



Haworth

CONSERVATION AREA ASSESSMENT

April 2003

Acknowledgements

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The Kings Arms

The Kings Arms
BEER GARDEN

Church
Street
Candles
HOLWORTH

1. Introduction

Haworth Conservation Area lies within the folds of the Pennine moorlands of West Yorkshire between the settlements of Oxenhope and Oakworth, and is four miles from the town of Keighley. The conservation area is extremely distinctive: its focus is around Main Street with Sun Street to the south and North Street to the north. Its rugged and sturdy appearance is characterised by the predominant use of indigenous natural stone on all the planes of development.

“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). Haworth Conservation Area was the first in Bradford District. It was designated in 1971 and extended in 1978 to include Central Park and the Bridgehouse area.

Local planning authorities are required to review the boundary of and formulate and publish proposals for the preservation and enhancement of any parts of the district that are designated as conservation areas (Section 71 of the Act). This Conservation Area Assessment fulfills that statutory duty for Haworth. In making any decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character of that area (Section 72 of the Act). While this should ensure that harmful change is not allowed, some changes, normally not requiring Planning Permission (referred to as ‘permitted development’), could still damage the special qualities of the area. Local Authorities have special powers to issue Article 4(2) directions removing certain

permitted development rights from properties where it can be shown that this is necessary. An Article 4(2) direction to this effect has been made covering parts of Haworth Conservation Area. This Conservation Area Assessment aims to provide guidance on how the preservation or enhancement of the character or appearance of the Haworth Conservation Area can be achieved, based on a full understanding of the history, character and present day circumstances of the village.

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

A draft Conservation Area Assessment was placed on deposit for consultation in June 2002 and a summary of this document, map of the proposed boundary, comments sheet and invitation to a public workshop was distributed to all addresses local to the Conservation Area. This final Conservation Area Assessment document has been compiled following the public workshop held on the 16th of July 2002 in Haworth. Policies and proposals have been redrafted and prioritised in light of public opinion and support. The proposed conservation area boundary put forward in the draft document has also been reassessed in order to properly consider changes suggested by the public.

This assessment should be read in conjunction with the most recent version of The City of Bradford Unitary Development Plan, and National Planning Policy Guidance, especially Planning Policy Guidance Note 15 (PPG15) ‘Planning and the Historic Environment’.



2. History and Archaeology

Medieval Haworth was not included in the Domesday Book however it may have been in existence as a hedged enclosure. Historical records from a century later record the granting of arable land covering some sixty acres. This would have been farmed as strips within an open field system. Gradually these strips evolved into long narrow fields with stone boundaries, some of which can still be seen today.



The only known location of a medieval building in Haworth is the church of St. Michael and All Angels which may have been in existence in the 12th or early 13th century. The nature of the townscape suggests there were two foci of medieval settlement. This is illustrated by a triangular green towards the north of the village. Towards the southern apex of this green lies the church surrounded by open fields. In the south of Haworth is a second triangular green, Hall Green, which may have been surrounded by the lands belonging to the Lord of the manor. These greens provide the focus for development within the village. The four earliest domestic buildings to survive in Haworth Conservation Area (pre 18th century); The Old Hall, and Number 8 Fern Street, which is a 17th century farmhouse, are at Hall Green whilst Number 26 North Street, dated late 16th century, and

Cook Gate Farm are located at Town End Green (West Yorkshire Archaeology Service 1999).

The textile industry began to develop in Haworth with the industrialisation of the late 18th and 19th centuries that witnessed the rapid development of Haworth into the settlement that we are more familiar with now.

The quickly expanding textile industry caused a massive increase in the demand for houses which resulted in the high density housing that was built between the two established greens. Main Street, established in 1851, was recorded as the home to 130 people all involved in the textile industry in some way. A number of textile mills were erected along the River Worth and Bridgehouse Beck.

The first water powered textile mill was constructed at Bridgehouse in 1790. It is a Grade II listed building and remains in use today. The majority of its associated buildings are outside of the conservation area.

Haworth is known worldwide for its historical association with the Bronte family who moved to the village from Thornton in 1820. The family inhabited the Parsonage on Church Street, where it is believed that most of the novels were written. Patrick Bronte became the curate at the church, Charlotte Bronte taught at the National School and the Black Bull Hotel was regularly frequented by Branwell Bronte. It is believed that the combination of the historic environment and the association with the Bronte family has led Haworth to become a major tourist attraction.



3. Architecture and Building Materials



Haworth is particularly pleasing in terms of environmental quality and could be described as one of England's finest hill villages. The compact nature of the built form retains the eye and presents a close and intimate space, enriched with a display of architectural details, vistas, and courtyards and listed buildings. The conservation area is a fascinating mix of buildings including weavers' cottages, Victorian houses, workshops, mills, chapels and churches built from local materials in various architectural styles.

The predominant materials used are stone, stone flags and stone roofs with some use of slate, creating a rugged and sturdy appearance. The indigenous stone used to construct the majority of Haworth's buildings has blackened with age. This weathering of

the stone adds to the overall character and appearance of the fabric of the village. Blackened stone is sometimes cleaned to create a 'new' external finish but where this occurs adjacent to traditional weathered buildings, a contrast in colour is established which adversely affects the character of Haworth.



Roofs and chimneys in Haworth are an important aspect of its architectural character. The original Pennine stone slate roofing material, largely survives within the conservation area, with few buildings having any form of replacement material. The stepped and varied roofscape is a prevalent architectural feature that is seen throughout the village because of the steep topography of the village and the incidences of overlooking terraces of cottages with ridge mounted chimney stacks generally simple in design and rectangular in plan.

Most houses and cottages in Haworth have simple front-to-back roofs with gabled sides. They are grouped into terraces although more recent development has seen the emergence of detached and semi detached houses outside of Haworth's historic core.

Mullioned windows are the most common features of Haworth's integrated architecture and are in widespread existence throughout the village. Terraced cottages on West Lane, dating from 1800 show good examples of these with vertical lines of emphasis dominating the window pattern. In some parts of the conservation area modern windows have replaced the traditional wooden windows commonly seen throughout Haworth. This simple modern alteration to many homes has changed the historical character and appearance of the conservation area.

While the pavements in Haworth are mostly surfaced with Yorkshire setts or stone flags, many of the pavements outside the historic core have been surfaced with tar macadam. Some parts of Haworth have no pavements at all and this is part of the historic development of the area and an original characteristic which contributes to the character of the conservation area.

Within this unity provided by stone, traditional street materials, and common features original prominent roofs and chimneys, mullions and timber windows and doors is a wealth of uniquely designed and positioned buildings reflecting the history and evolving roles and functions of Haworth.

St. Michael and All Angels is the only known medieval building in Haworth built around the 12th-13th Centuries. Four early (pre 18th century) domestic buildings which survive in the conservation area are located at the Town End Green and Hall Green. The Old Hall and No.8 Fern Street which is a 17th century farm house are at Hall Green whilst No. 26 North Street, dated late 16th century and Cook Gate Farm are located at Town End Green.

Other notable features of architectural importance within the village include Corner House, (built on a corner with half the building cut back). The date plaque is

inscribed 1757 rebuilt 1835. This building, with its Celtic head rainwater spout, stands at the entrance to the main part of Haworth village.



Townend Farm, built in the late 16th century with gabled cross wing and hall range, is currently in residential use. It retains its original Tudor arched doorway, arched headed mullioned windows with sunken spandrels, and is unusual in having an end cross passage of a type more often found in Lancashire.

Haworth Manor House (below) stands on Cook Gate and is a fine three bay structure which was built during the mid 18th century.



The National School, where Charlotte Bronte was a teacher, has Gothic windows to the original schoolroom and a later twin gable extension in a Tudor Revival style. The Parsonage, Grade I Listed Building, is a pleasing Georgian house of 1779 with a simple five bay symmetrical facade with a pedimented doorcase.

All highways, boundary walls, roofs and buildings in Church Street are natural Stone and have remained unchanged in character over time thus adding to its special qualities. Arguably one of Haworth's most prominent features is Bridgehouse Mill (recently damaged by fire). This late 18th century mill has a seven bay symmetrical façade with the central bay being set forward with an archway leading to the rear yard. The wealth of architectural features in Haworth adds to its attraction as a tourist destination.

Some modern development has taken place throughout Haworth, in particular at

Weavers Hill, West Lane and North Street, Main Street.

Whilst some consideration has been given to the design of the properties and the layout, they do not present the character of Haworth in terms of their scale and proportion, or appear at ease as they protrude in the Haworth landscape. Materials need careful consideration in terms of colour texture and size. The layout of the sites need to portray the relationship of buildings along with the spaces created around them. A clearer understanding needs to be evolved around how new development in Haworth can contribute to the character of the conservation area by using first principles and taking a lead from the existing historical built form and using appropriate good quality design and materials.

NB: See Appendix 2 of this assessment for the descriptions of the listed buildings in Haworth.





4. Setting and Landscape Quality

PPG 15 states that *'it is the quality and interest of areas, rather than the individual buildings which should be the prime consideration in identifying conservation areas'* (para 4.2) This means that the setting and the treatment and interaction of buildings and spaces within the area are as important as the buildings themselves.

Haworth stands on a summit in the Pennine moorlands. The surrounding countryside varies significantly from the moorlands of Haworth Brow to the east and Haworth Moor to the west. Arable farmlands lie to the north enriched by the River Worth, and, to the south, Marsh Lane passes through fertile farmlands between Haworth and Oxenhope before Oxenhope Moor emerges in the distance. Haworth therefore benefits from panoramic views both into and out of the conservation area, which contrast dramatically with the intimate built form of the village and creates an outstanding setting for the Haworth Conservation Area.

The steep, rugged contours dictate that Haworth is built on a slope its highest point being at North Street and the lowest point at Sun Street. The primary views out of Haworth are visible along Main Street between gaps in the built environment. These spaces are important to the village, as they are a constant reminder of its

isolated and self-sufficient character.

Important spaces within Haworth include the graveyard to St. Michael and All Angels, a peaceful and compelling place with tall trees and a wealth of information about the past generations that lived in Haworth. The graveyard is beside the Church and in front of the Parsonage and set against the rugged backdrop of the open countryside.

Central Park is a community space which links the village's retail centre to Belle Isle Lane and industrial Bridgehouse and ultimately the Worth Valley Railway. Although a comparatively late addition to the village, it provides a well-defined focal point which unites the incongruent elements of the conservation area which adjoin it. Despite the loss of some of its original structures, Central Park is a well-used open space of clear value to the community and is an idyllic gateway to the core of the conservation area.



5. Character

Haworth Conservation Area encapsulates the village's history ranging from the medieval, through the industrial, to the modern. The various buildings from these times are indicative of the former roles and functions of Haworth and provide its present-day context. The mixture of building types and styles is synonymous with the piecemeal, organic development of the conservation area and reflects the range of facilities, employers and institutions found in a thriving, self-sufficient hill village which today is a popular and friendly tourist destination. The conservation area has a chaotic charm with buildings of different mass, type and age set at different angles and distances from the street. Crucially, these different and disparate elements are unified by:

- the use of natural local stone to buildings, roofs, boundary walls and setted street surfacing;
- the historic street pattern, which reflects the organic growth of the village and provides several focal points, the most dramatic of which is at the top of Main Street;
- open views of the countryside which provides the village's setting and is often visible between buildings and forms an integral part of key vistas;
- the contours of the land which results in buildings stepping down the hillside to give an uneven roof line with prominent stone slate roofs and chimneystacks; and,
- original details and features such as mullioned timber windows, timber doors, and old shopfronts which give the area a historic and architectural quality.

Where these unifying features have been respected, new development has been harmonious with the wider village and as such even some of the most recent developments can be recognised as positive contributions to the character of the conservation area.

Haworth Conservation Area can be divided into four distinct areas. Areas 1 and 4 contain most of the residential properties whilst area 2 contains the visitor attractions and area 3 is predominantly open space.

AREA 1

*West Lane (North) and Heathcliff Estate.
North Street, and Redman Close.
Changegate (south) and Ashgate.*

AREA 2

Church Street and Bronte Parsonage Museum. Changegate and West Lane (south) and Main Street.

AREA 3

Butt Lane, Central Park, Bridgehouse Lane and Bell Isle Road. Bridgehouse Mill and Bridge House.

AREA 4

*Haworth Old Hall and Baptist Church.
Weavers Hill and Sun Street.*

AREA 1

**West Lane (north) Heathcliff Estate,
North Street, and Redman Close,
Changegate (south) and Ashgate**

The approach to Haworth begins at West Lane having passed through the rugged expanse of open countryside of the Pennine Hill Country Park. West Lane has a dual character having Pennine stone housing on one side and raised moorlands, used for grazing on the other. This sudden contrast of open fields and the form of the built environment clearly defines the extent of the

conservation area. On the north side of West Lane stands a mix of terraced and semi-detached housing constructed using indigenous local stone and backing onto the expansive surrounding countryside. Accompanying this tightly grouped mix of housing is a tall narrow 18th century cottage which stands next to a three bay Victorian house. These two buildings are key buildings in terms of forming a gateway into the conservation area. West Lane also provides evidence of characteristics commonly seen throughout the Haworth Conservation Area, namely small front gardens, dry stone retaining walls, the dominant use of local stone in construction of old and new buildings as well as a varied roofscape. West Lane's historic character has been compromised to an extent by a variety of extensions and alterations such as the insertion of modern windows and the cement rendering of gables.

The linear pattern of development along West Lane is interrupted by the Sun Inn and the Methodist Church which together signal the end of random urban sprawl evident of Haworth's organic growth. From the Sun Inn's elevated position there are clear views out of West Lane into the countryside encircling Haworth, reminding us of its isolated setting.

Just beyond the Sun Inn on the south side of West Lane is the Heathcliff Estate, a 1990's residential estate built to provide affordable housing within Haworth. It has been built using local stone and incorporates natural stone roofs. The development and design of this estate show a conscious and successful effort by the developer to match the vernacular style and character of the Haworth Conservation Area.

West Lane is the major traffic route into Haworth from the west until a fork in the road, opposite the Methodist Church, dictates that traffic that the majority of traffic flows along North Street and then down Rawdon Road. At the fork in the road, the character of West Lane changes from being a main highway into a stone setted lane that

narrows and bends as it approaches the historic core of the conservation area.

The fine gable-fronted Baptist Church, with its small graveyard to the front, is an important focus at the north of the village. The grounds of the Baptist Chapel have recently been developed as residential units and now form Redman Close. The standard of this new development is pleasing in terms of scale, proportion and materials and in October 2001 was awarded a commendation in the Bradford District Design Awards.



North Street forms the northern side of the Town End green and has an interesting mix of 18th century cottages and 19th century terraced houses parallel to the street, forming a corridor of development bypassing the historical core of Haworth. Modern alterations have occurred including painting of stone frontages and rendering of gables but this is representative of this part of the conservation area. Home to North Street is 'Corner House' originally dated 1757 although its reconstruction is inscribed on a plaque 'Corner House' 1835. This building has a Celtic head rainwater spout and stands at the entrance to the main part of Haworth.

Close to the junction of Changegate is Townend Farm which is currently in residential use but was formerly a yeomen's

clothier's house of the late 16th century. The house has retained many of its original Tudor features including its arched doorway and arched headed mullioned windows. Standing next to Townend Farm is a former barn which predates the 17th century. It is now a retail outlet used by the Edinburgh Woolen Mill. Both buildings look onto the open car park (formerly Town End green), a location which ensures that they are highly visible when visitors arrive at Haworth.

The northern sector of Changegate is accessed by turning left just after the Edinburgh Woolen Mill on North Street. Changegate heads north to Cook Gate, where the Manor House is located. The Manor House is a fine three bay symmetrical mid 18th century structure enclosed by a contemporary wall. Attached to the North is a fragment of an earlier 17th century house which preceded the Manor House.

Parallel to Changegate is Ashgate, a main thoroughfare leading north to Mytholme Road where the regularity of the late nineteenth century and early twentieth century housing signals the end of Haworth's organic development. A number of streets with notable character lead from Ashgate such as Little Street, which is comprised of a compact group of 18th and 19th century workers' cottages which form a small and intimate residential fold prominently sited at the brow of the hill.

South View (off Ashgate) is a good example of relatively new build that blends harmoniously in its historic setting.

A glimpse down Rawden Road from Ashgate brings into sight the Haworth Primary School which is located to the east of the conservation area. The school is a good example of new development integrated into the historic environment. Looking across Rawden Road towards the west, presents a clear view of the historic core of the village, dominated by the jagged medieval church tower above the staggered roofline of the settlement.



AREA 2

Changegate, West Lane (south) Church Street, Bronte Parsonage Museum and Main Street

Central to the conservation area is Haworth's historic core, which epitomises the built-up character of the conservation area while the spaces between the buildings make views of the distant countryside an integral part of the area's appeal. It is also the commercial centre of the village, presently containing largely gift shops and cafes. The centre can be a very busy honey pot during the warmer months and appears to attract seasonal visitors.



The view along Changegate, towards Main Street offers the typical street scene associated with villages in West Yorkshire. The road follows the gently rising gradient, flanked initially, by modern properties, which, although built in stone, do not reflect the linear development pattern originally found at Changegate. These new properties are set alongside traditional close set sturdy, stone built properties that lead towards the top of the hill and one of the visual focal points of the conservation area where Changegate joins with Main Street. The scene is dominated by the irregular roofline, particularly the church tower, which is a prominent feature on the skyline.

Changegate Court is another modern development built to reflect the local architectural style of Haworth. The dwellings have traditional architectural components such as stone surrounds, wooden window frames which are all traditional details associated with the character of Haworth. Their unweathered appearance contrasts with the blackened materials of the original buildings along Changegate, but this contrast may become less apparent over time as the new materials are subjected to the effects of the elements.



At the point where Changegate joins Main Street, the lane narrows and the early cottages are overshadowed by taller three storey Victorian buildings, creating a sense of enclosure and a visual full stop at the focal point of the village. The triangular spaced site is dominated by the surrounding

buildings which include the former Yorkshire Penny Bank, now occupied by the Tourist Information Centre, and the Black Bull. The junction is set edge to edge between the buildings. Many shops and businesses occupy this focal point, all of which contribute to the distinctive character and appearance of Haworth. The elevated position of the square provides dramatic views to both the north and the south which contrast with the compact form of built heritage.

Moving northwards from this focal point, the observer enters West Lane which was originally the south and west side of the former Town End Green. The King's Arms and the Old White Lion Hotel protrude into the street and form a 'gateway' to West Lane. The King's Arms is a fine 18th century three-storey inn with raised quoins and prominent circular windows. The Old White Lion Hotel is a cluster of cottages arranged on three sides of a small residential square called The Fold. The Fold retains its original setted yard and stone flags. Although it is in need of repair and enhancement, The Fold plays an important role in contributing to the overall character of the conservation area.



Beyond the 'gateway', West Lane transforms from a narrow setted lane to a

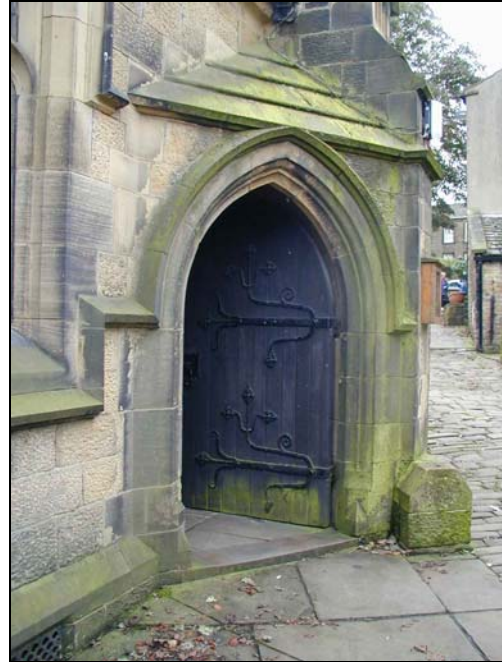
wider street. The properties consist of tightly grouped rows of original cottages, all very similar design and retaining many of their original details. Numbers 21-23 are a fine example of a group of handloom weavers' dwellings dating from around 1800 displaying typical characteristics from this period including top floors with a long row of mullioned windows.

From the end of West Lane, it is possible to venture across the car park to the Bronte Quarter of the village, most of which is at Church Street. Church Street is at the southern apex of the former Town End Green. The area is secluded from the village and has extensive views towards the open countryside. The National School of 1832 has arched gothic windows to the original schoolroom and a later twin gabled extension in a Tudor Revival Style. Charlotte Bronte was a teacher at the school and it forms part of a very popular visitor attraction based at the Bronte Parsonage. The Bronte Parsonage was the home of the Bronte family and where the three sisters wrote most of their famous works of English Literature.



The Parsonage is a Grade I Listed Building of Georgian origin, built around 1779. Its external appearance is characterised by a simple five bay symmetrical façade, with a pedimented doorcase. Attached to the right is a taller gable fronted extension of 1872, and to the rear of the Parsonage is a contemporary visitor destination area. All highways, boundary walls, roofs and buildings in Church Street are natural stone and have remained unchanged in character over time thus adding to its special qualities. The Bronte Museum now occupies the

Parsonage, which is a very popular visitor attraction. At the front of the parsonage is a public garden which provides picturesque views of the Parish Church of St. Michael and All Saints. The church tower is the only section which originates from the 15th Century, the rest of the church having been rebuilt during the late 19th century.



An essential ingredient contributing to the uniqueness of this area of Haworth is the old graveyard with its mature trees and its wealth of information about the past generations that lived in the village at the time of the Brontes. Although in somewhat poor condition, the meandering pathways take the visitor back in time through a peaceful and compelling space set against a backdrop of rugged countryside.



Leaving behind the grounds of the churchyard, the visitor enters Main Street at its focal point. This is the commercial core of Haworth where the principal shops in the village can be found. Fine rusticated gatepiers lead from the churchyard to Main Street which links Town End to Hall Green. This part of the village is characterised by some oak stocks which are an interesting historic feature positioned beside the church steps. The Black Bull is set at an oblique angle fronting the church steps and creates a feeling of enclosure at this triangular focal point. The stone setted Main Street twists downhill, lined on both sides with two and three storey stone constructed 18th and 19th Century textile workers' cottages. Some frontages are up to the highway whilst others are set back slightly with diminutive paved courts to the frontages, invariably created from extensive natural stone slabs to accommodate level access to properties along this precipitous hill.



The contemporary streetscape of Haworth has not changed a great deal over the last century although there are examples of changes in the use of buildings as currently they mainly cater for visitors to the area. Haworth initially had a wide range of shops catering for the residents of the village.

However, with the emergence of Haworth as a tourist destination, and changes in shopping habits to cater for the needs of tourists, the shops are now predominately teashops and gift shops cluttering Main Street with signs and street furniture.

To view the unspoiled character of the village, Lodge Street, which forks off from Main Street halfway down on the right, provides a glimpse of the original character of Haworth. No.6 is a Georgian House with a front door approached by a flight of steps with a taking in door above. Set in the towering gable is a 16 paned sash window with basement cellar dwellings. Adjoining the rear of the house is an expansive contemporary single storey workshop. The properties in Lodge Street are in a poor state of repair and vacant, indicating how deceptive the economic success of Haworth as a visitor centre actually is.



Further down Main Street there are examples of taller late Victorian buildings which would have originally accommodated shops. Their appearance contrasts significantly with the earlier cottages along the street in terms of scale and proportion. These buildings are interesting because they add townscape value to the character of the village and represent the commercial

needs of the Victorian community. The grand three-story Co-operative store, dated 1897, occupies the site at the bottom of the street, adjacent to various supplementary dwellings, with unsympathetic alignments to the flush frontages of the Victorian development. Towards the base of Main Street there are two 20th Century dwellings of strong architectural merit, which was previously used as the village Registrar.

Main Street contains many important listed buildings, but on inspection it is revealed that the ground floors are well used for retail, but the upper floors are used for residential use associated with the trade. It can be viewed that whilst the buildings appear to be occupied, a more accurate picture would reveal that there might be an under-use of the upper floors due to seasonal nature of tourism. Should this scenario be ignored, and the buildings become economically unviable then the upper floor could become dilapidated incurring essential maintenance in the future to preserve the character of the conservation areas and the stability of the buildings.

Area 3

Bridgehouse Lane, Bridgehouse Mill and Bridge House, Central Park, Butt Lane, Belle Isle Road,

Bridgehouse Lane descends eastwards leading to Bridgehouse Beck. It passes between Central Park on the left and a fine Victorian terrace on the right. The terrace dates back to 1865 and shares similar characteristics with developments of a similar period in Haworth. These include traditional stone/slate materials, and a stepped roofline. Opposite Albert Terrace stands the Lindisfarne Care Home occupying an impressive former detached home with outdoor porch, situated in the grounds of Central Park.

The 19th century bridge at the bottom of Bridgehouse Lane spans the beck and the Worth Valley Railway. At this point, Bridgehouse Mill dominates the view. This key industrial building was subject to fire damage in March 2001. It is now a priority to restore the damaged areas and bring the buildings back into use. The scale of the building increasingly hems in the streetscape at this point. The mill dates back to the 18th century and has a seven bay symmetrical façade. The central bay is set forward and has an archway leading to the rear yard. Above it are stepped and Venetian windows and a circular window in the triangular pediment. The mill reflects the vernacular style and is built predominantly of stone with a stone slate roof. It is currently occupied by a variety of tenants and the associated signage on the building is unsympathetic to the traditional characteristics and appearance of the building. Attached to Bridgehouse Mill is Bridge House, a Grade II listed building with its coach house and stables adjacent. The Coach House and the stables are vacant and semi-



are vacant and semi-

derelict reflecting a sense of economic deprivation in this area. Nevertheless, these buildings offer an important contribution to the historic value of the Conservation Area.



Central Park was built around 1910 and provides a vital link between the Conservation area and the Worth Valley Railway Station which is a Listed Building on Station Road. The park provides a public open space for both visitors and residents and is characterised by large deciduous trees and parkland that contrast dramatically with the built form of the village.

Butt Lane is a steeply sloping stone setted road that ascends for some distance along the northern edge of the park and into the middle of Main Street. The Lane is lined on either side by a stepped stone wall and mature trees, which create an enclosed corridor leading to the centre of the village.

There are short but attractive views of open space either side of Butt Lane. On the northern side the views are interrupted by short intervals by a variety of attractive buildings the most notable being Stanbury Village School. At the bottom of Butt Lane, at the junction of Mill Hill is a pair of 18th Century three-storey weaver's cottages. These are fine examples of such buildings with a characteristic long run of mullioned windows which ensures the top floor is well lit.

Belle Isle Road borders the eastern side of Central Park and is linked to Butt Lane at the junction with Mill Hill. The road forms a level route from the Worth Valley Railway to Bridgehouse Lane area. The road is in need

of maintenance and is particularly neglected as it follows the Bridgehouse Beck where wrought iron railings are rusty and shrubbery has been allowed to overgrow.

Belle Isle Road contains a variety of mainly 20th century small industrial/depot buildings many of which are neglected and consequently appear run-down. The former museum/cinema, which was once a very attractive building, now stands derelict and in need of repair and new tenants. Towards the south of Belle Isle Road, there is an air of despondency which continues across Bridgehouse Lane towards the junction of Brow Road.

This part of Haworth enjoys views across the railway and beck of Brow Hill. Brow Hill consists chiefly of terraced housing built for employees of Bridgehouse Mill and Ebor Mill. While these rows of houses reflect the industrial expansion of Haworth in the late nineteenth century, the grain and character of this area is distinct from that of the conservation area. The Brow does not achieve the same degree of intimacy, irregularity and juxtaposition of buildings of different ages, scale, status and function evident in the village centre. Furthermore, the replacement of the traditional features of the housing and setted and flagged spaces has limited the historic interest of this area.



Area 4

Sun Street, Haworth Old Hall, Baptist Church, and Weavers Hill

Sun Street is at the south of the conservation area and occupies a slightly elevated position as it enters the village which results in excellent views over the open countryside. On entering the village along this route, there are many examples of typical Pennine features such as dry stone walls, close built terraced houses and natural stone. Sun Street follows a linear pattern along the transport corridor to the centre of Haworth where it meets the central junction with Bridgehouse Lane. A high stone wall, unfortunately broken, provides a boundary along the right of Sun Street and provides a crucial element of enclosure towards the south. The street consists of predominantly small stone terraced cottages some of which date from the 18th Century, with small front gardens behind stone boundary walls. The cottages on the left of Sun Street are mostly terraced while larger more prominent buildings such as Green Blaize are to the right.

The 18th century cottages of Sun Street, many of which are listed buildings, form a linear development along the sides of the road at an irregular and random fashion.

This piecemeal, organic ribbon development and the detailing an variations between the buildings is more noticeable as Sun Street is located alongside the regular rows of late nineteenth century industrial terraced housing in the Cold Shaw area, which lies beyond the conservation area boundary. Cold Shaw also lacks the traditional features and details which add interest to the properties along Sun Street. Shorter

mid-century dwellings have been developed along the east side of Sun Street with some attractive ornate detailing, especially the fan light at No 2 Ivy Cottage, New Street dated 1851. Numbers 50-60 have bracketed cornices and raised and fielded panelled friezes of high architectural merit, and add an interesting detail to the building's façade.

The area contains structures of high historic interest, such as the surviving gateposts and vertical stone slab boundary wall with moulded tops used to define

the boundary between each property. Sun Street opens into a triangular area, creating a small focal point for its residents. This area contains a pair of 18th century weavers' cottages (Numbers 28-30), which show typical local village detail, as they are walled in coursed sandstone with watershot and pitched face masonry to the gable. The cottages have ornate surrounds to the doors and windows with typical horizontal tooling with margin dressed edges. The existence of chimneys show that the houses were originally heated with back-to-back fireplaces.





Haworth Old Hall sits at the foot of Main Street, at the northern part of Sun Street. It was originally a 17th Century hall built out of large cut ashlar gritstone with deeply recessed transomed mullioned windows. The position of this building is extremely important as it sits on one of the main junctions in the village and is one of the most significant landmarks of Haworth. It stands as a monument notifying visitors that they are now entering the centre of Haworth. The building is used today as a restaurant and hotel, with a sign designed with history in mind to boast about the building's heritage. At the same junction as the Old Hall is the Hall Green Baptist Church, dated 1824. It is virtually opposite the Old Hall across Sun Street, and marks the gateway to the oldest zones of the village. The building has an imposing architectural style, consisting of margin-glazed lights set in arched surrounds. This junction provides the beholder with spectacular views out of the conservation area showing the open countryside of 'Bronte Country' and the wind turbine, a reminder of the village's exposed location. Also an important glimpsed view of the church and Main Street can be obtained. At this junction, a tastefully designed signpost points the way to the conservation area's main heritage attractions.

Virtually behind the Chapel on Hall Street there is an angled row of shops of which some are vacant. Further down Hall Street there is a row of 19th Century terraced housing, amidst this, there is a building of 17th century origins of an important vernacular design at Fern Street. Fern Street is tucked away, a concealed cluster of dwellings and yards in a poor state of repair.

Fern Street is very traditional as it maintains much of its original character with stone setts and cellar dwellings with evidence of small paned glazing with a balcony railed with the 'Haworth' pattern of wrought Iron railings.

Outside of the conservation area, new development has taken place at Sun Street in the form of Weavers Hill, built on a gently rising gradient. The 1990's housing development is a suburban mix of terraced semi-detached and detached dwellings built of artificial materials on a highly prominent site. These houses contrast with the much smaller scale irregular organic development and use of traditional natural materials which typify the conservation area. Weavers Hill is also the main route to one of Haworth's car parks which is set on the site of a former quarry and shares much more in common with the surrounding countryside than the village itself.

The Sun Street area of the village has an organic, unstructured appearance and is very much a tranquil backwater which has retained much of its privacy especially at its southern end despite the number of tourists who find their way to Haworth. This is particularly evident around the southern end of Sun Street where one feels more akin to an intruder than a visitor.



6. Preservation & Enhancement

Preservation

It is the aim of the District and Parish Councils to preserve and enhance the existing character and appearance of the Conservation Area. Preservation will be achieved by ensuring that planning applications for the demolition of any building or structure are only approved where it can be proved that it is of general benefit to the community and that the demolition will not result in a loss or damage to the character or appearance of the conservation area.

Applications to develop, extend or alter properties will be expected to be of the highest standard of design following the characteristics of the conservation area and using appropriate high quality materials.

Some open spaces and trees have been identified as being crucial to the character of the place and should be preserved. The Bradford Unitary Development Plan contains policies for the protection of open green spaces which are important to Haworth's character.

In terms of setting, the Haworth conservation area is surrounded by Green Belt and the area adjacent to its southern boundary has been identified as Village Open Space. These designations guarantee that the character of these spaces will remain green and open for the foreseeable future. Any development in these spaces should not cause any detrimental effects to the nature of surrounding countryside which, as the setting of a conservation area, should be preserved and enhanced whenever possible.

Design Guidance

The aim of conservation area designation is not intended to prevent change, especially those which would enhance the character of an area and ensure Haworth's continued economic vitality. The general guidance for any work requiring planning permission in a conservation area is that the character and appearance of the area should be preserved in particular:

- *New buildings or extensions should reflect the general pattern of buildings in Haworth especially in scale and proportion, although there is some scope for modern architectural innovation provided that it reflects the character of Haworth.*
- *Materials should be in accordance with those traditionally used in the particular part of the conservation area, in order to strengthen the textural grain of the conservation area and its visual amenity.*
- *Any new building or extension should be of a local scale and located on its site in a way which reflects the traditional building pattern of the conservation area.*
- *Boundary walls and railings should be incorporated in the development in a way which complements those already in existence using similar materials and details.*

The Commission for Architecture and the Built Environment (CABE) and English Heritage have recently published *Building in Context: New Development in Historic Areas* which sets out some useful guidelines as to what constitutes good design in

conservation areas. The advice provided by this document will influence design guidance for Haworth. As regards new development in conservation areas, *Building in Context* advises that generally:

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site.
- New buildings or extensions should sit happily within the pattern of existing development and routes through and around it.
- Important views and vistas should be respected.
- The scale of neighbouring buildings should be respected.
- The materials and building techniques used should be of high a quality as those used in existing buildings.
- New development should not impinge on any significant open spaces or necessitate the destruction of buildings which contribute to the character of the place.

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

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

Listed Buildings

The department of Culture Media and Sport is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as well as external works.

More information about listed buildings is available from The City of Bradford Metropolitan District Council.

There are over 80 listed buildings in the Haworth Conservation Area that merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the special character of the building, but also that of the conservation area.

The Protection of Unlisted Buildings

There are many buildings and features within Haworth Conservation Area which have not been listed but contribute substantially to its townscape value and historic appearance. These buildings 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 Haworth there are a few unlisted buildings retaining much of their historic character seen in the survival of original and appropriate installation of replacement doors and windows. Stone walling remains unspoiled by modern renders or cladding, and other changes that could damage the conservation area have not taken place. This is a credit to the owners of these properties who recognize the heritage value of their properties and how it relates to the character of Haworth. The degree to which buildings have retained their original features or contain sympathetic replacements has been an important factor in determining the conservation area boundary.

Generally, many minor changes that result in a loss of character can be made to dwellings without the need for planning

permission and in some isolated cases, this has already happened.

The consultation undertaken in the preparation of this conservation area assessment has found that the community felt that the retention of natural stone and the original features of the buildings and streetscape were crucial to the protection of the character of Haworth. To this effect, there was support for the use of an Article 4 (2) Direction safeguard these significant local features and details which help to create the character and appearance of Haworth. It was also understood by the community that an Article 4 (2) Direction would improve the opportunity to obtain grants for restoration, repair and enhancement schemes within the conservation area.

Enhancement Proposals

There are a number of areas within the Haworth Conservation Area which would benefit from enhancement proposals to bring forward their potential and uplift the environmental quality of the village.

The following statements list the scope for improvement as a series of proposals for enhancement. The members of the community involved in the consultation process in compiling this assessment have identified these issues, which are listed according to priority. The proposals will need to be progressed in partnership with established owners and interested parties and funding will have to be gained via available funding sources in an appropriate manner.

1. Protection of Traditional Characteristics

Article 4 (2) directions can be introduced to protect significant traditional features/ details on dwellings that enhance the character and appearance of conservation areas

The Council has powers under Article 4 of the Town and Country 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. Article 4 (2) Directions work by removing permitted development rights from specific buildings thus allowing control over changes to elevations, boundaries, roofline or materials where they contribute to the local character. Consultation with the local community as part of the preparation of this conservation area assessment has found support for this mechanism of protecting the character of Haworth. If introduced, an Article 4 (2) direction would mean that planning permission may be required for all or some of the following:

- *Formation of a new window or door opening.*
- *Removal or replacement of any window or door.*
- *The replacement of painted finishes with stains on woodwork or joinery.*
- *The addition of renders or claddings.*
- *Painting previously unpainted stonework.*
- *Installation of satellite dish antennae.*
- *Addition of porches, carports and sheds.*
- *Changes of roof materials.*
- *Installation of roof lights.*
- *Demolition of, or alteration to front boundary walls or railings.*

2. Highway Materials

The conserving of stone setted highways and natural stone footpaths throughout the village is essential in retaining the consistent character of Haworth and goes hand in hand with protecting the original features of the buildings. Haworth is recognised for its predominant use of natural stone as a highway and footway material and this is an important feature of the conservation area. It is important to reinstate and preserve the stone that is in place and highway works should aim to reflect the character of the conservation area by using appropriate and sympathetic materials. Consideration must also be given to avoiding the duplication of road signs in the village as this results in 'clutter' within the 'public realm'

3. Environmental Enhancements

There are several areas of unkempt land in the conservation area which give a poor impression of the village at its entry points. This in turn de-values the heritage asset, provides poor local amenity and may prevent some visitors from returning for a second time. The following areas of land could be appraised for possible beneficial use or landscaping schemes.

- Bridgehouse Beck
- Belle Isle Road
- Junction of Brow Road and Station Road
- The car parks at Rawdon Road and North Street.

4. Shopfront Guidance

Haworth retains many of its original shopfronts and it is important to preserve their character. Design Guidance to include advice on historical origins and details, colours, scale and proportion, the use of timber and detailed sections and how to incorporate shopfront security and appropriate signage. The aim of the guidance will be to help to maintain the traditional character associated with Haworth.

5. Design Guidance for New Development

Design guidance aims to achieve a harmonious balance between the old and the new buildings in a Conservation Area. In any new development, the character and appearance of the settlement should be preserved and enhanced. There also needs to be scope for architectural invention and initiative providing that it echoes the principles of good design and reflects the proportions, scale and massing of the existing buildings. Design guidance for the village should outline appropriate design specifications for a variety of works aimed at reducing inappropriate work and strengthening the character of the Haworth Conservation Area.

6. Underused Buildings

It is important that the buildings in the conservation area are fully used and

economically viable. This in turn secures their regular maintenance. It may be necessary to identify vulnerable buildings and ways by which they could be repaired and brought back into a full and appropriate use. There may be the opportunity to secure grant funding from external sources to assist with the process of economic regeneration of historic properties within the conservation area.

Boundary Changes

The boundary has been extended as part of this conservation area assessment to include buildings and open spaces which maintain a clear relationship either historically, in form, or architecture to the prevailing character of Haworth conservation area. Conversely, buildings or open spaces on the periphery which do not make a positive contribution to the character of Haworth have been removed from the conservation area. This approach to re-assessing the boundary ensures that the conservation area can be understood as a unity where the protection afforded by conservation area designation can be applied consistently due to the cohesive characteristics of its components.

Haworth Conservation Area benefits from the high quality environment which provides its setting. This setting includes housing related to industrial developments during the late nineteenth century, and small-scale twentieth century housing developments, and open farmland which directly adjoining the conservation area in several places. While these areas are attractive in their own right, they can be seen as clear-cut and distinctive from the unique character of Haworth Conservation Area. The inclusion of any of these different areas in the revised Haworth Conservation Area would compromise the potential to preserve and enhance Haworth in a clear and consistent manner. It is also unnecessary to overlap the conservation area with existing Green Belt and Village Open Space designations as these measures afford the setting of the conservation area protection from development which is unsympathetic or would impinge on its open and green character.

Following public consultation and a resultant reassessment of the conservation area boundary, the areas identified below are thought to be associated to the existing conservation area and contribute to its overall character:

- The Worth Valley Railway Line, Station and Stainer House
- Stanbury Village School and open fields to the north
- Land to the east of Sun Street including park-land once associated to and providing the main access to Woodlands House: Ivy Bank Mill and associated terraced housing with the allotment gardens.
- Land to the north of West Lane including the Cricket Ground.

There are in addition a number of minor adjustments to the boundary to clarify the line accurately.

The boundary follows distinctive features such as boundary walls, and rights of way as much as possible so that it can be easily followed and understood.

Appendix 1:

Map of Haworth Conservation Area

Appendix 2:

List Descriptions of the Listed Buildings in Haworth Conservation Area

Appendix 2: List Descriptions of the Listed Buildings in Haworth Conservation Area

Grade I Listed Building

Haworth Parsonage (Bronte Museum) Church Street

Parsonage, now museum. 1779, altered and extended 1872, restored later. Coursed dressed millstone grit. Stone slate roof. 2 storeys, 5 bays with cross wing of 1872 to right. Left-hand portion: sashes in slightly projecting stone architraves with moulded cills. Central, panelled, part-glazed door with knocker in pedimented Tuscan doorcase with pilasters, frieze and cornice, flanked by 2 windows to each side. 5 windows above. Continuous lintel band to first floor. Dentilled eaves. End stacks. Cross wing has windows in slightly projecting stone architraves with moulded cills, that to ground floor of 3 lights with cill on consoles, that to first floor of 2 sashed lights. Iron finial. Interior: stone stairs and round-headed staircase arch; original doors; flagstone floors; simple iron fireplaces; window shutters, iron range and moulded ceiling beams in kitchen. Occupied by the Bronte family from 1820 onwards. Most of the novels were written here.

Grade II* Listed Building

Church of St Michael and All Angels Church Street

Church. Base of tower probably C16, upper part C18, rest of church rebuilt 1879 in late C13/early C14 style by T H and F Healey. Coursed, dressed millstone grit. Graduated Westmorland slate roof. Aisled nave with south-west tower and south porch, chancel with southern chapel and north organ chamber. Nave: 6 bays. Embattled Perpendicular tower at west end has stepped diagonal buttresses to base, 2 original blocks decorated with shields in south wall, original hoodmould to west window, and crocketed finials. Porch has double-chamfered, pointed-arch doorway with hoodmould; diagonal buttresses. 4- and 3-light flat-arched windows to aisle. 2-light pointed-arch windows to clerestory. Lower

3-bay chancel has 5-light east window flanked by 2 Saints' figures. Kneelers. Ashlar coping. Gable crosses. Interior: Pointed-arch arcade on octagonal piers. Marble pulpit. Altar rails in elaborate late C13/early C14 style. John Wesley preached frequently in the C18 church. Patrick Bronte was the incumbent 1820-61.

Grade II Listed Buildings

Belle Isle Road

Nos 8, 10, 11, 12 and 13

5 cottages. Early C19, of 2 builds. Coursed millstone grit. Stone slate roofs. Quoins. Flat-faced mullion windows of 2, 3, 5 or 8 lights in flush stone surrounds. Nos 10, 11 and 12: 3 storeys, 1 bay each. No 10 has C20 bow window to ground floor; No 11 has mullions removed and C20 wooden porch; No 12 has later windows and C20 wooden porch. No 13, added to right, 2 storeys, 1 bay. No 8, back-to-back with No 10, 2 storeys.

Bridgehouse Lane

Bridge House (formerly listed as No 8 Surgery Street)

House. Mid-late C18. Ashlar with ashlar dressings. Stone slate roof. 2-storeys, 5 bays. Rusticated quoins. Sash windows without glazing bars in projecting moulded architraves. Central door in moulded architrave in Ionic doorcase of pilasters, pulvinated frieze, dentilled cornice and pediment, with 2 windows to each side. 5 windows above, the central window in an eared architrave with moulded cill. Moulded first-floor string course. Pulvinated frieze. Eaves cornice. Shaped kneelers. Ashlar coping. Rear: tall, round-arched staircase window and flat-faced mullion windows.

Bridgehouse Lane

Bridgehouse Mills (Airedale Springs Ltd)

Mill. c1800-mid-C19. Coursed dressed millstone grit. 4 storeys. Left portion, the earliest part: 7 bays with broad central bay projecting slightly under pediment. Quoins at angles. Central rusticated shouldered

archway leading to inner court has keystone mask, rusticated pilasters and cornice. Over cart arch, on second floor, is stepped 3-light window with Venetian widow above and oculus in gable. Other windows with small panes of 4-pane sashes. Round arched doorway. Iron lampholder over archivolt. Mid-C19 block adjoining to right: 7 bays, the central bay under a pedimented attic with pilasters and round-arched window and keystone. Small turret with flattened pyramidal roof to south-west corner. Plain mid-C19 range behind earliest block.

Bridgehouse Lane

House. Early C19. Ashlar, stone slate roof. Square. 2 storeys, 3 bays. Central door in Tuscan portico of 2 columns, attached pilasters, plain frieze and cornice. Panelled cills to windows. 2 triple sashes in segmental arches to ground floor. Three sashes above, the central one in a moulded case. Moulded cornice. Hipped roof.

Bridgehouse Lane

Hall Green Baptist Chapel

Chapel. Dated "Hall Green Chapel 1824". Coursed dressed stone. Stone slate roof with ashlar coping. 2 storeys and basement. 5 bays under pedimented gable. Round-arched windows with glazing bars, voussoirs and projecting cills. Later windows to basement. Stone steps with iron balustrade up to ground floor. Bays 2 and 4 each have a boarded door under a fanlight with glazing bars in a round-arched, flush stone surround with keystones and impost blocks. Windows to bays 1, 3 and 5. 5 windows above. Bulls-eye datestone in architrave with keystones to gable. Right return: 3 bays. Flat-arched windows to ground floor; round-arched windows to first floor. Sundial in rear wall.

Brow Road

Barn to south-east of Bridge House and incorporating nos 10, 11 and 12 Surgery Street.

Barn and stabling to Bridge House, Bridgehouse Lane (q.v.), now storage building and cottages. Mid-late C18. Ashlar and thin coursed millstone grit. Stone slate roof with ashlar coping. 5 bays, central bay ashlar under pedimented gable. Projecting quoins. Central round-arched cart door with voussoirs flanked by pilasters with bases and capitals under frieze and cornice.

Diocletian window with pigeon holes in tympanum. Bays 1 and 2 each have a round-arched window with keystones, impost blocks and Y-tracery. Bays 4 and 5 converted to 2-storey cottage with C20 door and 2 C20 windows. Chamfered gutter brackets. Slatted ridge louvre. Rear: central cart door with quoins and voussoirs under small window. Left return: Y-traceried, round-arched window with keystone and impost blocks. Right return: converted to 2-storey cottages C19, with 2 doors, one now blocked.

Church Street

No 2 (The Kings Arms Public House)

Public house. Late C18-early C19. Coursed, dressed millstone grit. Stone slate roof. 3 storeys, 2 bays. Projecting quoins. Flat-faced mullion windows in projecting stone surrounds. Central board door under oblong fanlight with glazing bars in flush stone surround. Two 2-light windows to each floor. Shaped gutter brackets. Shaped kneelers. Ashlar coping. Corniced end stacks. Right return: 2 oculi to second floor.

Church Street

National School

School. Dated 1832. Coursed, dressed millstone grit. Stone slate roof. Single storey, 5 windows and door. Pointed-arched windows with voussoirs and projecting cills. Off-centre gabled porch with Tudor-arched entrance. Dated plaque above porch gives constructional details. Two later C19 gabled wings added to left with mullion and transom windows and a Tudor-arched, quoined doorway all with hoodmoulds. Charlotte Bronte taught here.

Church Street

Font in graveyard approximately 12 metres to south of Church of St Michael and All Angels

Font. Dated 1742. Ashlar. Squared baluster font with octagonal plinth set on late C18-early C19 tomb slab. The bowl is inscribed on 3 sides "W Grimshaw/A B Minister/AD 1742" and on the top "I indeed have bapt.d/you with water/but He shall bap/tize you with/THE HOLY GHOST". William Grimshaw (1707-1763) came to Haworth in 1742 as perpetual curate and, having encouraged the growth of Methodism in

Haworth, was instrumental in building the Methodist Chapel in 1758

Fern Street

Nos 7 and 8

House, now 2 dwellings. Late C17, converted C18. Coursed, dressed millstone grit. Stone slate roof. 2 storeys, 2 bays. South elevation: divided as for 2 cottages each with door to right and a 4-light, flat-faced mullion window to left. 1st floor: a 3-light window to left and a 4-light window to right flanking a datestone inscribed "TMH BOUGHT ANNO DNI 1724". North elevation: quoins to left end. Double-chamfered mullion windows with most mullions replaced. ½-glazed boarded door in flush stone surround with interrupted jambs to left. Blocked doorway and late window to right. 4-and 2-light windows to bays 2 and 3 and above. East elevation: central ½-glazed door in quoined, chamfered, Tudor-arch doorway with deep lintel with sunk spandrels. Later inserted door and windows to 1st floor and remains of 3 2-light double-chamfered windows. Stone gutter spout.

Little Street

Nos 5, 7 and 9

3 cottages. Late C18 - early C19. Coursed millstone, grit, stone slate roofs. 2 storeys, one bay each. Each cottage has a plain stone surround doorway to left and a 3-light flat-faced mullion window to right and above. C20 outshut at left end. Shaped kneelers and ashlar coping to right. Rebuilt stack to right end of each cottage.

Lodge Street

Nos 6, 8 and 10

3 cottages, No. 6 over No. 8. Mid-late C18. Coursed millstone grit, stone slate roof. Gable front: 3 storeys, 2 bays. Quoins. Flat-faced mullioned windows in flush stone surrounds with projecting cills. Doors in flush stone surrounds with one interrupted jamb. Ground floor: No 10 (on left) has 4-panel door to left, C20 window to right; No. 8 has plank door to right and window, originally 2-light, to left. 2 single-light windows to 1st and 2nd floors. shaped kneelers with ball finials; ashlar coping. Right return: on left a stone staircase with iron baluster up to 6-panel door of No. 6. Above this a blocked door with projecting landing stone.

Lodge Street

Nos 7, 9 and 11

See under Nos 87 and 89, Main Street, Haworth

Lord Lane

Manor House, and garden walls with gatepiers (formerly listed as Manor House, Change Gate)

House. Mid C18. Coursed, thin, millstone grit. Stone slate roof. 2 storeys, 3 bays. Chamfered plinth. Raised quoins. Central C20 panelled door in Tuscan doorcase with pilasters, entablature and triangular pediment. Sashes in stone surrounds with projecting, moulded cills and C20 slatted shutters. Moulded stone gutters on consoles. Kneelers with ball finials and ashlar coping. Corniced end stacks. Interior: staircase with iron balusters and modern handrail. Moulded arch in staircase hall. Exposed ceiling beams. Garden wall projecting from ends of house and running across front; ramped side walls, varying between approximately 2 and 3 metres in height, have ashlar coping, hemispherical finials, and a board door in stone surround in left wall. Front wall approximately 0.75 metres high, the top 3 courses rebuilt in blocks of millstone grit, surmounted by square-sectioned iron railings, the principle and intermediate, shorter standards with urn finials. Square corniced piers with ball finials to angles of wall and flanking central wrought iron gates.

Lord Lane

Cook Gate Farmhouse (formerly listed with Manor House, Change Gate)

Farmhouse. Late C17 with later additions. Coursed millstone grit with stone slate roof. 2 storeys, 1 bay. Quoins to right. Double-chamfered mullion windows. To left, 3 steps to panelled door in quoined surround with deep lintel. Window to right formerly 4-light, window to 1st floor formerly 6-light. Shaped gutter brackets. Shaped kneeler and ashlar coping to right. Rear wing and single-storey extension added later

Main Street

Nos 13 and 15

Pair of cottages with shops. Early C19. Coursed millstone grit, stone slate roof. Mirror-image pair. 3 storeys, 1 bay each. C20 ½-glazed doors in plain stone

surrounds to left and right, that to No. 13 with a second, lower, recessed lintel. Flat-faced mullioned windows in flush stone surrounds with projecting cills, each cottage with a large C20 shop window to ground floor, a 3-light window to 1st floor, and a 2-light window to 2nd floor. Moulded gutter brackets. Central stack.

Main Street

K6 Telephone Kiosk at junction with Sun Street

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

Main Street

Nos 25 and 27

Pair of cottages with shops. Early mid C19. Coursed millstone grit, stone slate roof. 3 storeys, 1 bay each. 4-panel doors in plain stone surrounds to left and right. Flat-faced mullioned windows in flush stone surrounds with slightly projecting cills: two 2-light windows to ground floor, one 6-light window to 1st floor, one 5-light window with taking in door at left to 2nd floor. Continuous cill band to ground and 1st floor. Iron sundial over ground-floor window of No 25. Plain gutter brackets on tabling. Stack to left end of each cottage.

Main Street

Nos 29, 31 and 33

3 cottages. Early C19. Coursed millstone grit, stone slate roof. 2 storeys, one 1st floor window each. Each cottage has, to right, a C20 glazed door in plain stone surround, and to left on both floors a 2-light, flat-faced mullion window in plain stone surround (No. 33's partially renewed). Ridge stacks. Included for group value.

Main Street

Nos 65 and 67 (The Fleece Public House)

Public House and cottage, now all public house. Mid C19, 2 builds. Coursed millstone grit, stone slate roof. 2 storeys. Public house 3 1st-floor windows, cottage one. All openings have flush stone surrounds, the windows with flat-faced mullions. Public house: central board door the with overlight flanked by 2-light windows, blocked door to

right. 1st and 2nd floors have central single-light window flanked by 2-light windows. Cottage to left: board door to right, opening to left now blocked and replaced by window. 1st and 2nd floors have one 3-light window. Shaped gutter brackets. Ridge stacks.

Main Street

Nos 69 and 71

2 houses with shops. Mid C19. Ashlar millstone grit; stone slate roof. 3 storeys, 2 1st floor windows each. Plinth. No 69 has 2 shops to central C20 glazed door with chamfered segment-headed surround and overlight. To either side tall shop windows in chamfered surrounds. Door and window jambs break forward on plinth blocks. No 71 has, on right, steps to 5-panel door with segment-headed overlight and chamfered surround. Large 2-light shop window on left. Door and window jambs break forward on plinth blocks. Each house has on 1st floor 2 segment-headed windows with eaved and shouldered architraves, and on 2nd floor 2 round-arched windows with moulded archivolt, keyblocks and imposts. Mould key block string. Cornice. Corniced stacks to left end of each house.

Main Street

No 73

House with shop. Mid C19. Coursed millstone grit with ashlar dressings, stone slate roof. 2 storeys and cellar, 2 1st-floor windows. Quoins, chamfered plinth. On right, steps to 6-panel door in chamfered, quoined surround with 2-light overlight, the lights with rounded top corners. Consoles support cornice with shaped blocking course. On left, a 2-light shop window, top corners of lights rounded, in chamfered, quoined surround with corbelled, moulded cill and hood mould. 1st floor: cill band. 2 segment-headed windows in chamfered, quoined surrounds with corbelled moulded cills and hood moulds. Dentilled cornice. Corniced end stack to left.

Main Street

Nos 75 and 77

Pair of houses with shops. Dated 1854. Ashlar, stone slate roof, 2 storeys, 2 1st-floor windows each. Plinth. Each house has door with overlight to right, No 75's C20, glazed, No 77's a boarded double door, and large shop window to left, no 75's with

glazing bars, no 77's a C20 bow. Classical pilasters flanking doors and to left end support entablature with dentilled cornice which breaks forward over pilasters. 1st floors: central datestone flanked by C20 windows with stone lintels and continuous cill band. Stepped, modillioned eaves. C20 dormer to no 77. Corniced end stacks.

Main Street (west side)

Nos 87 and 89 with Nos 7, 9 and 11

Lodge Street

Includes nos 7, 9 and 11 Lodge Street. Nos 87 and 89, a pair of houses with shops with, to rear, Nos. 7-11 Lodge Street, 3 cottages, No. 11 over No. 9. Late C18-early C19. Coursed millstone grit, stone slate roof. Doors and windows in plain stone surrounds, the windows with flat-faced mullions and projecting cills. Nos 87 and 89: 3 storeys. No 87: 2 1st-floor windows, plinth; on right, 2 steps to panelled double-door with later 4-light shop window to left; above, on both floors, 2 single-light windows. No 89: 3 1st-floor windows; part-glazed C20 door with, to left, large window with shutter hooks and to right small inserted C20 window; above, on both floors, 3 single-light windows. Moulded gutter brackets. End and central stacks. To rear: No. 7: 2 storeys, one 1st-floor window; part-glazed door to right, 2-light window to left; above, 2 single-light windows. No 9: one-storey; plank door to right, 2-light window with glazing bars and one casement pane to left. No 11: one storey; projecting to right, external stone stair with iron baluster leads to glazed C20 door, with 2-light window on left. Plain gutter brackets. End and central stacks.

Main Street (west side)

Nos 101, 103 and 105

3 cottages, No. 105 with shop, Nos. 103 and 105 now with restaurant. Mid C19. Coursed millstone grit, stone slate roof. 2 storeys, 1 bay each. Doors and windows in plain stone surrounds, the windows with flat-faced mullions and projecting cills. No. 101: steps to boarded door with overlight on right; 3-light window to left on both floors; inserted, narrower, C20 window above door. Nos. 103 and 105: paired 4-panel doors with shared central jamb with, to left, a 3-light window and, to right, a plate glass window with C20 small-pane top-glazing; 2 3-light windows above. 2 ridge stacks.

Main Street

No 119 (The Black Bull Hotel) and attached water trough

Inn and attached water trough. Early C19. Millstone grit ashlar, stone slate roof. 2 storeys, 3 bays. Later gabled porch in centre has C20 panelled door with overlight in doorcase of pilasters and cornice. To left and right on each floor a 16-pane sash, with a smaller, 12-pane sash over door, all in plain stone surrounds with projecting cills. Shaped gutter brackets hipped roof. Central stack. Left return has round-headed staircase window. Stone water trough, hollowed out of single boulder, attached at base of wall to left of porch. Reputedly the haunt of Branwell Bronte.

Main Street

Steps, gatepiers, gates and railings to east of Church St Michael and All Angels

Steps, gatepiers, gates and railings. Mid C19. Millstone grit ashlar, cast and wrought iron. Flight of 7 steps lead to main gate with narrow gate to right and kissing-gate to left, the gates flanked by railings. Steps have low, coped, flanking walls. 3 gatepiers of channelled, rusticated stone with plinths, ogee-shaped capstones and fir-cone-shaped finials. Lower pier on left, a plain block with plinth, cornice and ogee-shaped capstone. Main gates have square section bars, lower bars with spear finials, upper section with curved bracing rails. Round-arched overthrow with scrolled and spear-finished bars. Gate to right lower and narrower in similar style. Gate to left has plain bars and rails. Railings to left and right have spear-finished bars and urn finials to standards.

Main Street

K6 Telephone Kiosk outside No 121

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

Main Street

Nos 28, 30 and 34

3 houses. Early to mid C19. Coursed millstone grit, stone slate roof. 3 storeys. One 1st-floor window each. Doors and windows in plain stone surrounds, windows

with flat-faced mullions and projecting cills. Each cottage has a door to left, a 2-light window to right, and one 3-light window to 1st and 2nd floors. Shaped kneeler and ashlar coping to right gable. Stack to right end of each cottage.

Main Street (east side)

Nos 32, 36 and 38

3 houses with shops, now houses. Early C19. Coursed millstone grit, stone slate roof. 2 storeys, one 1st-floor window each. Built on a slope, Nos. 32 and 36 with plinth. Quoins. Doors and windows in plain stone surrounds, windows with flat-faced mullions and projecting cills. No 32: 3 steps to central C20 glazed door flanked by single-light windows with shutter hinges and on right below, through passageway with plank, nail-studded, door. Nos 36 and 38: paired doors, up step, with shared central jambs, flanked by large, single-light windows. 1st floor of each cottage has one 3-light window. Shaped kneeler and ashlar coping to left gable. Corniced end stack to each cottage. Blocked ground and 1st-floor doors in left gable.

Main Street (east side)

No 54

Cottage with shop. Mid C19. Coursed millstone grit with ashlar dressings, stone slate roof. 2- storeys, 2 1st-floor windows. Plinth. 3 pilasters with bases and capitals supporting entablature frame. C20 glazed door with overlight on left and C20 3-light shop window on right. Above, 2- single-light windows in plain stone surrounds with projecting cills. Tabled and dentilled eaves. End stack to right.

Main Street (east side)

No 66

House, now with shop, and back-to-back dwelling. Early mid C19, partially refronted early C20. Coursed millstone grit, stone slate roof. 2 storeys, 2 1st-floor windows. Central C20 glazed door in plain stone surround flanked by C20 shop window with stone lintels. To left a through-passage. 1st floor: 2 flat-faced mullion windows in plain stone surrounds with projecting cills, of 2-lights to left and of 3-lights to right. End stack to right. Rear: a blocked door with 2-light window above. Left return: original door

on right, now blocked; small blocked window in gable. Included for group value.

Main Street

No 68

House with shop. Early mid C19. Coursed millstone grit, stone slate roof. 2 storeys, one 1st-floor window. Step to central C20 door with overlight flanked by 2 shop windows with a 3-light flat-faced mullion window above. All windows in plain stone surrounds with projecting cills. Plain gutter brackets on tabling. End stack to right.

Main Street

No 70

House with shop. Early mid C19. Coursed millstone grit, stone slate roof. 2 storeys, one 1st-floor window. On right, 2 steps to C20 door with overlight in heightened plain stone surround. On left large shop window with C20 bow. Above, a 3-light flat-faced mullion window; all windows in plain stone surrounds with projecting cill. Plain gutter brackets on tabling. 2 end stacks to left, one renewed in brick.

Main Street

No 72

House with shop. Early mid C19. Coursed millstone grit, stone slate roof. 2 storeys, one 1st-floor window. Step to central C20 door in plain stone surround on plinth blocks flanked by large shop windows in plain stone surrounds with chamfered cills. Beneath each window a single large block of stone. To 1st floor a 3-light flat-faced mullion window in plain stone surround with projecting cill. End stack to right.

Main Street

No 74 (Wild Thyme)

House with shop. Mid C19. Coursed millstone grit, stone slate roof. 3 storeys. 2 1st-floor windows. Central C20 double door with overlight flanked by C20 bay shop windows, all under cornice and wooden board. 1st and 2nd floors each have 2 C20 sashes in plain stone surrounds. Moulded gutter brackets. End stack to left.

Main Street

No 76

2 back-to-back cottages, now one dwelling with shop. Mid C19. Coursed millstone grit, stone slate roof. 3 storeys, one 1st-floor

window. Door with overlight in plain stone surround with, to right, large shop window. To 1st and 2nd floors: one 2-light, flat-faced mullion window, all windows in plain surrounds with projecting cills. Plain gutter brackets on tabling. End stack to right. Rear: to right, step to C20 stable door in plain stone surround with 2-light window (as front) on left and 3-light window above. On 2nd floor a blocked taking-in door to right and a 2-light window to left.

Main Street Nos 78 and 80

3 dwellings, 2 back-to-back, now house and house with shop. Early mid C19. Coursed millstone grit, stone slate roof. 2 and 3-storeys, 3 2nd-floor windows in all, side-entry to No. 80. Built on slope, left hand portion 2-storeyed, right hand portion 3-storeyed. To left, segment-headed cart arch with voussoirs and impost blocks. To right, C20 glazed door in plain stone surround. To left of door one 3-light window, with similar window above. To 2nd floor, two 2-light windows and 3-light window to right. All windows have flat-faced mullions and plain stone surrounds with projecting cills. Plain gutter brackets, mostly paired, on tabling. End stack to right. Rear: 3 storeys. To right, 6-panel door with overlight in plain stone surround. To left, a 2-light window. A 2-light window to 1st and 2nd floors. Plain gutter brackets. Right return of archway has, on right, steps up to 6-panel door under overlight with glazing bars in plain stone surround.

Main Street No 82

House with shop. Mid C19. Millstone grit ashlar, stone slate roof. 3 storeys, 2 1st-floor windows. Ground floor: rusticated, end pilasters with bases and capitals support entablature with wooden cornice and frame. C20 glazed double-door and, to left, C20 shop window. 1st-floor: band; 2 sashes with glazing bars and narrow, projecting cills. 2nd floor: 2 shorter sashes with glazing bars, projecting cills, and continuous lintel band. Dentilled eaves. End stack to right.

Main Street No 84

House with shop. Mid C19. Millstone grit ashlar, stone slate roof. 2 storeys, 3 1st-floor

windows. Plinth. Ground floor: 4 Tuscan pilasters with panelled bases and capitals support entablature and frame central C20 glazed door with overlight and wooden pediment and flanking C20 shop windows with glazing bars. 1st floor: 3 C20 windows with narrow, projecting cill band and lintel band. entablature with dentilled cornice. Corniced end stacks. Formerly a druggist shop, when it was patronised by Branwell Bronte.

North Street Nos 26 and 28

House now 2 dwellings. C17. Rendered rubble stone, stone slate roof. T plan with cross passage. 2 storeys, 3 bays with crosswing to left. Quoins. To right, Tudor-arched doorway with C20 glazed door. Double-chamfered mullion windows with round-headed lights to ground floor of 3 lights and of 6 lights with king mullion, to 1st floor of 4 and 2 lights flanking a later square casement window. Continuous drip mould to ground floor. Crosswing has a 4-light window to ground floor a 5-light window above and in the right return, a board door in plain stone surround with interrupted jambs. Coping to right gable. Ridge stack. Rear: on left a Tudor-arched, chamfered, quoined doorway. C20 gabled porch incorporating C17 features to bay 3. Double-chamfered mullion windows with hood moulds, some C20 and parts of others renewed C20.

Shirley Street Nos 4, 6, 8 and 10

See Nos 21, 24, 20 and 33 West Lane.

Station Road Haworth Station

Station. 1867 and 1883. Coursed stone, graduated grey slate roof. Single storey, 4 bays, bays 3 and 4 later, bays 1 and 3 gabled and breaking forward. Bays 1 and 2 have plinth and round-arched openings with moulded archivolt with keystones and impost blocks. Doorway in centre of bay 2 has panelled double-doors, and is flanked by 4-pane sashes in recesses. Moulded impost band. Wrought-iron lamp bracket above, left of door. To left, in bay 1, a 2-light window with 4-paned sashes and corbelled cill. Dentilled cornice. Corniced end stack to left. Bays 3 and 4 have fixed-light windows with glazing bars and chamfered cills and

lintels. Bay 3: tall, central, round-arched window with voussoirs flanked by shorter, flat-arched windows, stepped raised band to gable eaves. Corbelled barge board. Bay 4: 4 windows. Raised eaves band. Overhanging roof. Adjoining station on left is lower C20 toilet block, not of special interest. Platform elevation: as front, but with door to right giving access to _Ladies Room_. 3 gas lights hang from station. To left of station, attached by lower block, is Porter's room, late C19, with 4-panel door on left and 6-pane window on right with chamfered cill and lintels. On the platform are 5 gas lamps. The Worth Valley Railway was opened in 1867.

Station Road

K6 Telephone Kiosk outside Haworth Railway Station

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by Carron Company. Cast iron. Square kiosk with domed roof. Unperforated replacement Elizabeth II crowns to top panels and margin glazing to windows and door.

Sun Street

The Old Hall (formerly listed as No 8 (Old Hall))

House now hotel. C17. Coursed dressed stone, stone slate roof. 2 storeys, 4 1st-floor windows with added bay to left, and rear wing. 2-storey gabled porch to bay 2 has panelled door and fanlight in moulded, segmental-arched doorway with voussoirs and moulded impost. Moulded string. Above is a 5-light double-chamfered mullion window with dripmould. Shaped kneelers, coping and finial to gable. A single-light window in each return of porch. Within porch is quoined, Tudor-arched doorway with nail-studded plank door. Double-chamfered mullion windows to bays 1, 3 and 4, on ground floor of 4 lights, 8 lights with transom and 3 lights with transom, all under dripmould with terminals carved either side of windows. Above, windows are of 4, 6 and 2 lights. Shaped gutter brackets. Shaped kneelers, coping and finials to gables. End and ridge stacks. C20 extension to left incorporates C17 door and window openings. Further double-chamfered mullion windows, some with transoms, to rear, rear wing and right return; basket-arched, chamfered quoined doorway and external

stack to left return of rear wing. Interior: stone, arched doorways; stone fireplaces; heavy-scantling beams.

West Lane

Nos 21, 25, 29 and 33 with Nos 4, 6, 8 and 10 Shirley Street

Includes Nos. 4, 6, 8 and 10 Shirley Street. 8 back-to-back cottages with cellar dwellings under Nos. 21, 25, 29 and 33 - the cellars now incorporated in houses above. Early C19. Coursed millstone grit, stone slate roof. 2 storeys, Nos. 21, 35, 29 and 33 with cellar. One 1st-floor window each. Doors and windows in plain stone surrounds, the windows with flat-faced mullions and projecting cills. Nos 21, 25, 29 and 33: Cellars have steps down to door on right and 3-light window to left. Ground floor: stone steps with iron balustrade up to door on right with 3-light window to left and 4-light window above. Paired gutter brackets on tabling. Corniced stacks. Rear: Nos. 4, 6, 8 and 10 Shirley Street have door to left with 3-light window to right and above. Paired gutter brackets on tabling.

West Lane

No 52

House. Dated "J&R 1757 REBUILT 1833". Coursed millstone grit, stone slate roof. 2 storeys, 2 1st-floor windows. Flat-faced mullioned windows in plain stone surrounds. Central door in plain stone surround with single-light window to left and 3-light window to right. Over door a moulded, round-arched, recess containing datestone with 3-light window to left and 2-light window to right. Cast-iron name plate reading "West Lane" affixed to ground floor, left. End stacks.

West Lane

Baptist Church

Baptist chapel. Datestone: built 1752, enlarged 1775, rebuilt 1844. Ashlar with coursed millstone grit to sides, stone slate roofs. 2 storeys, 3 x 5 bays. Gable front: two doorways with Tuscan pilasters and cornices. To each floor 3 round-arched windows with glazing bars, projecting cills and voussoirs. Moulded eaves band. Pediment with modillioned cornice, datestone in moulded surround, and ashlar coping. Right return: rusticated quoins. Ground floor: 3 unequally-hung sashes and one taller sash all with projecting cills and

plain lintels. 1st floor: 5 round-arched 6-pane sashes in architraves with keystones and impostes. End stack to right gable. To right, later single-storey, 7-bay addition, and to far right a later cross-wing.

West Lane

No 56 (Caretakers House for West Lane Methodist Church)

Probably manse, now caretaker's house. Early C19. Coursed stone, stone slate roof. 2 storeys, 2 bays. Gable front: quoins. Flat-faced mullion windows in plain stone surrounds, some mullions removed. Doorway has plain stone surround. The west gable incorporates part of the wall of the chapel which formerly stood to the west of this house. The chapel was a Methodist Chapel built in 1758, demolished and replaced in the C19, and now demolished.

West Lane

Nos 70 and 72

House, now 2 dwellings. Late C18 converted to 2 cottages early C19. Coursed millstone grit, stone slate roof. 2 storeys, 2 1st-floor windows. Quoins. Central part-glazed C20 door in plain stone surround with impost blocks. To each floor two 3-light, flat-faced mullioned windows in plain stone surrounds, with under central light. End stack to left and rebuilt ridge stack. Right gable: door in plain stone surround with interrupted jambs; C20 pent porch not of special interest.

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. (For further details of these controls see PPG15)
- Before works can be carried out to trees of more than 7.5cm 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 is granted by the Local Planning Authority.

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give

listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently (June 2001) published the first deposit of the 'Replacement Unitary Development Plan', which will ultimately, following a period of consultation and amendment, form the basis of decision making on planning applications in the district. The adopted **Unitary Development Plan** has only two policies relating to conservation areas:

Policy EN23

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

- 1) *Be built of materials which are sympathetic to the conservation area;*
- 2) *Incorporate appropriate boundary treatment and landscaping;*
- 3) *Be of a scale and massing appropriate to the immediate locality;*
- 4) *Must not result in the loss of open space which contributes to the character and appearance of the conservation area.*

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

Policy EN24

Planning applications for the reuse or conversion of large historic buildings in conservation areas will be granted, provided that their important characteristic features are retained, proposals for the demolition of

large historic buildings in conservation areas will not normally be permitted.

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

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

Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to respect the character and appearance of the conservation area. The council will actively support the use of new designs and materials for infill schemes as an alternative to traditional building methods where the applicant can demonstrate the highest standards of design and detailing whilst respecting the scale of development setting and historic value of the conservation area.

Policy BH8: Shop fronts in conservation areas

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

Policy BH9: Demolition within a conservation area

Within conservation areas, permission will not be granted for the demolition of buildings, walls or features which make a positive contribution to the special architectural or historic interest of the area.

Policy BH10: Open spaces within or adjacent to conservation areas

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

- 1) Makes a significant contribution to the character of the conservation area.*
- 2) Provides an attractive setting for the buildings within it.*
- 3) Is important to the historical form and layout of the settlement.*

- 4) Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.*
- 5) Contains natural water features, tree and hedgerows which the development proposals propose to destroy.*

Policy BH11: Space about buildings

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

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

Policy BH12: Conservation area environment

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

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

Policy BH13: Advertisements in conservation areas

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

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

- 3) *Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.*

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

Adopted Unitary Development Plan

Policy EN20: Alterations to Listed Buildings

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

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

Policy EN21: Setting of Listed Buildings

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

Policy EN22: Listed Agricultural Buildings

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

First Deposit Replacement Unitary Development Plan

Policy BH1: Change of Use of Listed Buildings

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

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

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

Policy BH2: Demolition of a Listed Building

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

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

Policy BH3: Archaeology Recording of Listed Buildings

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

Policy BH4: Conversion and Alteration of Listed Buildings

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

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

Policy BH5: Shop Front Policy For Listed Buildings

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

Policy BH6: Display of Advertisements on Listed Buildings

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

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.*
- 2) The advert is not an internally illuminated box.*

3) *If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.*

4) *Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.*