineteen bays long and retains many associated buildings, including the chimney, and the shed is highly prominent along Great Horton Road.</p> <p>The bulk of the buildings in this character zone are terraces of mill workers' houses (sometimes 'through backs') built between the mid-19<sup>th</sup> century and c.1900. They have simple details such as dentil blocks, tall sash windows in cill-and-lintel openings and timber panel doors with transoms surmounted by a cornice on brackets.</p> <p><b>Character Zone 4: Low Green</b></p> <p>The majority of buildings in this character zone are cottages of one, two or three storeys which were built between the late 18<sup>th</sup> and mid-19<sup>th</sup> centuries and were built in an incremental, piecemeal fashion. Many of these cottages are Grade II Listed for their group value and despite the differences in ages common vernacular features are plain stone margins to openings, mullioned windows, coped stone roofs, corniced chimneys, eaves bands, and dentil blocks.</p> <p>The cottages at Cousen Place are in a 17<sup>th</sup> century vernacular style and some retain details such as double chamfer mullion windows in chamfered reveals, chamfered doorways with heavy lintels, quoins and kneelers.</p> <p>Other key buildings include the basic, Classic styling of the Old Bell Chapel (1806), the Gothic Revival style Southfield Nursing Home (1861) and the Queen Anne / Classic architecture of St Oswald's CE Primary School (1886), which are all Grade II Listed.</p>	<p>(See previous page)</p> 
<p><b>Open spaces and Natural Elements</b></p> 	<p><b>Character Zone 1: Upper Green</b></p> <p>Although it was once an agricultural common, no important open spaces remain and very few trees have been planted. The large gardens and mature trees at Greenfield House and 19-21 Dracup Road are the only significant elements of greenery in this character zone. One unkempt and 'left over' space off Upper Green is the only non-private space.</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>(Continued on next page)</p>

Characteristic	Character Zones	Guidance
<p data-bbox="186 275 368 363"><b>Open spaces and Natural Elements</b></p>     	<p data-bbox="391 285 867 317"><b>Character Zone 2: Great Horton Road</b></p> <p data-bbox="391 348 1062 558">The Great Horton Road corridor is very urban in character and contains no formal public green spaces or areas of significant tree cover or other natural features of note. As such the few areas of greenery are associated with privately owned buildings and in some cases make a marked contrast to the hard spaces which typify this character zone.</p> <p data-bbox="391 562 1062 894">The significant open spaces are associated with religious buildings, such as the former burial ground in front of Great Horton Methodist Church and the overgrown burial ground behind it; the narrow landscaped area around the Parish Church which contains a number of mature trees. The large enclosed gardens of 670-670a Great Horton Road contains a number of tall trees and shrubs and emphasises the importance of its original occupants, for it is the largest garden in the conservation area, while the few old farmhouses retain small walled gardens.</p> <p data-bbox="391 898 1062 1020">Aside from the small cottage gardens, the only other greenspace in this character zone is the large overgrown disused sites behind Ramsden Court which serves no purpose and offers no amenity.</p> <p data-bbox="391 1052 919 1083"><b>Character Zone 3: Industrial Great Horton</b></p> <p data-bbox="391 1115 1062 1262">This character zone consists of industrial buildings and high-density rows of workers' housing which leaves no open spaces of significant size or value. Trees were planted along the terraced streets in the late 20<sup>th</sup> century and enhance the street scene.</p> <p data-bbox="391 1293 764 1325"><b>Character Zone 4: Low Green</b></p> <p data-bbox="391 1356 1062 1535">This character zone is by far the most green and has at its heart the large open playing fields at St Oswald's CE Primary School which were cleared of development in the mid-20<sup>th</sup> century. The fields are very open and featureless with modern railings and shrubbery along the perimeter.</p> <p data-bbox="391 1539 1062 1780">Three large spaces of unkempt, overgrown, rubbish-strewn areas of space which contain important clusters and lines of mature trees can be found at the former Cross Lane Liberal Club, to the east of 10 Cousen Place and at the former burial ground to the Old Bell Chapel at Southfield Lane. These spaces would contribute much more positively to the character of the conservation area if they were improved.</p>	<p data-bbox="1084 275 1463 306">(Continued from previous page)</p> <p data-bbox="1084 317 1495 621">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>  

Characteristic	Character Zones	Guidance
<p><b>Open spaces and Natural Elements</b></p>	<p>The demolition of rows and clusters of cottages at Low Green in the mid-20<sup>th</sup> century has created a network of predominantly grassed open spaces, which are not well-integrated with the historic buildings as the spaces are largely featureless and have the character of urban landscaping rather than part of a conservation area. One is unkempt and is used as a tip.</p> <p>The cottages and houses in this character zone are more likely to have gardens than similar properties elsewhere and these tend to be larger.</p>	

Characteristic	Character Zones	Guidance
<p><b>Street pattern Spaces and Permeability</b></p>    	<p><b>Character Zone 1: Upper Green</b></p> <p>In terms of street scene, the places of interest are the few haphazardly arranged, irregular shaped folds or passageways which have escaped remodelling, unlike Dracup Road and Upper Green which are wider, more regular and modern in character. The character zone retains a high permeability despite one footpath being overgrown/blocked.</p> <p>Few stone setts or flags remain in place and many traditional stone boundary features have been inappropriately altered, demolished or replaced with unsuitable boundaries such as fences.</p> <p><b>Character Zone 2: Great Horton Road</b></p> <p>The main thoroughfare through this character zone is of course Great Horton Road, which has been engineered, widened and surfaced to modern standards and lacks historic or traditional features and details. Development closely lines the road and runs parallel to it, with other building usually closely set behind traditional coped stone boundary walls.</p> <p>Heavy traffic, particularly at the junction with Cross Lane and Becksie Road detracts from the ambiance of Great Horton Road and the road effectively splits the character zone in two as far as pedestrians are concerned. The two formal crossings have been installed without any regard for the character of the area around them, so the signage, lights and railings all provide a poor contrast to the historic fabric which surrounds them. Other street furniture such as bus shelters, benches, bins and bollards has a similar impact.</p> <p>A number of broad streets and narrower side streets and lanes branch off Great Horton Road mostly at right angles and link Great Horton Road with the rest of the conservation area and its setting. These side streets and enclosed folds retain more of their original character through the survival of stone setts and flags and traditional boundary features where applicable.</p>	<p>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).</p>  

Characteristic	Character Zones	Guidance
<p data-bbox="186 275 368 365"><b>Street pattern Spaces and Permeability</b></p>   	<p data-bbox="391 289 922 317"><b>Character Zone 3: Industrial Great Horton</b></p> <p data-bbox="391 352 1062 533">This character zone is a mixture of enclosed mill yards and highly permeable grids of streets of terraced housing. The houses along these streets have flat frontages and are closely set behind low stone boundaries which emphasise the geometry of the spaces.</p> <p data-bbox="391 569 1062 716">The streets themselves tend to be broad and surfaced with modern materials, though a thoughtful street improvement scheme has enhanced the street scene with small setted areas and tree planting, though the character of the street spaces is predominantly modern.</p> <p data-bbox="391 751 768 779"><b>Character Zone 4: Low Green</b></p> <p data-bbox="391 814 1062 1024">The key street spaces are the lanes, streets and footpaths running through the Upper Green itself which give the area a high permeability and choices of routes through the area. The lanes often vary in width while the footpaths are closely delineated by boundary features and buildings, alteration to which have had significant impacts on the quality of the street scene.</p> <p data-bbox="391 1060 1062 1207">The main thoroughfares Southfield Lane and Cross Lane are more or less modern in character and materials and contrast with some of the footpaths and narrow lanes which retain traditional surfaces in traditional layouts.</p>	<p data-bbox="1089 275 1328 302">(See previous page)</p>  

---

---

# 11. Preservation and Enhancement

---

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, Great Horton Conservation Area retains a bustling village centre atmosphere with significant elements of development pertaining to the village's early industrial expansion around 1800 and its later industrialisation and urbanisation. 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 assessment) 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.

## 11.1 Preservation of the Character and Appearance of Great Horton 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 urban and industrial 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 Great Horton Conservation Area. These are outlined in section 11.3 of this assessment 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 Great Horton, 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.

English Heritage 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 two Grade II\* Listed Buildings and 135 Grade II Listed Buildings protected via listed status in Great Horton Conservation Area (listed in *Appendix 2* of this assessment) and 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 Great Horton 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 Great Horton, many of the listed and unlisted buildings have lost some of their historic character through the loss of original door and window details. In addition, several stone elevations have been coated with render or cleaned, but other changes that could damage the conservation area, such as the replacement of stone or slate roofs with artificial tiles, are less common. 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 Great Horton, but some facets of what makes the area special are slowly being chipped away. 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.

### **11.2 Design Guidance: Additions, Alterations and New Build**

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design, regardless of the size of the new building or extension. 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, nor that off-the-shelf 'historic' details be given to new buildings. 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 Great Horton 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. The Greens at Great Horton are typified by haphazard, organic development in clusters or short rows, often

containing different types of building, though they are usually face directly onto the street, and some are set back a short distance from the road behind a front boundary wall. In the Great Horton Road and industrial areas, development is more linear with little or nothing to separate development from the road.

- 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.
- The scale of neighbouring buildings should be respected. In Great Horton, there are variations in building height according to status and function, though generally buildings are two storeys in height, although some cottages and shops have a single storey, while some buildings are three or four storeys in height. 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 buildings, stone boundary walls, iron gates and railings and stone slates and grey roof slates unite the buildings and enclosures 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 spaces 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.



### 11.3 Enhancement Proposals

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

- **The Preservation of Original Features** - Where houses have retained traditional features such as a stone roof, panelled timber door, stone mullions, timber sash windows, or stone boundary walls, 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 buildings in the conservation area already lack some details such as timber sash windows, while some external walls have been cleaned or coated with unsuitable renders. Article 4 (2) directions can be introduced to protect the remaining significant traditional features and details on dwellings that enhance the character and appearance of conservation areas. The Council has powers under Article 4 of the Planning (General Permitted Development Order) 1995 to control development which would normally be allowed without the need for planning permission, but which would lead to an erosion of the character and appearance of the conservation area. If an Article 4(2) Direction were to be introduced in Great Horton, further consultation would be required with the community, as community support is essential if such protective measures were to be introduced.
- **The Maintenance and 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 cluster 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. In the case of listed buildings, the majority of which have unsympathetic alterations which were undertaken without Listed Building Consent, the Council could consider moving forward its statutory duty to enforce the preservation of the appearance of Listed Buildings in Great Horton.



*Measures to ease the flow of traffic and improve safety have not necessarily enhanced the character and appearance of Great Horton.*

- **Street Improvement and Traffic Management**  
The historic character of the buildings is unfortunately frequently let down by the appearance of the public highways which are typically surfaced with tarmac with concrete kerbstones and concrete slab pedestrian surfaces. Some street furniture, such as bins, railings and bus shelters also detract from the sense of place. There is also a divergence in the way the street spaces within the conservation area have been managed; ranging from traditional stone surfaces and tree planting, to a pastiche of traditional streetscape using unsuitable materials, to the complete modernisation of street spaces, creating an uneasy contrast between the historic buildings and the spaces about them. Many pedestrian spaces need to be improved as they presently detract from the overall character of the conservation area. Two busy roadways run through the conservation area, namely Great Horton Road and Cross Lane. These roads are highly engineered, widened and modern in character to cope with the volumes of through traffic using these routes. The character of the road spaces and the constant stream of traffic both have a negative impact on the conservation area visually and in terms of noise, dirt and fumes as well as forming a barrier to pedestrian movement across the area, which is partly classed as a District Centre

in the Unitary Development Plan (UDP). There is a need to create a pleasant, permeable pedestrian environment along and around these main routes that strengthens their contribution to the conservation area's sense of place. The Great Horton Road-Beckside Road-Cross Lane junction is identified as being in need of improvement in the UDP and improvements should be appropriate to the context provided by the conservation area. It is felt that any improvements should extend much further along the main routes through this area.

- **Pro-active Planning for Empty Buildings** – Some buildings in the conservation area have found appropriate new uses relatively soon after their original uses ceased. The Former National Schools/Junior Immigrant Education Centre is an example of a building which stood empty and deteriorated over a number of years before its eventual, sensitively executed conversion to Southfield Nursing Home. At present a small number of the key buildings in the conservation area stand empty, while the fate of other key buildings is in the hands of unpredictable and volatile market forces. As soon as a key building or complex of buildings becomes vacant and has an uncertain future, an assessment of what key features and details should be retained and what suitable uses of the building(s) there might be. This would give greater certainty and clarity to potential occupiers or investors and therefore minimise the time that a building which is of particular importance to Great Horton conservation area languishes empty and is more prone to physical deterioration. This might be particularly useful where industrial, religious, civic or educational buildings are concerned.
- **Enhancement of Disused Spaces** – While some open spaces in the conservation area add to its quality and sense of place, others detract due to their disuse and lack of maintenance or could simply make a stronger contribution to the Great Horton. Some overgrown, disused and abused spaces are associated with key buildings such as the burial ground behind Great Horton Methodist Church, the former burial ground at the Old Bell Chapel and the former garden to Cross Lane Liberal Club, while others are independent of buildings but serve no purpose and have a negative amenity value, such as the spaces behind Ramsden Court, behind Rudd St and at Cousen Road. While the clearing of litter and other detritus from these sites and possibly cordoning them off might be a suitable short-term measure, many are in need of a clear purpose and a sense of ownership so that they make a positive

contribution to the conservation area. The green spaces around Low Green are on the whole fairly neutral in character and are regularly maintained, but there is an opportunity to reconfigure and manage these spaces in way which makes them a more cohesive part of the conservation area.

- **Inward Investment** – Although Great Horton is still an important and well-used commercial, retail and employment centre, there is a significant minority of empty shop units, vacant or underused upper floors, and vacant former industrial buildings plus the semi-derelict former Liberal Club premises and a few long term empty dwellings. Investment needs to be encouraged into the area in order to prevent the further deterioration of empty and semi-derelict buildings, both in terms of ensuring their long-term survival and to ensure that they enhance the overall feel of the conservation area rather than detract from it. Other buildings need new occupiers or to be found economically viable new uses. Heritage-led investment needs to be levered into Great Horton in order to strengthen Great Horton's role as a district centre while paying regards to its uniqueness as a historic environment.



*New development should be of a high quality and original design while respecting the context provided by the conservation area. Bland development such as this should not be encouraged.*

- **Design Guidance** – much of the character of Great Horton Conservation Area is derived from the organic growth of the village and the juxtaposition of different buildings. It is therefore critical that any development in the conservation area complements the qualities of its context. Unsympathetic development built in recent decades has already harmed the character of the conservation area and has adversely altered its setting. Within and on the periphery of the conservation area there are several examples of 'traditional' style architecture which is always made of stone, but

is also always bland and unimaginative, uses inappropriate details elsewhere and is poorly detailed. Other buildings have ignored the context provided by the conservation area and appear particularly out of place. A significant proportion of the traditional shopfronts have been entirely or partially replaced with details which are out of character with the traditional buildings of Great Horton. Design guidance for new build, extensions or other features such as shopfronts or garages would ensure that new development within or on the edge of the conservation area would be sympathetic to its surroundings. The guidelines given in section 11.2 of this assessment is a starting point.



*Shops should be made secure in a way that is appropriate and sympathetic to the historic buildings the shops occupy to create a more traditional and coherent street scene along the main shopping parades.*

- **Shop Security Guidance** – A significant proportion of shop units and commercial premises are protected by roller shutters and other shop security measures which are incongruous with the architecture of the historic buildings they are attached to and, when closed, create an anonymous ‘dead frontage’ which gives the retail area a poor atmosphere, particularly at night. Policy BH8 of the Unitary Development Plan should ensure that future proposals involving shopfronts demonstrate a high standard of design and are sympathetic in scale, style and detail to the original building. Shopfront design guidance for the area should assist this aim and could be extended to include securing the spaces about commercial buildings such as yards.
- **Boundary Treatments** – stone boundary walls are important traditional features which give the various building types in the conservation area a sense of unity, regardless of age or function. Unfortunately some walls have been replaced with timber fences which are incongruous with the traditional details, walls made of inappropriate details or materials, or have been mostly demolished to allow vehicle access to the curtilage of the property. While some

alterations could be undone through the planning and listed buildings enforcement system, the upkeep and character of boundary features largely rests on the owners of buildings and sites. Walls which are damaged or partially collapsed should be sympathetically rebuilt as soon as possible otherwise their condition invites further destruction.

- **Billboards** – large advertising hoardings are detrimental to the appearance and feel of any area. A small number of billboards occupy prominent roadside locations in the conservation area. Their removal would be a small and simple step in improving the present day character of the area.

*Due to their scale, billboards and other large advertising hoardings are detrimental to the character of Great Horton and should be removed.*



---

## 10.4 Conservation Area Boundary

Many of the changes to the boundary of Great Horton Conservation Area are slight and have been made so that the boundary 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.

The changes to the Great Horton Conservation Area boundary are the result of a survey by the Conservation Team to produce a proposed Conservation Area boundary, which accompanied the draft of this assessment. Every change to this proposed boundary which was suggested by members of the local community was surveyed by the Conservation Team in order to determine whether it would be appropriate to amend the conservation area boundary. This re-assessment of the conservation area boundary in light of feedback from the community means that **12-14 Bartle Lane, the modern buildings at Lane Close Mills, 1-17 Dracup Road** will remain in the conservation area, as will **1-37 Pleasant Street** and **33-59 Cross Lane**. The changes to the original (1978) Great Horton Conservation Area boundary as a result of this assessment are as follows:

- **Exclude Brackenhill Court, Upper Green.** This brick built modern low rise apartment block is of no special architectural or historic interest and does not relate to the character of the conservation area.
- **Exclude the workshop premises next door to 30 Collins Street.** This stone built workshop is probably a rebuild of the coach house of Crag Cottage which has since been extended. This building lacks special historic and architectural interest.
- **Include the open spaces and footpath between Ramsden Court/Blacksmith Fold and Westcroft Mill.** The central open spaces in this area are the enclosed gardens of 6-10 Ramsden Court and as the cottages already lie within the conservation area, it would be logical to include them. These gardens are flanked to the east and west by redundant, abused open spaces which are in need of improvement and are principally proposed to be added to the conservation area in order to protect and hopefully improve the historic right of way which runs between Saint Street and Blacksmith Fold and already partially lies within the conservation area. Until Havelock Street was redeveloped, this path ran to Upper Green.
- **Exclude Great Horton Village Hall and the modern housing at Belton Close.** The stone built buildings were erected in the late 20<sup>th</sup> century and are basically detailed pastiches of the architecture of the traditional cottages found in the conservation area, but use modern layouts, proportions and materials and details for roofs, doors and windows. While attractive, these buildings are of no special architectural or historic interest.
- **Exclude the flats at 297-311 Southfield Lane** these modern style buildings are generally out of character with the historic buildings of the conservation area and are of no special architectural or historic interest.
- **Include 206-222 Southfield Lane and 2-20 Low Green Terrace.** The primarily late 19<sup>th</sup> century housing development along Southfield Lane and the c.1900 terrace of housing at Low Green Terrace are quite common buildings locally and are generally uniform in appearance. The shop at 206 Southfield Lane retains some traditional stone shopfront details which are comparable to those found on other shops in the conservation area, while the seemingly vacant industrial building at 18-20 Low Green dates from c.1900 and retains much of its original character with deco-style glazing to the surviving sash windows, a regular grid of openings on a two storey, gable fronted 'shed' element and quoined arched former shop window openings. The street to the south of the workshop building is setted, as are the side streets and back street to 2-20 Low Green Terrace. These spaces constitute the largest expanses of traditional setted surfaces in the conservation area.
- **Exclude 242-248 Hudson Avenue** – These modern flats were built on part of the garden to 6 Cousen Road, but are essentially modern in character with details and materials which are not found on the traditional buildings of the conservation area.
- **Exclude the site of 23-29 Cousen Road and the northwestern corner of Horton Park.** The Grade II Listed cottages at 23-29 Cousen Road were demolished following a long period of redundancy and dereliction c.2000 and a rebuilt wall to Horton Park now encloses their site. The character of Horton Park itself is protected through its designation as a Historic Park and Garden, which is the open space equivalent of listing a building, and hence the inclusion of all or part of Horton Park in Great Horton conservation area would not make any

---

difference to how the character of the Park is safeguarded.

- **Exclude 19-31 Arctic Parade, 2-14 Bakes Street, and 1-23 Bakes Street.** These addresses lie within a continuous area to the north of the conservation area. The flats and houses at Bakes Street were built in 1978 and although the scheme, with the flats and houses at Hunt Yard, won two design awards in that year, it is felt that the houses at Bakes Street do not warrant inclusion in the conservation area. The door and windows details are modern and standard and lack regular and traditional proportions; the roofs are covered with man made tiles and have plastic flues instead of chimneys, and the design of the buildings is fairly basic. Although innovative at the time of construction, with good details such as the human scale and the stepped pitch roofs to 1-14, it is felt that the other, poorer modern details and the concrete flag pedestrian surfaces mean that the development does not need the same degree of protection as the historic development in the conservation area. 19-31 Arctic Parade has a curved, stepped frontage and was built in the mid-19<sup>th</sup> century to house mill workers. The buildings are of limited architectural and historic interest and all lack traditional door and window details. This type of 19<sup>th</sup> century industrial terraced housing is commonly found around Great Horton and indeed the West Yorkshire region and is therefore of no special architectural or historic interest, which is exacerbated by the fact that

none of the houses retain traditional door and window details. These houses are nonetheless valuable in terms of setting to the conservation area.

- **Include Melrose House, 3 Ormond Street** – this mid-19<sup>th</sup> century industrial end-of-terrace is quite distinct from its neighbours due to its ornate doorcase with a deep entablature for its hood, a bowed corner, a round-headed stained and etched glass stairlight with coloured margin panes, plus original details such as the single pane timber sash windows and traditional gable fronted dormer with timber bargeboards and finial. The survival of so many historic details means that this house has been included in Great Horton Conservation Area.



---

## Glossary of Architectural Terms

---

<b>Acroterion</b>	Ornament, usually pointed, for example in the shape of a <b>pinnacle</b> , but can be in form of statues, on the apex or at the ends of a <b>pediment</b> .	<b>Bargeboard</b>	Boards fixed at the <b>gable</b> ends of roofs to conceal and protect the ends of the roof timbers. The may project over the wall face and are frequently highly decorative.
<b>Apex</b>	The highest, pointed part of a <b>gable</b> .	<b>Bay Window</b>	A window which projects on the outside of a building. A Canted Bay Window has a flat front and angled sides.
<b>Apron</b>	A raised panel below a windowsill; sometimes shaped and decorated.	<b>Bays</b>	The number of windows in a horizontal line across a façade.
<b>Apse</b>	An extension to a room or hall that is semi-circular in plan. Found on some churches.	<b>Bow</b>	A curved wall or window is said to be bowed.
<b>Architrave</b>	The lowest part of the <b>entablature</b> . The term is also commonly used to describe a <b>moulded</b> surround to any opening, but is usually applied to a door or window opening.	<b>Buttress</b>	A vertical mass of masonry which projects from an external wall in order to stabilise it.
<b>Archivolt</b>	An archivolt is a moulding (e.g. an <b>impost band</b> ) carried over the round head of an opening.	<b>Campanile</b>	A bell tower.
<b>Art Deco</b>	A style popular during the 1920s and 1930s which used modern construction methods and material in a more aesthetically conscious way than modernism. Decoration was angular and extract and often suggested movement.	<b>Canted</b>	See <b>Bay Window</b> .
<b>Art Nouveau</b>	A modern style of decoration that came into existence in 1895 was a movement away from the past and was instead influenced by plant and wave forms.	<b>Capital</b>	The crowning feature or head of a column or a <b>pilaster</b> .
<b>Arts and Crafts</b>	A late 19 <sup>th</sup> and early 20 <sup>th</sup> century architectural style based on the revival of traditional crafts and natural materials.	<b>Cartouche</b>	An ornamental <b>panel</b> enclosed in scrolls.
<b>Ashlar</b>	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.	<b>Casement Window</b>	A timber or metal frame window which is usually side hung to open inwards or outwards.
		<b>Catslide Roof</b>	A roof which is simply a lower pitched extension of the main roof.
		<b>Chamfer(ed) and Double Chamfer(ed)</b>	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.
		<b>Cill or Sill</b>	The horizontal feature at the bottom of a window or door which throws water away from the face of the building.
		<b>Cill Band</b>	A projecting horizontal band which connects <b>cills</b> across the face of a wall.

<b>Clasped Buttress</b>	Two <b>buttresses</b> positioned on the corner of a building which stand at a right angle to each other.	<b>Cruciform windows</b>	Where windows are separated by both vertical and horizontal <b>mullions</b> .
<b>Classic Architecture</b>	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 <sup>th</sup> and 19 <sup>th</sup> centuries. English 'Classical' buildings have a regular appearance and symmetrical facades and might also incorporate Classical details such as an <b>entablature</b> at the wall top or <b>pilasters</b> dividing bays.	<b>Dentil</b>	A small projecting rectangular block forming a <b>moulding</b> usually found under a <b>cornice</b> . A type of <b>frieze</b> decoration.
<b>Colonette</b>	A small, <b>column</b> -style shaft.	<b>Diminishing Courses</b>	A term usually applied to roof slates where it was common for the size of the slate to decrease towards the ridge. Also applicable to stone walls.
<b>Column</b>	An upright vertical member which usually stands clear of the main body of a building. Usually circular in cross-section and is a common motif of <b>Classic architecture</b> .	<b>Dormer</b>	Any window projecting from the pitch of a roof.
<b>Composite Jamb</b>	A <b>jamb</b> made up of several pieces of stone.	<b>Dripmould</b>	A horizontal <b>moulding</b> on the side of a building designed to throw water clear of the wall.
<b>Console</b>	Ornamental scrolled bracket, usually in stone or timber, usually supporting a <b>fascia</b> , <b>lintel</b> , etc.	<b>Drop Finial</b>	A <b>finial</b> which projects downward rather than upward. Usually the lowest part of the feature to which it is attached. Can also be found inside arches or below the <b>apex</b> of a <b>gable</b> .
<b>Coped, Coping, or Tabling.</b>	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.	<b>Eaves Band</b>	A type of projecting <b>architrave</b> located below <b>dentil</b> blocks.
<b>Corbel</b>	A projecting block which supports a <b>parapet</b> or beam.	<b>Edwardian</b>	Generally the period of the reign of Edward VII (1901-1911), influenced by <b>Arts and Crafts</b> and <b>Art Nouveau</b> architecture to create well decorated buildings which have much less of the formal rigidity of Victorian architecture.
<b>Corinthian</b>	The largest 'order' of Roman <b>Classic architecture</b> . The capitals of <b>columns</b> and <b>pilasters</b> have an ancthus leaf decoration and the <b>entablature</b> is heavily decorated with a deep <b>cornice</b> supported by <b>modillions</b> .	<b>Entablature</b>	In <b>Classical</b> Architecture the entablature horizontally spans the tops of columns or <b>pilasters</b> . It consists of three parts, the lowest is the <b>architrave</b> , the highest is the <b>cornice</b> and the <b>frieze</b> is in between.
<b>Cornice</b>	The top course of a wall or architectural member which sometimes might be <b>moulded</b> and/or project forward.	<b>Fanlight</b>	Glazed area above a doorway, designed to brighten the hallway inside. A type of <b>transom</b> .
		<b>Fascia</b>	The horizontal board over a shopfront which carries the name of the shop. Can be ornamental.
		<b>Fenestration</b>	The layout of windows on an elevation of a building.

<b>Finial</b>	A crowning decoration, usually the uppermost ornament and is therefore mostly found on <b>gables</b> .	<b>Impost</b>	Projecting feature at the top of the vertical member supporting an arch.
<b>Flashing</b>	A protective sheet of metal, usually lead, covering a join or surface from rainwater.	<b>Italianate</b>	A style of architecture which is an English romanticism of Italian architecture. Typical features are tall, narrow openings (often round-headed), shallow roof pitches and overhanging eaves or the appearance of there being a flat roof.
<b>Fleche</b>	A spirelet of timber, lead, cast iron etc rising from a roof ridge rather than a tower, and often acting as a ventilator.	<b>Jamb</b>	The vertical part of a door or window which supports the <b>lintel</b> .
<b>Frieze</b>	Middle section of the <b>entablature</b> at the top of a wall. It can be the widest component of the entablature and be decorated.	<b>Keyed or Keystone</b>	The stone at the crown of an arch which is larger than the others.
<b>Gable</b>	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.	<b>Kneeler</b>	Stone at the end of the <b>coping</b> at the gable end of a roof which projects over the wall below. Usually <b>moulded</b> or carved.
<b>Georgian Architecture</b>	The period from the accession of King George I in 1714 to the death of King George IV in 1830. Based largely on the proportioning used by Greek <b>Classicism</b> to create regularly shaped buildings with regular, symmetrical frontages.	<b>Lancet</b>	A slender pointed arch window.
<b>Gibbs Surround</b>	A surround to a door or window consisting of stone blocks of alternating sizes. Named after James Gibbs (1682-1754) who popularised this motif.	<b>Lintel</b>	Horizontal beam bridging an opening in a wall.
<b>Gothic Revival Architecture</b>	A Victorian revival of the Gothic style of architecture dating from the 12 <sup>th</sup> to 16 <sup>th</sup> centuries. Characterised by pointed arch openings and <b>traceries</b> windows.	<b>Lucarne</b>	A small <b>dormer</b> in a tower or spire roof.
<b>Hammer Dressed Stone</b>	Stone that has been hammered into a rough but regular shape such as a rectangle.	<b>Machicolation</b>	Gallery or <b>parapet</b> projected on <b>corbels</b> with floor openings through which missiles can be dropped. Supposedly introduced to the west following the crusades and sometimes found on buildings in the Early English <b>Gothic Revival</b> style.
<b>Hipped Roof</b>	Pitched roof without <b>gables</b> where all sides of the roof meet at an angle.	<b>Margins</b>	The margins frame an opening; the collective name for the <b>cill</b> , <b>jamb</b> s and <b>lintel</b> .
<b>Hoodmould</b>	A <b>moulding</b> which extends over an opening in order to throw rain clear of it.	<b>Margin Lights</b>	Small panes of glass found along the perimeter of a window.
<b>Hopper window</b>	Originally only found in industrial buildings from c.1870, the panes of these windows are pivoted horizontally to open inwards.	<b>Moulding</b>	The profile given to any feature which projects from a wall.
		<b>Modillion</b>	A small bracket, sometimes scrolled, set at regular intervals underneath a <b>cornice</b> . A decorative type of <b>dentil</b> .
		<b>Mullion</b>	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone.



<b>Mutules</b>	Projecting rectangular blocks or brackets set in a <b>cornice</b> .	<b>Plat Band</b>	A projecting <b>stone string</b> usually found between the floors of a building.
<b>Nave</b>	The main body of a church, usually running east-west, where the congregation meets.	<b>Portico</b>	A porch in the form of a <b>Classical</b> colonnade, usually described in terms of the number of <b>columns</b> .
<b>Niche</b>	A recess in a wall, as for holding a statue or urn.	<b>Quatrefoil</b>	A foil is a leaf shape formed by the cusping of a circle in <b>tracery</b> . A quatrefoil is made up of four such cusped circles.
<b>Ogee</b>	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 <b>mouldings</b> .	<b>Queen Anne Revival</b>	An English style of architecture mainly from the early 18 <sup>th</sup> century which was influenced by the tall ornate houses of Dutch merchants. This style is typified by irregular and unsymmetrical facades and prominent <b>gables</b> .
<b>Openwork</b>	Describes a section of wall or <b>parapet</b> where the decoration incorporates openings as part of its pattern.	<b>Quoins</b>	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.
<b>Oriel</b>	A <b>bay window</b> which projects from an upper floor only. Usually supported by <b>corbels</b> .	<b>Reveal</b>	The inward plane of a door or window opening between the edge of the external wall and the window or doorframe.
<b>Panel</b>	A sunken section of wall or door. Can have <b>moulded</b> edges.	<b>Rose Window</b>	A round window with a central point from which a form of spoke may radiate. A rose window has intricate <b>tracery</b> which may appear as rose petals.
<b>Pantile</b>	A type of roofing tile, traditionally made of clay, with a pronounced s-shape section.	<b>Saddlestone</b>	The stone at the <b>apex</b> of a <b>gable</b> .
<b>Parapet</b>	A wall which rises above another structure such as a roof or terrace.	<b>Sash Window</b>	A window which opens by sliding. Can be top or side hung.
<b>Pavilion Roof</b>	A roof that is <b>hipped</b> at both ends.	<b>Shouldered</b>	Shouldering is where the top inside corners or an opening are indented
<b>Pediment</b>	Triangular space at the top of a wall or over a doorway that looks like a gable. Sometimes contains decoration.	<b>Sill (Band)</b>	See <b>cill (band)</b> .
<b>Pilaster</b>	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.	<b>Spandrel</b>	The triangular shape contained by the side of an arch, a horizontal line drawn through its crown (the highest part of the arch) and a vertical line on the end of the span (the lowest part of the arch).
<b>Pinnacle</b>	A small spire, usually pyramidal.	<b>Sprocket</b>	A short timber underneath a roof which projects over the head of a wall.
<b>Plain Stone</b>	Stone dressings with smooth faces and squared corners.		

---

<b>Stallriser</b>	The panel below the <b>cill</b> of a shopfront.	<b>Tympanum</b>	The area enclosed by <b>mouldings</b> of a <b>pediment</b> , often richly carved or decorated.
<b>Stone String</b>	A shallow projecting <b>moulding</b> carried across a façade.	<b>Venetian window</b>	A three-light window where the central light is round-headed and taller (sometimes larger) than the other two.
<b>Swag</b>	Ornament in the form of a garland of fruit or flowers, suspended near both ends, so that the centre sags and the ends hang vertically.	<b>Vernacular</b>	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.
<b>Tetrastyle</b>	Describes a <b>portico</b> which has a colonnade made up of four <b>columns</b> .	<b>Vernacular Revival</b>	A late Victorian revival of the <b>Vernacular</b> style which used motifs such as rows of <b>mullioned</b> or cruciform <b>casement</b> windows, shaped <b>kneelers</b> , <b>chamfered</b> openings, <b>drip moulds</b> , hood moulds and <b>coped</b> roofs.
<b>Tie Jamb</b>	A <b>jamb</b> made up of two vertical stones with a horizontally-lying stone in between them which 'ties' the <b>jamb</b> into the wall.	<b>Voussoir</b>	The radiating wedge-shaped blocks forming an arch.
<b>Tracery</b>	An ornamental pattern of stonework supporting the glazing in a <b>Gothic</b> window.		
<b>Transom</b>	A horizontal bar of stone or wood which separates a window from a window below it or a <b>fanlight</b> from a door opening.		
<b>Trefoil</b>	As a <b>quatrefoil</b> , but with three cusps instead of four.		
<b>Tudor Arch</b>	A broad, gentle arch with a central point.		

---

## Further Reading

---

### Historical and Architectural Resources

Birdsall, M, Szekely, G & Walker, P (2002) *The Illustrated History of Bradford's Suburbs*  
Breedon Books Publishing Co Ltd

City of Bradford MDC (1976) *Great Horton*

City of Bradford MDC (1978) *Hunt Yard: Official Opening, July 19 1978*

Croft (n.d.) *Great Horton History Trail*  
Bradford Libraries and Information Service

Cudworth, W (1886) *Rambles Round Horton*  
Thos. Brear & Co. Ltd.

Duckett, B (ed) (1999) *Aspects of Bradford: Discovering Local History* Wharnccliffe Publishing

Great Horton Parish Church (1974) *Great Horton Parish Church 1874-1974 Centenary Souvenir*

Great Horton Primitive Methodist Society (1924) *One Hundred Years of Primitive Methodism in Great Horton*

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

Healey, E (1885) *A Series of Picturesque Views of Castles and Country Houses in Yorkshire*  
T Shields, Bradford

Hodgson, H (1909) *Fifty Years of Co-operation in Great Horton and District* The Co-operative Printing Society Ltd, Manchester

Kenzie, K (2001) *On and off the High Street: Three Great Horton Heritage Walks* K Kenzie, Bradford

Kenzie, K (1989) *A Plot of Land of Irregular Shape*  
Highfield DTP, Bradford

Parker, J (1900) *Great Horton in Bye-Gone Days*  
J Feather & Son, Bradford

### Planning Policy

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

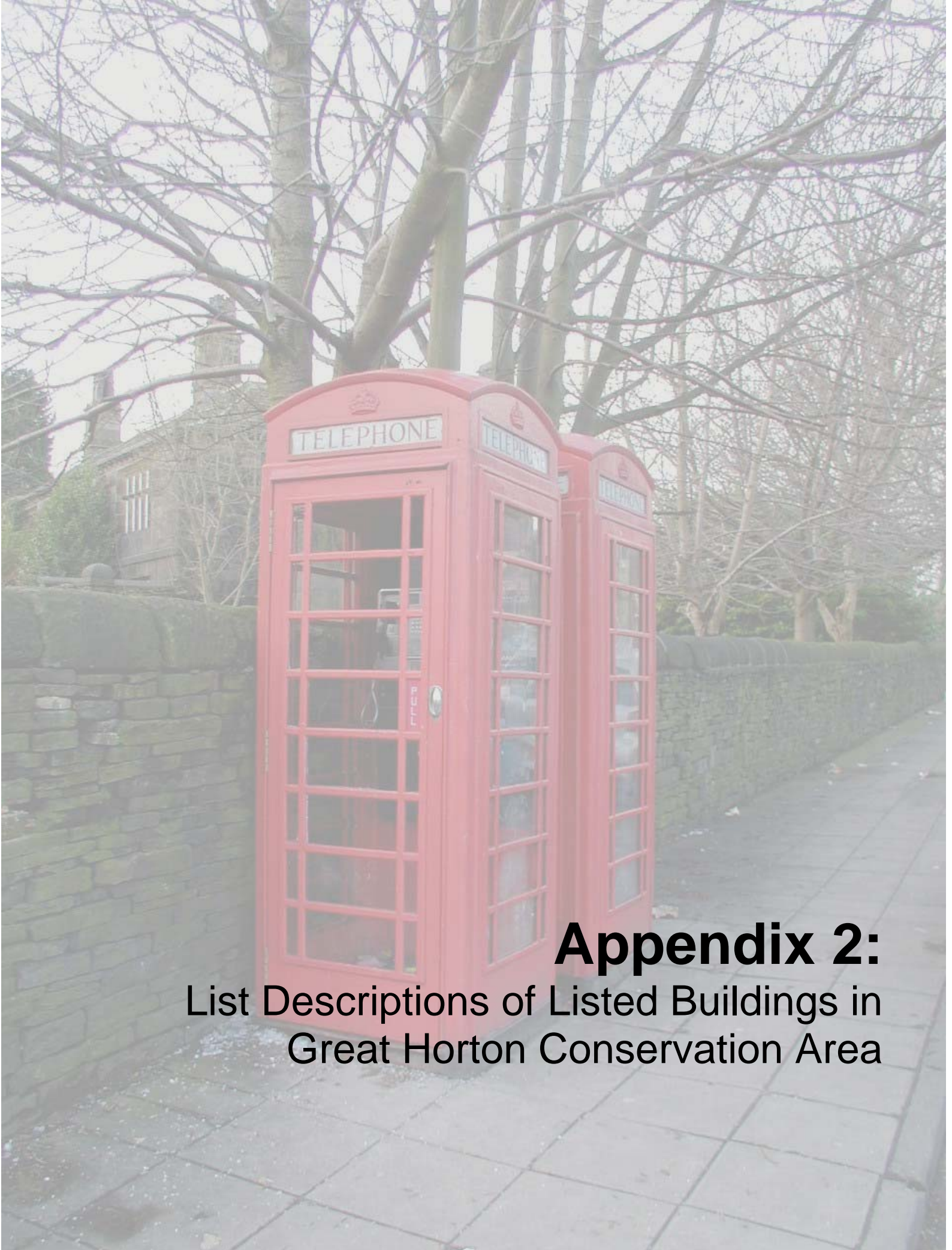
Department of the Environment (1994): Planning Policy Guidance 15 (PPG15) – Planning and the Historic Environment. HMSO, London.



# **Appendix 1:**

## **Map of Great Horton Conservation Area**





## **Appendix 2:** List Descriptions of Listed Buildings in Great Horton Conservation Area

---

# Appendix 2: List Descriptions of Listed Buildings in Great Horton Conservation Area

---

## Grade II\*

### **Nos. 670 and 670A Great Horton Road (formerly listed as No. 670)**

Substantial hall built in 1746 and originally known as Brooksbank House, principal residence of the Brooksbanks, one of the most important families of Horton Magna in the C17 and early C18. The rectangular plan, roof type and symmetrical fenestration indicate the new appreciation of classical proportions but despite the date, many details still adhere to the traditional vernacular. Two-storeys, large sandstone "bricks", plat band, corbel brackets to eaves of hipped stone slate roof, corniced chimneys. Broad front with 4 large 6 light chamfered mullion and transom windows. Original weather coped doorhead set below eaves. Later C18 eared architrave doorway with pediment. Panel inscribed GB 1746 (Gilbert Brooksbank). Large cross mullioned windows to east side flanking bays 3 light stair window. The rear has flanking wings, the gables surmounted by corniced chimneys, parapets with moulded coping swept up to them.

## Grade II

### **Great Horton United Reformed Church Bakes Street**

Dated renovation of 1851-52. A substantial chapel with restrained early C19 classical detail. Two-storey elevation of thin sandstone "brick" with ashlar dressings, hipped slate roof. Plinth, ground floor impost string, moulded string course, sill band and moulded eaves cornice. Five windows at first floor level, round headed with squared ashlar surrounds, key and impost blocks, the central window of plain Venetian form. Similar single windows on ground floor flanking central overarched Venetian window; large doorways each end of front in eared architrave surrounds, carved consoles supporting pediments above. Plain interior with gallery on cast iron columns.

### **3 and 5 Bartle Fold**

See under Great Horton Road.

### **Main block to Lane Close Mills to rear of Nos. 742 to 766 Great Horton Road and fronting Bartle Lane, Upper Green**

A fairly early worsted mill built in 1841 and extended in 1847. The mill was built to the order of Samuel Dracys, an important Horton mill owner and investor of the card cutting machine. Two long, 2-storey, sandstone "brick" ranges parallel with the road. Stone slate roofs with block brackets to the eaves. Ashlar lintels and sills to close set fenestration. Segmental voussoir archways to each range with dated keystones. Later C19 link between the 2 ranges. Three-storey rear wing to 1841 block, the gable end surmounted by a bellcot and containing an oculus. Some of the windows on the rear elevations and wing retain original small pane glazing. In rear yard of 1847 part is a doorway flanked by octagonal piers.

---

**Nos. 1 to 11 (odd) and No. 15  
No. 13 (Cousen Place)  
Cousen Road**

Mid C17 row of small houses with some later additions. No. 11 projecting as gabled wing to right hand; back to back in part due to later sub-division. Low, irregular, 2-storey elevations, roughly coursed gritstone and sandstone "bricks". Stone slate roofs, corniced chimneys of varying height. The fronts of Nos. 3 and 5 rendered. No. 7 originally 2 cottages. No. 1 has saddlestones to gable ends with shaped kneelers; 4 light square mullion circa 1800 windows to both floors, plain doorway. Nos. 3 and 5 have 5 light chamfered mullion splayed reveal windows to both floors and 2 light similar to right hand of No. 5. No. 7 has C19 windows and door surround but retains blocked doorway with 4 central chamfered arch and heavy shaped lintel inscribed "S over W E, 1657". The projecting gabled wing of No. 11 has large quoins and shaped finial to the saddlestone. Blocked 5 light chamfered mullion first floor window and 3 light square mullion one on ground floor. Chamfered door surround. No. 15, situated to rear of No. 5, as broad gabled wing, has unusually large window of 6 chamfered mullion lights with drip mould on the ground floor and in first floor group of 3 windows under common drip mould, chamfered mullions, the centre 3 lights replaced by plate glass.

**Nos. 5 to 14 (consecutive)  
Cragg Lane**

Circa 1820-30, two-storey stone "brick" cottage row. Stone slate roofs with block brackets to eaves; corniced chimneys. Sill bands. Two light framed squared mullioned windows, some with single light window over squared jamb doorways.

**Three-storey block to south-west at Cross Lane  
Mills (formerly listed as Cross Lane Mills)  
Cross Lane**

Begun in 1821 by Eli Suddards and completed by James Cousen as a spinning mill. One of the earliest in the area. Three-storeys, stone "brick" with plinth and sill bands. Stone slate roof. Square stair tower at north end with hipped roof. Sill bands carried across from main block and coved eaves cornice. Top stage has blind paired round headed openings and larger round headed panels at second floor level. Gable ends have plain Venetian windows, square mullions. Tapering square section chimney stack, the top stage rebuilt in red brick with banded capping.

**Main blocks forming Great Horton First School  
and Middle School, and Master's House to north  
Cross Road**

Date 1886. Architects: Morley and Woodhouse. Good example of Bradford School Board competition design. Two large single-storey blocks and master's house to right hand. Sandstone

"bricks" with ashlar dressings. The design has elements of the Queen Anne revival. The fronts of the 2 blocks have projecting wings with large mullioned transomed windows flanking recessed centre containing 2 large Venetian windows with pedimented gables crowned by ball finials, scrolled supports to gable. Behind centre rises body of main hall with tall swept supports to pedimented gable overall. The south-west block is similar but with one Venetian only to centre. The adjacent master's house is a compact building of 2-storeys sandstone "brick", ashlar groove pilasters surmounted by ball finials. Hipped slate roof. Mullioned transomed windows, in rectangular bays on ground floor.

**The George and Dragon Public House  
Dracup Road, Upper Green**

Includes No. 734 Great Horton Road. Circa 1800-20 apparently purpose built public house. Two-storeys, painted sandstone "brick". Stone slate roof with flanking chimneys. Two 2-storeyed square mullioned canted bay windows with hipped roofs. Slightly recessed entrance bay, plain doorway with square mullioned window above.

**Nos. 10 and 12  
Dracup Road, Upper Green**

In passage leading to Knight's Fold. Circa 1800-20 altered. Two-storeys, stone "brick". No. 10 retains square mullioned windows. Included for group value with Knight's Fold, Great Horton Road.

**Nos. 14 and 16  
Dracup Road, Upper Green**

Circa 1800-20. No. 14 a 2-storey cottage; No. 16 a low house. Sandstone "brick" with stone slate roofs. Framed square mullioned windows; plain squared jamb doorways. Corniced stone brick chimneys.

**Nos. 20 and 22  
Dracup Road, Upper Green**

Built as a group of 3 cottages (former No. 18 included) partly back-to-back. Two-storeys, sandstone "brick". Gable front to road. Stone slate roof, corniced chimneys. Two light square mullioned framed windows; squared jamb doorways, that to rear with small cornice.

**Nos. 25 and 27  
Dracup Road, Upper Green**

Circa 1800-20 cottage row. Two-storeys, sandstone "brick"; stone slate roofs. Two light square mullioned windows. Squared jamb doorways. Included for group value.

**Nos. 544 to 562 (even)  
Great Horton Road**

Circa 1800-30 two-storey row of sandstone "brick" cottages stepped in pairs. Bracketed eaves to stone slate roofs. Two light square mullion windows.



---

Shallow slab hoods over doorways. Some later alterations and shop fronts but overall character of early C19 ribbon development maintained. Included for group value.

### **Great Horton Methodist Church**

#### **Great Horton Road**

A substantial church set well back from road. Built in 1814, renovated, and evidently refronted, 1862. Fine quality sandstone ashlar with pompous temple elevation. Tetrastyle giant Corinthian portico in antis; quoin pilasters to one window flanking bays surmounted by ornate swagged handle urns above mutuled cornice of deep entablature. Large bracketed pediment above portico, containing date cartouche in scrolled surround with anthemion crest; crowning anthemion acroterion. Flanking bays have segmental arched windows in eared architrave surrounds on ground floor pilaster framed first floor windows with segmental pediments. Wall in antis has archivolt arched windows, sill band and panelled aprons; 3 archivolt arched doorways with console keystones. One bay quoin pilastered returns with similar fenestration to end bays of front. The rest of side windows archivolt arched. The interior has been modernised.

### **Nos. 634 and 636**

#### **Great Horton Road**

Includes No. 3 Westcroft Road. Formerly known as Hall's House, built in 1697 by James Hall manufacturer and merchant. Divided into tenements in the C19. A two-storey symmetrically fronted house of evenly coursed sandstone "brick", some flush quoining to east corner. Stone slate roof, saddlestones and shaped kneelers of gritstone. Off centre chimney stacks on ridge. Weathered string between storeys. Three windows symmetrical about original centre doorway. Three light chamfered mullion windows, originally 6 light as intact one to left. The weathered storey is raised above the lintel of central entrance to form panel inscribed H over 16:IM:97. The doorway has moulded jambs and impost. Above is an upright oval window cut from one block. Oval window with panelled spandrels to east gable end. No. 634. Rear has 2 light chamfered mullion windows and narrow round arched ground floor light. Still retains dry walled front garden.

### **The King's Arms Public House**

#### **Great Horton Road**

1739 house associated with the Brooksbank family re Nos. 670-670A. Two-storey house of sandstone "brick" with stuccoed front. Quarry slate roof. Three 2 light square mullion windows on first floor, 2 on ground floor, later bar entrance and original central doorway with crude Gibbs surround with date and initials GB on keystone.

### **Pair of K6 Telephone Kiosks at junction of Saint Street and Great Horton Road**

Telephone kiosks. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Northern kiosk made by Carron Company and the Southern kiosk made by Lion Foundry. Cast iron. Square kiosks with domed roofs. Unperforated George VI crowns to top panels and margin glazing to windows and doors.

### **Wall enclosing garden and gate piers in front of Nos. 670 and 670A**

#### **Great Horton Road**

Mid C18. High garden wall of large sandstone blocks with rounded coping stones. Tall monolith ashlar gate piers with cornice capping.

### **Bartle Fold (Nos. 3 and 5)**

#### **Great Horton Road**

Probably linked as service stable wing to rear of No. 670 originally. Circa 1750 block of 2-storeys, irregularly coursed, sandstone "bricks", one chamfered corner, large flush quoins. Stone slate roof, shaped kneelers. Two and 3 light square mullion flush framed windows. Blocked first floor doorway and 2 squared jamb plain doorways on ground floor.

### **Nos. 682 to 686 (even)**

#### **Great Horton Road**

Circa 1800 row of sandstone "brick" cottages with stone slate roofs. Quoins to corner of No. 686 with saddlestone and prominent kneelers to gable. Two light square mullion windows. Square jamb doorways.

### **Ramsden Court (Nos. 6, 8 and 10)**

#### **Great Horton Road**

Cottage row in lane leading off from No. 686. Two-storeys, sandstone "brick" with rendered fronts. Circa 1800 but No. 6 rather later or refronted. Stone slate roofs, saddlestones. Two light square mullioned windows, No. 8 with 3 light on first floor. No. 6 has modern glazing bar windows. Plain doorways. Shaped stone brackets to eaves gutter. Included for group value.

### **Ramsden Court (Nos. 11 and 13)**

#### **Great Horton Road**

Circa 1830 coupled pairs of sandstone cottages set at right angles to Nos. 6 to 10. Stone slate roofs. Two light square mullioned sash windows, squared frames. Squared jamb doorways with 6 panel doors, 4 pane fanlights. Included for group value.

### **Nos. 702, 704 and 706**

#### **Great Horton Road**

Three cottage sandstone "brick" row of circa 1800-20. Two light square mullion windows. Stone slate roof, saddlestones, corniced chimneys. Squared jamb doorways. Included for group value.

---

**Nos. 718 and 720**  
**(Knights Fold, Upper Green)**  
**Great Horton Road**

Circa 1800 pair of sandstone "brick" cottages with saddlestones to stone slate roof. Two light square mullion squared frame windows, squared jamb doorways. The cottages stand at the entrance to the fold. Included for group value.

**Nos. 724, 726 and 728**  
**(Knights Fold, Upper Green)**  
**Great Horton Road**

Cottage range dated 1752, forming one side of fold. Irregularly coursed sandstone "bricks". Stone slate roof. Windows probably altered late C18 or early C19: two light square mullion and single light, squared frames. Paired squared jamb doorways. Oval date plaque with initials SC.

**No. 730**  
**(Knights Fold, Upper Green)**  
**Great Horton Road**

Circa 1800-30 sandstone "brick" cottage, stone slate roof. Two light square mullion windows. Squared jamb doorway. Included for group value.

**Nos. 421 to 449 (odd)**  
**Great Horton Road**

Circa 1800-30 and circa 1850. Long range of sandstone "brick" cottages in 2 blocks. Slightly stepped. Stone slate roofs, band corniced chimneys, bracketed eaves, some have saddlestones. Sill bands. Two light square mullion windows, 3 light to 423 and 425. No. 421 of circa 1850 with 3 sash windows, corniced doorway. No. 347 similar with cornice hood on brackets. No. 441 has addition of pilasters framing the doorway. A good sequence of cottages.

**Nos. 505 to 513 (odd)**  
**Great Horton Road**

Early cottage retaining main features. Altered mid C18 cottages. Large sandstone "bricks" stone slate roofs, corniced chimneys. Two light square mullion first floor windows. Shop fronts on ground floor. Roughly dressed quoins and 2 light square mullion windows to rear part of No. 509. No. 513 projects, flush quoins and saddlestone with shaped kneelers to gable end. Two light square mullion first floor window, small mid C19 shop front with cornice over fascia. Square mullioned rear windows. Included for group value.

**No. 535**  
**Great Horton Road**

Former public house. A 2-storey painted "brick" building with stone slate roof, of early C19 date. Square mullioned windows. Mid C19 wing added with taller but similar windows. The gable ends of original part have saddlestones and shaped

kneelers. Square mullioned windows to rear on both floors.

**Nos. 44 to 52 (even)**  
**Greenfield Lane, Upper Green**

Circa 1830 row of sandstone "brick" cottages with stone slate roofs and corniced chimneys. Square paned first floor windows and 2 light square mullioned on ground floor. Squared jamb doorways. Good unaltered row.

**Nos. 5 & 6**  
**Knights Fold**

Early C19 low house pair of cottages. Sandstone "brick", stone slate roofs. Two light square mullion windows in squared surrounds. Plain squared jamb doorways. Included for group value.

**Nos. 7 and 8**  
**Knights Fold**

Includes Nos. 483 and 485 Great Horton Road. Late C17 farmhouse subdivided late C18 or early C19 into 4 cottages. Two storeys, irregularly coursed sandstone "brick", large quoins. Stone slate roof, saddlestones and shaped kneelers. Two light chamfered mullion ground floor windows, late C18 or early C19 square mullion windows on first floor. Central doorway has simply ornamented lintel. Remains of extended chimney stack to south-west gable end. Great Horton Road front has 2 light square mullion windows, smaller one over central doorway. No. 8 has fluted lead rainwater head dated 1773.

**Nos. 6, 8 and 10**  
**Liversedge Row**

Includes Nos. 32 and 34 Perseverance Lane. Circa 1830-50 two storey cottage and 3 storey pair. Sandstone "brick" with stone slate roofs. Two light square mullion windows to No. 6 and 3 light ones to the pair, all in squared surrounds. Squared jamb doorways, coupled to Nos. 8 and 10 with common hood on 3 console brackets. Included for group value.

**Nos. 12, 14 and 16**  
**Liversedge Row**

Includes Nos. 24, 26 and 28 Perseverance Lane. Circa 1830-50 painted sandstone "brick" cottage row backing onto Nos. 24 to 28 Perseverance Lane. Stone slate roofs, corniced chimneys. Two and 3 light square mullion windows in squared surrounds. Nos. 28 to 34 Perseverance Place have 2 light square mullion windows. Included for group value.

**Nos. 15 to 29 (odd)**  
**Perseverance Lane**

Circa 1800 low house row with No. 29 a mid C19 rebuild a 2-storey cottage. Sandstone "brick" with stone slate roof, tall corniced chimneys. Sill band to

---

No. 27. Two light square mullion windows in squared surrounds. Squared jamb doorways. Included for group value.

**Suddards Fold (Nos. 1 to 7 (odd))**

**Perseverance Lane**

Circa 1800-20 L-plan block of sandstone "brick" cottages. Stone slate roof with corniced chimneys. No. 1 has saddlestone with shaped kneelers. Two light square mullion windows in squared surrounds. Squared jamb doorways. The cottages may be a conversion of a mid late C18 farmhouse. Included for group value.

**Nos. 1 and 2**

**Rudd Street**

Circa 1800-20 pair of cottages. Two-storeys, sandstone "brick" with stone slate roofs. Each has 3 light square mullion windows on both floors, all in squared surrounds. Squared jamb doorways. Included for group value.

**Nos. 3, 4 and 5**

**Rudd Street**

Circa 1800-20 low house row. Sandstone "brick" with stone slate roofs. Three light square mullion windows. Squared jamb doorways. Included for group value.

**Nos. 250 to 258 (even)**

**Southfield Lane**

Includes No. 10 Low Green. Circa 1800-20 cottage row of slightly different periods of build. Two-storeys, sandstone "brick" with stone slate roofs, corniced chimneys. No. 250 projects slightly. Close set block brackets to eaves. Saddlestones to roof. Two light square mullion windows with sill band on first floor. Nos. 252 to 258 (even) are probably closer in build to 1820. Thin sandstone "bricks". Nos 252 and 254 may have been an outbuilding originally to No. 250. Stone slates. Two light square mullion windows and squared jamb doorways. Rear corner of No. 258 has ashlar quoins. Included for interest as vernacular cottage row.

**Premises occupied by Hire Power Ltd**

**Southfield Lane**

Dated 1806, formerly the Old Bell Chapel. Large but plain 2-storey rectangular "barn", 5 bays long.

Sandstone "brick" with ashlar dressings. Plinth and plat band. Stone slate roof with saddlestones. Band across gable ends tiling with bracketed eaves cornice and resulting in simple pediment. Large Venetian window, with radial glazing to head of centre light, in south-east gable end. Widely spaced ashlar framed windows to sides. North-west gable end has 3 windows and cornice hood on consoles over former main entrance. Date plaque to the effect that the chapel was erected by public subscription as a chapel of ease. In the gable is a very large circular ashlar panel inscribed with the church wardens names at the foot and apparently intended for a clock. The panel is dated 1808.

**Main block to Southfield Junior Immigrant**

**Education Centre**

**Southfield Lane**

Dated 1859 and originally associated with the adjacent former chapel. Gothicised one-storey symmetrical design with centre and flanking breaks, one incorporating the master's house. Sandstone "brick" with ashlar dressings. Weathered coping to plinth and weathered moulded eaves with carved leaf stops. Welsh shaped and graded slates to steep pitched roof. Saddlestones. Gables set above 2 light mullioned windows with ogee tracery. The centre break is buttressed and has a truncated coped gable. The master's house has a canted mullioned bay window. Probably the first "Gothic Revival", as opposed to Jacobean, school design in Bradford, Italianate being then the predominant style.

**Church of St John The Evangelist**

**Walshaw Street**

1871-74 T H and F Healy architects. Early English Gothic. A large church of sandstone "brick" with ashlar dressings. Tall nave carried through to chancel. Low aisles. Shafted gabled south porch. Tall south-east tower. Broad shafted lights to clerestory and aisles. Buttressed west end with large rose. The tall square tower has blind arcading below shafted lancet belfry. Panelled machicolation to foot of octagonal spire with lucarnes, rising from clasping pyramidal pinnacles, more related in style to the C13 in Normandy. The tower is a prominent feature of the townscape.



# **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. Sensitive 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.

---

# Contacts

---

To Register your comments or for further information please contact:

The Conservation Team  
Department of Transportation, Design and Planning  
City of Bradford Metropolitan District Council  
8<sup>th</sup> Floor, Jacob's Well  
Bradford  
BD1 5RW

E-mail: [conservation@bradford.gov.uk](mailto:conservation@bradford.gov.uk)