



BRADFORD

Little Horton Green

CONSERVATION AREA ASSESSMENT

November 2005

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Acknowledgements and Contacts

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1. Introduction

1.1 What does Conservation Area Designation Mean?

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

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

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Bradford Unitary Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

1.2 What is the Purpose of Conservation Area Assessments?

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

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

A summary of the draft of this assessment, a proposed boundary map, a cover letter, a comments sheet and an invitation to discuss the conservation area with a member of the Conservation Team, were distributed to every address within the conservation area in October 2001. At the same time a copy of the full draft Conservation Area Assessment, proposed boundary maps, comments sheets and invitations to the conservation area workshop were placed on deposit at Bradford Central Library, Bradford Planning Office and on the Council's website.

The consultation period ran from October 2001 until April 2003. Feedback was received on completed comments sheets and at a stakeholder meeting which was held at All Saints Church, Little Horton Green, Bradford on 29th April 2003. The feedback from the local community and stakeholders has been used:

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

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

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

1.3 Little Horton Green Conservation Area

Little Horton Green Conservation Area was designated in 1973. It covers a small rural enclave of pre-industrial buildings which are located only a quarter of a mile from Bradford City Centre and benefits from an open and green setting. One of the oldest settlements of Horton township and the home of the lords of Little Horton manor, the settlement is unique in the inner city in that it escaped expansion and redevelopment as Bradford grew from a market town to an industrial city over the course of the 19th century. Francis Sharp, who inherited the lordship of Little Horton and extensive landholdings in the area in 1844, resisted all offers for the land from developers, thus retaining the village atmosphere and unique grouping of 17th and 18th century buildings which make up the bulk of the conservation area as we know it.

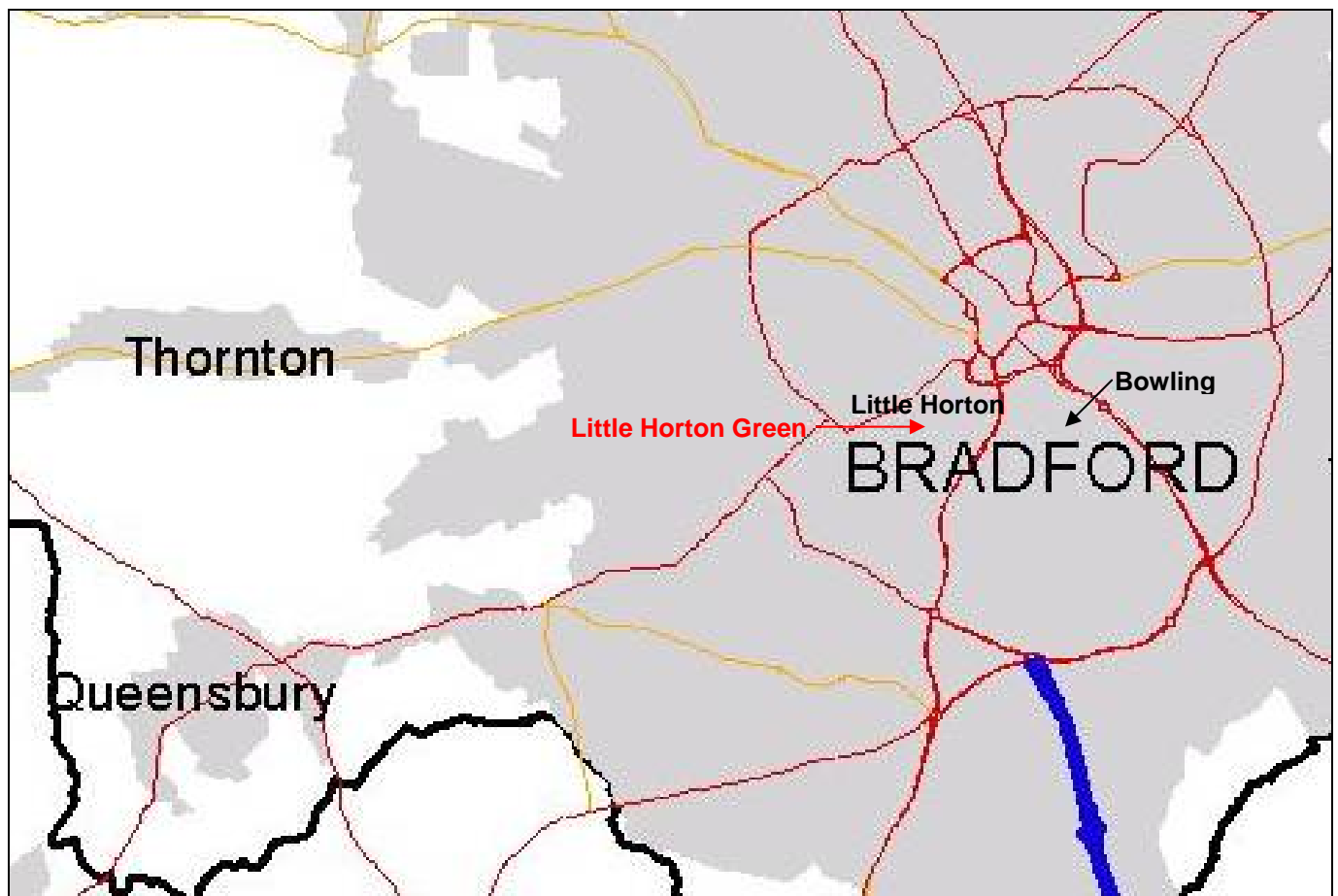


2. Location

Little Horton Green Conservation Area stands on a gently elevated area of fairly flat land some 750m to the southwest of Bradford City Centre, with City Hall standing exactly 1km from the heart of the village.

The conservation area is across Little Horton Lane from St Luke's Hospital and is sandwiched between different parts of the neighbourhood of Little Horton,

with the edge of the middle class Victorian housing of Little Horton Lane Conservation Area some 200m to the northeast of Little Horton Green and the 20th century suburban expansion of Little Horton to the south of the conservation area across Horton Park Road. Further afield, Great Horton is 1.5km to the southwest of Little Horton Green, and Bowling c.2km to the east.





By the time of the survey for the 1852 Ordnance Survey Map, much of Little Horton Green as we know it had been built. The most notable absences are All Saints Church and School, which were built in the 1860s. Horton Old Hall and Horton Hall were demolished in the 1960s. At the time of the survey, the suburban development in the Little Horton Lane area was at an early stage, while industrial Bradford was steadily expanding outwards, particularly along Manchester Road, which was laid out in the 1820s. Although Little Horton Green was swallowed up by the expansion of Bradford by 1900, it retained its layout and key buildings and spaces.

4. Origin and Historic Development

Summary of Origin and Historic Development

- Some time after the Norman Conquest, Horton Township was divided into Great Horton and Little Horton. Little Horton, a small farming hamlet, was the principal settlement of Little Horton.
- The Sharps lived in Little Horton Green since the 13th century and were important landowners who came to be lords of the manor of Little Horton and resided at Horton Hall, Little Horton Green. Prominent members of this family include John Sharp (1644-1718), Archbishop of York, and Abraham Sharp (1651-1742) a mathematician and astronomer who was assistant to John Flamsteed, the first Astronomer Royal. The Sharps rebuilt Horton Old Hall in 1675 and Horton Hall in 1677.
- Over the course of the 17th century many older timber framed buildings were rebuilt or encased in stone. Many of these survive to this day. Such buildings included Little Horton Hall, 5, 6, 7 and 9 Little Horton Green, and 18-21 Little Horton Green.
- During the late 18th and early 19th century older buildings were converted to cottages and new folds and rows of cottages were built to accommodate textile workers who worked by hand in the cottages. Most of these survive to this day and include 49-54 Little Horton Green and 46-52 Pullan Street.
- Francis Sharp Powell inherited Little Horton manor in 1844 and resisted all offers to buy or develop his land and Little Horton Green. Although eventually surrounded by the City of Bradford, Little Horton Green remained and still remains a rural enclave containing a unique grouping of pre-industrial buildings.
- All Saints Church and the associated school completed Sharp Powell's village and were built in the 1860s and are among the very few buildings in the conservation area which date from after 1850.
- Sadly Horton Hall and Horton Old Hall were vacant and in a poor condition by the mid-20th century and were demolished in the 1960s.

Horton was probably first established in Saxon times and was almost certainly one of the six unnamed berewicks dependant on the Manor of Bradford which were mentioned in the Domesday survey of 1086.

The origin of the name *Horton* is thought to derive from the area's location in relation to Bradford and simply means '*enclosure on high land*' or '*farmstead on high land*' or similar. The extent of the original manor of Horton is unknown, but certainly included Little Horton Green, Little Horton and Great Horton. To the northeast, the manor included an area called *Tyrrels / Turles / Tyrrels* (the approximate location of the present day Police Headquarters), and probably had Clayton Beck / Bradford Beck as its northern boundary and Bowling Beck as its eastern boundary.

At some unknown date after the Norman Conquest, but prior to 1177, when Little Horton is first mentioned, the township of Horton was subdivided into the constabularies of Great Horton and Little Horton. The prefixes *Great* and *Little* refer to the differently sized areas of land created by this division. Little Horton Green was the earliest and principal settlement of Little Horton, linked to Bradford by Little Horton Lane and to Great Horton by Little Horton Lane and Southfield Lane. The lanes are the oldest surviving routes through Horton.

During the medieval period and until the early 18th century Little Horton Green would have been little more than a small farming village dependant on nearby Bradford as a market centre, much like other nearby villages, namely Bowling, Great Horton and Manningham.

Though little is known about the early history of Little Horton, some details do exist. The monastery at Kirkstall Abbey owned significant areas of Horton Township between 1153 and its dissolution in 1540. The earliest known tenant of the lands once owned by the monastery is Thomas Sharp of Horton who held it as a Free Farm in 1459 and paid a rent of half a penny every six months and a pair of white silver spurs every year. The arrangement of the tenant of the estate paying rent in the form of white spurs was in place as early as 1311, when Kirkstall Abbey held land in Little Horton. In 1535 Sharp's estate, known as the *Burnett Field Estate*, covered a sizable area to the immediate southeast of the conservation area and was bounded by Little Horton Lane, Smiddles Lane and Bolling Lane.

The Sharps had been based in Little Horton since the 13th century. It is not clear when the Sharps became lords of the manor of Little Horton and whether this was by inheritance, marriage, purchase or whether it was granted to them as the largest landowners. The large areas of land owned by the Sharps would have been a mixture of areas tenanted by farmers and areas farmed by stewards employed directly by the Sharps. The income from rents and stewarded farms and the title of lord of the manor placed the Sharp family in the ranks of the lower gentry. This status and the time and money it afforded meant the family lived in a great hall (*Horton Hall*) where social functions, manor courts and meetings could be held and guests and business associates could be entertained. The Sharps are likely to have occupied a timber-built hall at Little Horton Green since medieval times, which a 'street' of farms and cottages developing at Little Horton Green during this time. **The Green** itself was formerly a common which was gradually encroached upon by development, but even today large areas remain open and undeveloped.

As wealthy members of the lesser gentry, the sons of the Sharps were educated and could pursue careers of their choosing. Among the more prominent members of the family were John Sharp (1644-1718) who was born in Little Horton Green and went on to be Archbishop of York, and the astronomer and mathematician Abraham Sharp (1651-1742) who was a friend of Sir Isaac Newton and assistant to John Flamsteed (the first Astronomer Royal at the Royal Observatory, Greenwich) between 1675 and 1694.

Another family member, Isaac Sharp, built *Horton Old Hall* in 1675, a traditional vernacular style house with gable fronted wings (one of which contained a fine oak panelled hall with a gallery at the end) and provided the necessary accommodation for a lower gentry lifestyle. Horton Old Hall enclosed the timber frame of an earlier medieval building (Waterson and Meadows, 1998).



Horton Old Hall. This photograph was probably taken not long before the building's demolition.

Horton Hall was the traditional seat of the lords of the manor of Little Horton. It was rebuilt c.1677 by

Thomas Sharp and incorporated a late medieval timber framed buildings, while other rooms and oak paneling and decorated ceilings. The exterior was vernacular in style with ornate, parapeted Dutch gabled wings. Abraham Sharp, the mathematician and astronomer, lived at Horton Hall from 1694, when he replaced the central porch of the Hall with a three storey tower, topped by a flat balustraded platform from which he would view the night sky (Waterson and Meadows, 1998).



Above: Horton Hall. On the left is the original crossing with a Dutch gable. In the centre is the balustraded tower which was built by Abraham Sharp in order to afford a better view of the night sky. Below: Decorative plaster ceiling in Horton Hall



The Sharps were not the only people to have built large and impressive stone houses in Little Horton Green in the 17th century. **5, 6, 7 and 9 Little Horton Green** was built in the mid-17th century for a wealthy yeoman (the yeoman class varied from farmers who owned their farm but had a low income, to those who owned much larger areas of land could be as wealthy as members of the lower gentry, but lacked a title and therefore status). This building encloses the timber frame and inglenook fireplace of an earlier building, while the adjacent barn (**4 Little Horton Green**) is possibly of 16th century origins. Nearby, **18-21 Little Horton Green** is a smaller 17th century house with a timber frame that was rebuilt or encased in stone towards the end of the 17th century. Further along, **Little Horton Hall** (nos. 30-31) is an impressively large and ornate vernacular style house

dating from the mid-to-late 17th century. . Elements of the timber frame of the house appear to have come from an earlier, 16th century building. This house was not built by the Sharps, and is therefore not a manorial hall as the name suggests. Little Horton Hall was in fact built for by the Lister family, who were wealthy yeoman clothiers who originated from Halifax (Sheeran, 1993). Although clearly wealthy as suggested by the scale and ornament of the house, the Listers were not landed gentry and would have therefore ranked second only to the Sharps in the locality. **33-36 Little Horton Green** originated as a late 17th century farmhouse with integral barn.

The final building to be built by the Sharps was erected by the last linear descendant of the Sharps, Faith Sawrey (Sheeran, 1993). By this point the title of lord of the manor had passed by marriage into the Powell family, who from there on assumed the surname Sharp Powell. **Faith Sawrey's House (41 Little Horton Green)** is a farmhouse and barn under one roof, dated 1755, with two associated cottages at **43 and 44 Little Horton Green** built at around the same time.

The buildings mentioned so far all have associations with the lords of the manor, wealthy yeomen (who earned income from land, farming and/or textiles, but were probably not directly involved in this work on a day to day basis), and agriculture. From the late 18th century through to the early 19th century, Little Horton Green experienced further development which coincided with the growth of the textile industry in the region.

In order to house textile workers who carded wool, spun yarn or wove cloth, existing buildings were subdivided, and in some cases extended, while in other instances new cottages were built for purpose. At these pre-factory stages of the textile industry, much of the work will have been carried out within the tenements or cottages occupied by the workers. The large house at **4-7 and 9 Little Horton Green** was divided into the five tenements which exist to this day; the farm at **18-21 Little Horton Green** was extended and divided into its present four dwellings; **32 Little Horton Green** was originally an outbuilding to Little Horton Hall, which was converted to a cottage c.1800; the farm at **33-37 Little Horton Green** was subdivided into four dwellings c.1800, with the cottages at **38-39 Little Horton Green** rebuilt/refaced in 1850; the farmhouse and cottage at **40-44 Pullan Street** was adapted to three cottages, in the late 18th century, while the row of four cottages at **46-52 Pullan Street** was added to the farmhouse c.1800-20. In addition, new cottages were built for textile workers at **Brick House (8 Little Horton Green, c.1800)**, **10-16 Little Horton Green (c.1800-30)**, **22-25 Little Horton Green (c.1840-50)**, **55** and

57 Little Horton Green (built as 3 cottages c.1800-1840), and **49-54 Little Horton Green (c.1800-1830)**. The latter is an interesting and unusual back-to-back row of six three storey cottages which were originally used for cotton manufacture, with blocked taking in doors to the upper floors overlooking Little Horton Green (Sheeran, 1993).

The expansion and redevelopment of Little Horton Green stopped abruptly in the mid-19th century, when Francis Sharp Powell inherited the manor of Little Horton. Upon inheriting the manor in 1844 he resisted offers for his land, which was by then located on the very fringes of the rapidly expanding and industrialised town of Bradford. Francis Sharp Powell instead retained Little Horton Green as a rural enclave as a home for a true country gentleman.

To complete his village, Francis Sharp Powell authorised and financed the construction of **All Saints Church** and its associated day **school**. Described as '*the finest and most richly detailed of the Bradford churches of this period*' (Listing Description, see Appendix 2), the church was completed in 1864 to the designs of Thomas Healy and completed after his death by his sons T H and F Healy, who succeeded their father as prominent ecclesiastical architects in the region. The school was built around the same time and incorporated the schoolmaster's house.

The actions of Francis Sharp Powell mean that this unique grouping of pre-industrial buildings has survived in a city which experienced wide scale expansion, industrialisation and redevelopment over the course of the 19th and early 20th centuries, making Little Horton Green a unique area in Bradford due to the range and completeness of the pre-industrial buildings within its confines.

The estate as Francis Sharp Powell knew it remains more or less in place to this day, despite the urban expansion of Bradford enveloping the village and its greens. Unfortunately the only casualties since the 19th century have been two of the oldest and most important buildings in the conservation area, which were of regional if not national importance. Horton Hall was used as the Bishop's Palace until 1955 and was vacant and badly neglected by the time of a serious fire in 1965, which resulted in the building being demolished. The next-door Horton Old Hall languished similarly vacant and badly neglected prior to its demolition in 1966. **Horton Hall Close** occupies the site of Horton Old Hall and is one of very few modern developments in the conservation area. To this day many of the buildings in the conservation area are owned and managed by Powell Estates Trust who have played a vital role in ensuring the area maintains its original character.

4. Traditional Building Materials

Summary of Traditional Building Materials

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

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

The 1852 Ordnance Survey records no quarries or former quarries in the vicinity of the conservation area. The source of stone closest to the conservation area appear to have been off Little Horton Lane to the south of the Holme Top area; so much of the stone used for building must have come from these sources or possibly have been imported from other areas within the Bradford area. The golden sandstone which is used for the buildings is used across all of the historic areas within the urban area of the city of Bradford and in Little Horton Green has darkened with prolonged exposure to the elements and smoky air, giving the buildings a sense of harmony, age and permanence.

Generally speaking, the cleaning of stonework is not advised (and requires Listed Building Consent if buildings are listed) as it can damage the stone, betrays the fact that a building is old, and, where a building forms part of a closely related group such as a row or fold, undermines the unity of the group by creating unwanted differences between the buildings. Another factor is that the lower levels of pollution today mean that cleaned stone turns green because of algae rather than brown because of smoke. The

painting or rendering of stonework is not recommended for the same reasons as cleaning (painting or rendering stone requires Listed Building Consent also), the age of the building is disguised, it is robbed of its original appearance and character, and where the building is in a row or fold, the integrity of the entire group is adversely affected. Fortunately there are very few instances of cleaned or painted stonework in the conservation area (perhaps explained by the fact that most of the buildings are listed), which helps to give the village a strongly unified appearance.

Colour is one way in which stonework can communicate the age of a building, its shape and finish are others. The 17th and 18th century buildings in Little Horton Green Conservation Area are made of horizontally coursed stone, but the courses are of varying depths and the stones themselves are of varying widths. The character of the stonework is indicative of the ages of the buildings, some of which consist of earlier timber frames (from timber built buildings) which have been encased in stone or rebuilt with a stone exterior. By the late 18th /early 19th century, the shape of the horizontally coursed stone becomes more regular and rectangular, though there are still some variations in the depth of courses and fewer deep courses of stone. The margins to doors and windows are given a plain stone finish, where the face of the stone is more or less flat, but is still quite rough, but is considerably smoother than the punch-faced or hammer dressed stone of the walls. The later cottages (such as 22-25 Little Horton Green) exhibit the most uniform stonework, with regularly cut, evenly coursed stone.

The few later (i.e. post-1850) buildings of the conservation area display differently detailed stonework which helps to distinguish them from the earlier buildings of the conservation area. All Saints Church has finely tooled stonework to produce a smooth finish, while the dressings are smooth ashlar. This finish to the stone helps to communicate the age and status of the landmark building. The nearby school has hammer dressed walls with ashlar dressings. The modern Horton hall Close is faced with stone which harmonises with that of All Saints Church.

Where stone is coursed, it is important to appearance of a building, and the group it forms part of, to use a traditional, sandy coloured lime-based mortar which is set either flush or slightly recessed from the

surface of the wall. Mortar made of a different mix of materials or which stands proud of the wall surface can alter the appearance of a building dramatically as the eye is drawn to the lattice shape of the mortar rather than the darker hue of the wall itself and from a distance a building can appear to be a different colour to its neighbours on account of the mortaring. Mortar is supposed to allow the stones of the wall to expand and contract naturally and allow moisture to escape. If the mortar is cement based, it is harder and less permeable than the stone; therefore the stone is unable to expand and becomes damaged by moisture escaping through it rather than the mortar. Once they crack, cement mortars let moisture into the wall.

The local quarries were also the source of the stone roof slates used on buildings built up until the mid-19th century when the national network of railways made it possible to import the cheaper and lighter grey slate used for the roofs of more recent buildings. The stone roof slates are of a darker hue which harmonises with the stone of the buildings and also has the same grainy texture. The grey slates have a much thinner profile than the stone slates and have a smoother texture and a darker, matt-like colour. Fortunately there are no instances of the original natural roofing material being replaced with a modern synthetic substitute which is at odds with the rest of the building.

Traditional doors, windows and gutters are made of timber. Many of the buildings erected before the late 18th century have casement windows which open on side hinges. In some properties, such as Little Horton Hall, these appear to be metallic, and in some instances the windows retain lead lattices which frame small panes of glass. Those built from around the late 18th century onwards have timber sliding sash windows. Traditional doors have four panels, although local joiners sometimes produced different panelled designs for different clients. Fortunately, instances where traditional style door and window details have been replaced with windows or doors of an inappropriate style or materials are in the minority in Little Horton Green Conservation Area. The array of designs, styles and openings methods available from the makers of modern windows and doors means that the uniformity and cohesive character of a group of buildings can be significantly diminished where a group or row of houses lacks traditional doors and windows. Alterations such as these coupled with unsuitable roofing materials and/or treatment of the stonework can cumulatively nullify the interest of an individual building and if this is commonplace, the traditional character of an entire

area can fade away. If such changes have been undertaken to listed buildings (of which there are a significant number in the conservation area), these details must be retained or replaced in a satisfactory manner (by obtaining Listed Building Consent) by law. These changes can be carried out without planning permission to unlisted buildings. The Conservation Team is happy to advise on how buildings can be appropriately altered.

Locally quarried stone is also found in the form of boundary walls to properties, the colour and texture of the stone complements that of the buildings, and in some cases the roofing material. Boundary walls are horizontally coursed and in Little Horton Green Conservation Area have flat, rounded or chamfered copingstones. Boundary walls are important unifying features, and are found around diverse building types.

Although the through roads and streets of Great Horton conservation area have been engineered and surfaced to modern standards, significant areas of stone flagged pavements survive, particularly along Little Horton Green and Pullan Street. These surfaces add authenticity and interest to the conservation area and visually harmonise with the boundary walls and stone buildings.



Traditional dry stone walls, stone kerbs and stone paving flags all enhance the historic character of Pullan Street.

5. Description and Character

Summary of Description and Character

The survival of historic buildings, trees, green open spaces, traditional stone walls and stone paving coupled with the interaction between these elements give Little Horton Green Conservation Area its unique character and sense of place. The key facets of this character are summarised as follows:

- Historical development which reflects the social hierarchy of the time, ranging from the large, ornate houses of early industrialists and wealthy yeoman, the smaller houses of lesser yeomen and farmers, to the small cottages of labourers and textile workers, with the amount of space associated with each dwelling reflecting its status.
- A strongly unified street scene with the wide survival of stone flags, setts and kerbs, with the edge of the public space defined by traditional stone boundary walls, and, in limited locations, iron railings.
- Mature trees, garden space and green open fields which underpin the original rural hamlet character and setting of Little Horton Green and belie its present day inner urban location.
- The Grade II* Listed All Saints' Church is a landmark building. The sophisticated Gothic Revival architecture of the church and its careful siting mean that it is a key building of the conservation area and the City of Bradford. The associated school is Grade II Listed.
- Little Horton Hall is Grade II* Listed and is an exceptional example of decorative 17th century vernacular style architecture. Other buildings dating from this era in the conservation area have either been demolished or significantly altered in the 18th and 19th centuries.
- There are a number of Grade II Listed yeoman and farmhouses in the conservation area, most of which have been altered and subdivided since construction in the 17th and 18th centuries. Surviving elements of the original buildings and the nature of the later alterations and subdivisions both give insight into past ways of life within Little Horton Green.
- The numerous cottages built for textile and estate workers in the late 18th and early 19th centuries

retain their original character and key features and details such as mullioned windows, unpainted stonework and openings in plain stone surrounds.

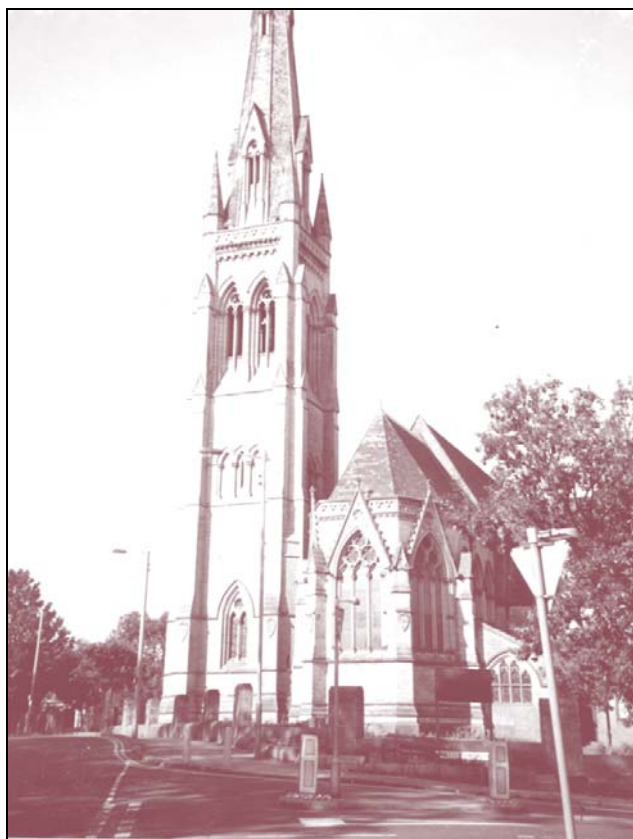
- The survival of the original layout of lanes and footpaths with variation in width enhances the historic character of the conservation area.

Approaching the conservation area from the centre of Bradford, the tower of the Gothic Revival style All Saints' Church is a constantly visible and distinctive feature of the skyline which dominates views along Little Horton Lane on approaching the conservation area, forming an impressive 'landmark' gateway to Little Horton Green. The tower is unusually located to the southeast of the main body of the church, standing alongside the polygonal apse in order to give the building a balanced appearance when approached along Little Horton Lane. The church was completed in 1864 and was financed by Francis Sharp Powell, lord of the manor of Little Horton who resided at Horton Old Hall across the road from the church, and donated the site of the church. All Saints is one of the few buildings constructed during the Francis Sharp Powell's lordship and is recognised as the finest church in Bradford and one of the most important works of its architect, Thomas Healy whose sons T H and F Healy completed the church after his death. All Saints' Church is Grade II* listed due to its exceptional architectural and historic interest.

The square tower has clasped buttresses which are crowned by octagonal pinnacles which are linked by a solid parapet with a trefoil panel motif and machicolation below. The pinnacles flank a slender octagonal spire with elongated gabled lucarnes with pairs of shafted ogee arch openings surmounted by a small quatrefoil opening. The openings of the lucarnes mimic the openings of the bell stage multi-jambled recessed pairs of gothic arches contain slender pairs of shafted openings with tracery above, which includes a trefoil opening. At ground floor the southern side of the tower contains a gothic arch doorway which is set into a crocketed gabled stone porch with a florid finial. The detailing of the porch mimics that of the more ornate windows to the polygonal apse. These windows consist of a gothic arch containing three slender ogee arched window topped by tracery with circle, cinquefoil and trefoil motifs. The windows are each set in a crocketed gable with florid saddlestone finial and an inset

cinquefoil detail. The apse has buttressed angles and a hipped slate roof. The base of the roof is concealed by a solid stone parapet with trefoil panelling and a floridly carved band below, mirroring the detailing of the tower.

The apse forms the 'head' end of the Latin cross plan church. The steeply gabled nave is flanked lean-to aisles. The nave and the aisles both have clasped buttresses at the angles and buttresses dividing the bays. The western gable of the nave is coped and is topped by a Gothicised Celtic cross finial. Below this is a hooded rose window with circular tracery containing hexafoil and cinquefoil motifs. Below this are two hooded pointed arch windows with paired slender ogee arch window topped by cinquefoil tracery. The gable ends of the aisles each contain broader pointed arch windows with three stepped ogee arch windows topped by circular tracery with hexafoil and trefoil motifs. The clerestory has squat, triangular pointed arch windows with circular tracery inset with three quatrefoil openings. This echoes the openings of the aisles below which have similar openings. The principal entrance to the church are pointed arch doorways set in gabled porches with buttresses angles. The portals themselves are set in richly moulded, multi-jamb surrounds.



All Saints' Church (Grade II Listed) as seen from the edge of the Conservation Area, at Little Horton Lane.*

The mass of All Saints' Church towers over the semi-mature trees which include a number of elms, an elder and a weeping ash. These trees are situated to the north and south of the church, within the churchyard, leaving views of the tower and apse from Little Horton Lane unimpeded. Within the

churchyard, the pathways retain stone flag surfacing and the only internment appears to be Francis Sharp Powell whose red granite tomb on a grey granite base is the only marked grave within the churchyard. The southern part of the churchyard is bounded by a high stone wall with rounded copings which is broken up by piers with hemispherical capping. Nearer the church, the walls are lower and have chamfered copingstones. These walls were originally surmounted by iron railings which were affixed to the broad piers with quoined angles and a gothic 'arcade detail' beneath the coping. The greenery and foliage of the churchyard and the delineation provided by the boundary walls make a positive contribution to the character of the conservation area.



All Saints' (C of E) First School (Grade II Listed)

To the southwest of All Saints' Church is its associated and contemporary day school, **All Saints' (C of E) First School**, which is Listed Grade II. The building appears not to have been designed by Thomas Healy, as its Gothic Revival architecture does not use the same motifs and sophisticated design as the church. The long single storey school range is elevated by a raised basement storey and is topped by a steeply pitched diminishing slate roof which has coped gables. A square three storey belvedere style tower is an unusual element. Like the main body of the school, the tower has quoined angles. At its upper level recessed ogee arched openings are linked by an impost band and are topped by a machicolated parapet which conceals the pyramidal slate roof of the tower. The main range of the school features pairs of window set between quoined jambs and separated by a double chamfer mullion and small rose windows set into the gables and gablets. The two storey former schoolmaster's house is at the northern end of the range and is now two dwellings. To the southeast is a modern freestanding nursery, which won a Civic Trust Award in 1983, partly for its contribution to the setting of the nearby church. This single storey building is slate roofed and is made of similar coursed stone to the school. The schoolyard of All Saints' school is hard surfaced, contrasting with the small gardens of the dwelling which are attached to it. To Kennion Street there is a stepped stone

boundary wall with chamfered copings to which iron railings were once attached. To the rear is a less formal stone wall with rounded copings, which, with the wall opposite, give Pullan Street a strongly linear and enclosed character.

To the north of All Saints' Church, **Horton Hall Close** is a modern 38-unit housing development which was built on the site of Horton Old Hall, the former home of Francis Sharp Powell, which was demolished c.1966. The main block of housing occupies the approximate site of the Hall, with buildings to the rear and side arranged in a courtyard layout. The stone used at Horton Hall Close was chosen carefully to match that of All Saints Church. The site is partially screened by mature and semi-mature trees for the most part. A stone boundary wall fronts Little Horton Green.

Horton Hall Close is a cul-de-sac which is accessed from Little Horton Green. Little Horton Green is the main thoroughfare of the conservation area and is a gently curving road which is quite narrow at the Little Horton Lane end, but doubles in width to the west of the junction with Pullan Street. The road is strongly delineated by traditional coped boundary walls fronted by traditional York stone flag paving, which gives the street scene a strongly traditional character, which is enhanced by the greenery and mature trees located just behind the boundary walls. The fact that the majority of the buildings are set some distance back from the road helps the area to maintain its green and rural hamlet character, despite the area's urban location. 3-9 Little Horton Green are unique in the conservation area in that they are fronted by a low chamfer coped boundary wall which is topped by traditional iron railings which terminate in capped composite gatepiers.

3-7 and 9 Little Horton Green are accessed via a narrow straight driveway which is lined by stone boundary wall with green open space beyond. The L shape block formed by these dwellings has changed use over time. 6-7 and 9 Little Horton Green date from the 17th century and appears to have been built as a single vernacular style house with a single cross wing and an aisled rear for a wealthy yeoman. To the rear is a contemporary barn (4 Little Horton Green) which is built at a right angle to the house. The entire group of buildings at 3-7 and 9 Little Horton Green is Grade II Listed for its special architectural and historic interest. This large house was divided into four dwellings, probably in the early 19th century, judging by the plain stone surrounds to the later doorways. **5-6 Little Horton Green** occupy the main body of the house and the rear aisle, which stand under a stone slate roof. The original front doorway of the house belongs to no.6. This doorway has composite tie stone jambs which carry a large lintel with a squared chamfered gently pointed arch underside. The doorway, like all of the ground floor windows, is surmounted by a dripmould with stepped ends. The windows are a combination of fixed or side hung timber casements, all are set in chamfered

reveals with composite jambs, with lights separated by double chamfer mullions. To the right of the doorway are a five light window and a two-light fire window. The central light of the former window is set between king mullions. These windows and the three and single light first floor windows belong to 5 Little Horton Green, the plain stone doorway of which is set into the eastern gable, with a 17th century three light window above at first floor. To the left of the original doorway to the house are the windows to no. 6: a two-light fire window and a long six-light window with central king mullion. At first floor are similar two- and four-light windows. The positions of the chimneys at nos. 5-6 gives an indication of the location of the fireplaces. The chimneys themselves are corniced and are redbrick, suggesting that they were rebuilt when the house was subdivided. Unfortunately one of the chimneys is rendered. The chimney shared by **7-9 Little Horton Green** is similarly rendered. This pair of dwellings occupies the crosswing of the original house. The gable fronted 7 Little Horton Green has a 17th century five-light window at ground floor and a similar four-light window to the upper floor. To the right of the ground floor window is a plain stone doorway which was inserted when the house was subdivided. The principal elevation of no.9 faces west and is later in character to the rest of the house. The doorway and almost square first floor windows are all set in early 19th century style plain stone surrounds. The ground floor window, however appears to be a re-use of a 17th century window opening, with a narrow fixed light separated from two almost square lights (which would have originally accommodated sash windows) by slender mullions. There is evidence of a dripmould once being over this window, while the composite jambs are another 17th century detail.



Built as a single house for a wealthy yeoman in the 17th century, 5, 6, 7 and 9 Little Horton Green are set back from the street behind substantial gardens which help to indicate the status of the building's original occupant.

To the rear of 5-6 and 7-9 Little Horton Green, **4 Little Horton Green** is the former barn to the original house occupied today by the four dwellings. The former barn is now a dwelling and has a long,

asymmetrical stone slate roof. The building is altered: what might have been the eastern cart entrance is partially walled and contains a doorway, while the western side contains four large window openings, two of which appear to occupy former doorways. The attached 3 Little Horton Green is the last part of this group to have been built, and dates from the first half of the 19th century. It has a symmetrical three bay frontage with modest detailing for so large a dwelling. The central doorway stands beneath a trellis porch and is flanked by mullioned pairs of windows, with a similar arrangement at first floor. Corniced stone chimneys area at the apex of either gable of the stone slate roof.

To the southwest is a detached cottage at **8 Little Horton Green**, known as *Brick House*, on account of it being built of local bricks with stone dressings rather than coursed stone with stone dressings, the common building materials in this locality. Perhaps more unusual, however, is the fact that this cottage is not attached to a large house or is part of a terrace and stands in a large garden. The listing description of this Grade II Listed Building dates the building c.1840-50, but Sheeran's (1993) estimate of c.1800 is more likely. The windows occupy the centre of the front elevation: at ground floor is a pair of almost square mullioned windows, with a four light mullioned window on the upper floor. The mullions of these windows are unusually slender, as are the reveals with cills and lintels which are 'tied' into the wall. To the left of the ground floor window is the front door, which is set in thicker reveals with tie jambs. The cottage has a stone slate roof and a rendered corniced chimney. To the rear is a 20th century stone built lean-to extension with a stone slate roof.

To the southwest of *Brick House*, is an L-shaped cluster of seven cottages at **10-16 Little Horton Green**, which was built in two phases and is Listed Grade II. Nos. 10-13 were the first cottages of the group to be built and form the corner of the L-shape, with the stone roof hipped at the corner. Nos. 10-12 have the same layout of openings: a bay containing a door in plain stone surrounds with a window in line with the door at first floor, and another bay containing a pair of mullioned plain stone surround windows on either floor. The windows all have projecting cills. No. 13 has a slightly different layout, with three light mullioned windows to the front elevation, and four light mullioned windows to the rear. Nos. 14-16 were built slightly later, with the front elevation of no.14 recessed slightly; an unusual feature. These three later cottages all have doorways and two pane sash window set in plain stone surrounds. These openings have an unusual layout in that the upper floor openings are not aligned with those along the ground floor. All of the cottages at 10-16 Little Horton Green have an eaves band, with paired dentils carrying a stone gutter shelf.

To the immediate west of 16 Little Horton Green is a narrow stone surface footpath which leads from Little Horton Green to Trinity Road. This old (pre-1850)

footpath would have originally provided access to the fields and an alternative route (by foot) into Bradford via two wells. The footpath is closely bounded by stone walls, and, to the north of 10-16 Little Horton Green, passes through green open space which is vital to the rural village character and setting of the conservation area. The open spaces associated with the college buildings to the north enhance this feel. The trees along the northern edge of the 'built up' area of Little Horton Green help to contain the old village and help to screen it from the surrounding urban development.



8-21 Little Horton Green was built a single dwelling for a lesser yeoman in the 17th century. Like many of the larger houses in the conservation area, it was later subdivided into cottages.

Another stone flagged pathway leads from Little Horton Green to **18-21 Little Horton Green**, which was built as a house in the 17th century, but appears to have been converted to five cottages in the late 18th century, with no.19 the only 'through' cottage. It appears that no.18 and the cottage in front of it have been knocked through to create another through cottage. 18-21 Little Horton Green are Listed Grade II for their special architectural and historic interest. The layout of the original house, with an aisled rear and gabled cross-wing is identical to that of 5-6 and 7-9 Little Horton Green, but more modestly executed and on a smaller scale, suggesting that this was the originally the home of a yeoman of more limited means. Unlike 5-6 and 7-9 Little Horton Green, the heights of the main body of the house and its cross-wing do not coincide, suggesting two phases of construction, the first of which may have been the rebuilding of an earlier timber framed house. The 17th century irregularly coursed stonework is broken up by openings which are contemporary with the conversion of the building to cottages. The doorways are set in squared plain stone surrounds, as are the windows, most of which are in mullioned pairs, with slender, recessed mullions. The original doorway was presumably blocked and situated in the right hand gable, which is alas coated in render. To the rear, the aisle descends to a quite low level, making the profile of the gable strongly asymmetrical.

To the west, **22-25 Little Horton Green** is a typical c.1840 short terrace of cottages in this region and is Grade II Listed. The cottages have a strongly uniform appearance with a stone slate roof, corniced chimneys and a regular rhythm of openings. The doors are set in plain stone surrounds, while the single and mullioned pairs of windows have plain stone lintels and projecting plain stone cills. Unusually, these cottages are deep plan and the rear pitch of the roof of nos. 24-25 tapers to a low two storey height, while the roof of nos. 22-23 is stepped, with a lower, lean-to pitch over a single storey rear offshot which is reminiscent of an aisle. This row is set at a slight angle to the roadway and to 18-21 Little Horton Green, giving the group an organic appearance.



Little Horton Hall (Grade II Listed)*

Next door, the detached **Little Horton Hall** (30-31 Little Horton Green) is a Grade II* Listed Building which stands behind a large front garden with a number of mature trees about its perimeter, which is demarked by a ramped dwarf wall with rounded copingstones. The house was probably re-built in the mid-to-late 17th century for the Lister family, who were clothiers originally from Halifax. The scale of Little Horton Hall and its architecture communicates the status and wealth of the businessman who built it. The regularity and sensitive proportioning of the architectural features of the front elevation show that this building is clearly the work of skilled masons. The gabled fronted style of house was popular in the 16th and 17th centuries, but interestingly the layout lacks crosswings and the rooms are arranged in a double pile plan (the main rooms are arranged one behind the other), which is unusual until the latter half of the 17th century (Sheeran, 2005). The stone roofed gables are coped and the saddlestones, kneelers and valley are topped by ornate stone finials of two different designs. Each gable contains a transomed five light double chamfer cruciform mullion window which is recessed in chamfered composite reveals topped by a dripmould. At ground floor are identically styled transomed five, six and two-light windows. Below the valley is a stone projection, intended to throw water drained from the roof away from the building. On the right hand return is a broad

lateral stack which has stepped (possibly buttressed) sides. To the northwest of Little Horton Hall is a single storey outbuilding that has long been converted to a cottage. This is **32 Little Horton Green**, which, like Little Horton Hall, has a stone slate roof and is made of irregularly coursed stonework. The front elevation consists of a bay containing a four light square mullion window and another bay containing a similar opening which has been modified by the insertion of a doorway in the centre. According to Sheeran (1993), the principal doorway of this Grade II Listed building was originally set in the gable. Attached to the northwest corner of this building is a flat-roofed single storey modern extension.

To the west, and set behind long front gardens bounded by round coped stone boundary walls is an interesting cluster of Grade II Listed buildings with late 17th century origins, **33 and 36 to 39 Little Horton Green**. Externally, nos. 36-37 appear to be the oldest element, a two-celled, aisled small farmer or tradesman's house, built around or re-using an earlier timber frame. The irregular coursing of the stonework, particularly to no. 37 is evidence of a 17th century building, as is the layout of the window openings, which are themselves more 18th century in character with plain stone surrounds and slender square mullions. The doorways appear to date from the c.1800 conversion of the house into two cottages; that to no. 36 is set in plain stone surrounds, while that to no. 37 is much simpler, consisting of a lintelled doorway. The corniced stone chimneys occupy the positions of the original stacks, but appear to have been rebuilt when the house was converted to cottages. The rear single storey aisle ran the full width of the rear of the house and probably provided space for a staircase, service rooms and storage, leaving the two main rooms at the front of the house free, one room perhaps functioning as a living and cooking room, and the other a private room for the master and mistress of the house. This two-celled arrangement with rear aisle was commonplace in houses in the region (Sheeran 2005).

The rest of this group appears to be 18th century in origin. No. 33 and the rear element of no. 38 appear to have originally constituted a single two-celled, aisled farmhouse which formed a lathe with its barn under the same long stone slate roof. The tall window near the centre of this elevation might well have been the location of the original doorway to the farmhouse. The windows to no. 33 appear to have been changed in the early 19th century to their present two- and three-light layout to accommodate sashes, replacing the narrower casement windows found in the rear portion of no. 36. The tie-jamb doorway to no.33 occupies what would originally have been a two-light fire window to the original house. The quoined angle of no. 33 doubles as the jamb to the large portal to the barn; timber doored void which rises to eaves height. To the right of this portal is a single storey element with quoined angles and a stone catslide roof.

From the front, 38-39 Little Horton Green appear to be a pair of c.1850 cottages which have identical proportioning and detailing as 22-25 Little Horton Green. This conceals the fact that these are either re-faced or partially rebuilt elements of the farm buildings which make up this cluster.

At the western end of Little Horton Green is the Grade II Listed *Faith Sawrey's House* (**41 Little Horton Green**) and associated buildings. Faith Sawrey was the last linear descendant of the Sharp family of Horton Hall and Horton Old Hall, with the Lordship of Little Horton Manor passing by marriage into the Powell family (henceforth known as the Powell Sharps). Faith Sawrey married Richard Gilpin Sawrey in 1722 and was responsible for further building or rebuilding on the estate (Sheeran, 2005). The house is attached to its barn under a single long stone slate roof and a round-headed tablet over the central doorway is dated 1755 and initialled FS (Faith Sawrey). The high quality vernacular architecture of the house and barn communicate the wealth and status of its original occupant. The four- and to-light square mullion casement windows set in squared surrounds are an early example of this type of window, while the quoins of the angles are ashlar. To one side is a single storey offshoot with a three light mullion window and ashlar quoins. The stone copings of the gable terminate in shaped kneelers. The contemporary barn (**41a Little Horton Green**) retains its central cart entrance topped by a keyed and imposted voussioired basket arch head. The arch and tied plain stone jambs frame a modern garage door. Over the archway at first floor is a small semicircular arched light set in plain stone reveals. This window and the archway are flanked by windows which were inserted as part of the conversion of the barn to a dwelling. Those at ground floor replicate the appearance of the 4-light square mullion windows at *Faith Sawrey's House*, while those at first floor are larger pairs of square mullion windows set in squared plain stone surrounds. These later windows detract from the character of the original barn, as they give the building an area of glazing which is comparable to the adjacent house.

To the southwest of *Faith Sawrey's House* and barn are the cottages built contemporarily and associated with this property; **43-44 Little Horton Green**. The Grade II Listed cottages stand in walled gardens and have an attractive symmetrical front elevation. The central paired doorway are recessed in plain stone tie jambs and share an enlarged central jamb. The windows to the front elevation are all four light square mullion casement window set in squared plain stone surrounds. Later rear extensions are stone built and stone slate roofed to match the cottages, and face directly onto Laisteridge Lane. The boundary walls are a mixture of triangular coped and flat coped walls, plus elements of dry stone walling.

Across the street from Faith Sawrey's house and associated buildings is **49-54 Little Horton Green**, a

block of back-to-back textile workers' cottages with workshops, which unusually for this conservation area are three storeys in height and face directly onto the street. The buildings date from the late 18th to early 19th century and were originally used for the manufacture of cotton cloth, with bulky loads taken in and out of the workshops occupying the upper floor via the blocked former loading doors over the doorway of no. 54. The row facing onto the street was built first, with nos. 49-51 added later, though the architecture of the block is highly uniform. The single and paired doorways and their transoms stand in plain stone surrounds with tie jambs which are linked to the windows by a cill band. The windows to all three floors on both sides of the terrace consist of a sash window flanked by two narrow fixed windows by square mullions, set in squared plain stone surrounds. The windows on the upper floors are linked by a projecting plain stone cill band. Below the stone slate roof is an eaves band and dentils which carry the gutters. The roof terminates in copings and the angles of the block have regular projecting plain stone quoins. The simple, yet bold detailing of the cottages is unusual for a building of this type. The cottages were apparently built by Samuel Swaine, who came from a Horton family involved in the worsted and cotton industries (Cudworth, 1886 in Sheeran, 2005).



54 Little Horton Green is part of a block of Grade I Listed cottages built for cotton workers. The blocked loading doors over the doorway were originally used to move textiles in and out of the workshops on the upper floors.

49 to 51 Little Horton Green have small gardens which are bounded by dry stone walls beyond which

are open playing fields which extend almost as far as Horton Park Avenue to the south and as far east as Pullan Street. The open and green nature of the fields and the survival of dry stone boundary walls are vital to the rural hamlet character of Little Horton Green and help to distinguish the area from its setting.

To the southeast of 49-54 Little Horton Green and set well back from the street behind long gardens shaded by a number of mature trees are 55 and 57 Little Horton Green, which are both Listed Grade II. These properties were built as three cottages in the early 19th century and are set behind neat stone boundary walls with round copings. **55 Little Horton Green** is a single storey cottage which was probably built for an estate worker. At the apex of the western gable of its long stone slate roof is a tall, corniced chimneystack. The front elevation contains an off-centre doorway in plain stone surrounds. This doorway is linked via a cill band to two windows each made up of three square mullioned lights set in plain stone surrounds, the central light being wider. **57 Little Horton Green** is set at a right angle to no. 55 and was built as a pair of two storey cottages, but is now a single dwelling. The front elevation to this house has very similar window and door openings to no. 57, suggesting that they were built around the same time. The cottages border the playing fields which form a large portion of the conservation area and are bounded by traditional dry stone walls.

To the east of the playing fields is Pullan Street, a straight, narrow lane which links Little Horton Green and Little Horton Lane. There is pavement along the southern side of Pullan Street only, which adds to its rural character. The pavement along the southern side is surfaced with traditional stone flags with stone kerbing. Both sides of Pullan Street are bounded by stone walls, the dry stone boundary of the playing field to the south, and the triangular coped, coursed boundary walls of the school to the north, giving

Pullan Street a traditional, yet linear and enclosed character.

At the southern end of Pullan Street is an outlying terrace of housing which forms part of the hamlet of Little Horton Green. **40-44 Pullan Street** were probably built in the early 18th century as a farmhouse (nos. 42 and 44) and associated cottage (no. 40). It appears that the farmhouse was subdivided into two cottages and refaced in the late 18th century, the more irregular coursing of the stonework to no. 40 and the survival of the irregular quoins at the corners suggest that alterations to this property were less extensive. The group is listed Grade II for its special interest. No. 40 has mullioned pairs of almost square sash windows to either floor, and a door in plain stone surrounds. Attached to the north is a small single storey offshut with plain stone door and window openings. To the south, the taller former farmhouse has a stone slate roof which is tabled at the northern gable, with kneelers below. Nos. 42-44 have a symmetrical layout of openings with a central pair of doorways in plain stone surrounds with tie jambs flanked by three light square mullion casement windows in plain stone surrounds (perhaps not far from the original window detail of the farmhouse). 40-44 Pullan Street are fronted by long gardens with flat coped boundary walls, while the rear of these properties is bounded by a dry stone wall.

The same boundary walls can be found to the front and rear of **46-52 Pullan Street**, a c.1800-1820 terrace of cottages attached to nos.40-44. The cottages have uniform detailing, namely a coped stone roof, corniced chimneys with semi-circular projections, and doorways and three light square mullions windows set in squared plain stone surrounds. The row is Grade II Listed for its special interest.

6. Conclusion: Character Specification and Guidance

To safeguard the special interest of an area, Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of Little Horton Green Conservation Area, things like,

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


However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of Little Horton Green. This section highlights the elements that contribute to the character and appearance of the conservation area, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within the conservation area,

prospective developers and the Council should use this to determine what constitutes appropriate change and as a basis for the future management of the area. It should be read in conjunction with the policies set out in Bradford Unitary Development Plan (see *Appendix 3*).

Little Horton Green Conservation Area covers a small semi-rural enclave of mainly pre-1850 development associated with the village of Little Horton Green and the Sharp Powell estate. The modern-day conservation area developed incrementally and organically over the course of the 17th, 18th and early 19th centuries. The conservation area contains a mixture of large, ornate houses, modest houses, and cottages, which were built for estate workers and textile workers. Key buildings include All Saints Church, built by the then lord of the manor Francis Sharp Powell in 1864 to complete 'his' village, while resisting all potential offers for the land in his ownership, in order to maintain the traditional character of the village and provide an apt setting for his residence.

This section will summarise the characteristics of the conservation area. For each characteristic, guidance based in planning policies will be given to show how these special characteristics will be protected.

Characteristics of the Conservation Area

Characteristic	Guidance
<ul style="list-style-type: none"> • Topography and setting – set on a flat area of land which is gently elevated above Bradford city centre. Although located within the inner urban area of Bradford, areas to the immediate north, northeast, south and southwest of the conservation area are generally green and open. These elements of the setting complement and extend the green and open character of the fields within the conservation area. 	<ol style="list-style-type: none"> 1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of the Unitary Development Plan (UDP)). 2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the UDP).
<ul style="list-style-type: none"> • Traditional building materials – Virtually all buildings, walls and other structures in Little Horton Green are made of locally quarried sandstone. The tone and texture of this material help to unify the diverse forms of the buildings. Stone slates are the common roofing material. Doors and windows are traditionally made of painted timber. 	<ol style="list-style-type: none"> 3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the UDP). 4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the UDP). 5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP). 6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the UDP).

<ul style="list-style-type: none"> • Architecture and Building Details – Virtually all buildings in the conservation area are in the vernacular style which is peculiar to this region and reflect the fact that the majority of the buildings in the conservation area were built in the 17th, 18th and early 19th centuries. Vernacular detailing varies according to the age and original status of the building. The 17th century Little Horton Hall features hooded cruciform double chamfer mullion windows and coped gable with stone finial details, while the contemporary 4 to 7 Little Horton Green has some similar detailing, but on the whole has simpler architecture. The yeoman house at 41 Little Horton Green (dated 1755) is a symmetrical composition with four- and two-light square mullion windows set in plain stone surrounds, an early example of a type of window which is found on building (particularly cottages) built in the conservation area until about c.1800. The later cottages have the plainest architecture, with doorways in monolithic plain stone surrounds and pairs of mullioned windows. All Saints Church, and to a lesser extent its school, is a strongly stylised Gothic Revival style building, which is indicative of its time of construction (1864), and the status and function of the building. 	<ol style="list-style-type: none"> 7. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan). 8. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the UDP). 9. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).
<ul style="list-style-type: none"> • Trees and Open Spaces – The largest green open spaces are the playing fields to the south of Little Horton Green and Pullan Street, and the open space to the north of Little Horton Green. Although these spaces contain few natural features or mature trees, their green and open character is fundamental to the semi-rural village feel of the conservation area. These open spaces retain dry stone walls, which enhance their rural character. Almost all dwellings have front gardens, which vary in size according to the original status of the dwelling. The front gardens and their coursed and coped boundary walls add to the village character of the conservation area and vistas along the main thoroughfares. 	<ol style="list-style-type: none"> 10. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP). 11. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.
<ul style="list-style-type: none"> • Setts and Flags – these natural stone elements of streetscape remain in situ across the majority of the conservation area. Significant areas of continuous setted and flagged surfaces survive and enhance the appearance of the area, particularly along Little Horton Green, Pullan Street, Kennion Street and along some private lanes and tracks leading to dwellings. 	<ol style="list-style-type: none"> 12. There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of Unitary Development Plan).

<ul style="list-style-type: none"> • Boundary walls – these are evident in lining roads green spaces and yards to define spaces and the line of the roads and pathways. Fields are bounded by dry stone walls, while the curtilages of buildings are bounded by coped mortared walls with blocks cut into shape or hammer dressed and topped with shaped copingstones. 	<p>13. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Unitary Development Plan).</p>
<ul style="list-style-type: none"> • Street Pattern and Permeability – The village is concentrated around the Y-shape of Little Horton Green and Pullan Street, with Kennion Street and a footpath providing a link between the two main thoroughfares. Apart from a walled footpath leading from Little Horton Green to the north, there are no other routes through the conservation area, with many buildings or groups of buildings accessed via dead end private drives or access roads. 	<p>14. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).</p>

7. Preservation and Enhancement Proposals

Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, Little Horton Green Conservation Area has a semi-rural character with significant elements of development which provides a 'snapshot' of what the village was like in the mid-19th century, when Lord of the Manor Francis Sharp Powell prevented any further development in what is now the conservation area. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this report) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see *Appendix 3: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

7.1 Preservation of the Character and Appearance of Little Horton Green Conservation Area

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

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

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

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of Little Horton Green Conservation Area. These are outlined in section 7.2 of this assessment along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Little Horton Green, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

The Department of Culture Media and Sport is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings is available from The City of Bradford Metropolitan District Council. There are 53 buildings protected via listed status in Little Horton Green Conservation Area (listed in *Appendix 2* of this assessment) and merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the special character of the building, but also that of the conservation area.

There are other buildings and features within Little Horton Green Conservation Area which, although not listed, contribute substantially to its townscape value and historic appearance. These buildings and features are subject to increased planning controls because of their location within a conservation area. That protection is based on the

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

7.2 Enhancement Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant historic, semi-rural feel of the place and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way.

The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. The proposals as identified by members of the local community and other stakeholders who participated in the consultation in preparing this document are:

- **Guidance for Preserving the Original Features and Character of Little Horton Green.** Boundary walls, trees and the treatment of private spaces about buildings all contribute to the overall character and appearance of the conservation area, though at present some elements do not contribute positively. As the treatment of private property and boundary features cannot always be controlled by conservation area and listed building designation, the Conservation Team will provide advice to property owners on how their property can make a positive contribution to the conservation area. It will include guidance on the repair and maintenance of boundary walls, drive and access road advice among other items.
- **Environmental Enhancement of Open Spaces.** The conservation area contains some significant open spaces, some of which are neglected and in need of improvement, as their current use and condition impacts the wider conservation area.
- **Guidance on the Repair and Maintenance of Historic Properties.** Many buildings retain their original features, but in a minority of cases, they have been replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental as many buildings form part of a group such as a short row or cluster or part of an attractive vista and this affects the integrity of its group value. Due to the

irreplaceable value of original features and details, it is essential that the owners and occupiers of properties are provided with guidance and advice on the repair, restoration and upkeep of historic buildings.

- **Traffic Management and Parking.** Heavy traffic at peak times has an environmental impact on the conservation area, while growing car ownership within the conservation area is creating problems regarding parking and the safe flow of traffic. The area needs to be managed so that cars can be parked safely without detriment to the character and appearance of the conservation area, while through traffic must be controlled in a way which is appropriate to the historic character of the area.
- **Highway Repairs and Materials Guidance.** Little Horton Green Conservation Area is unusual in the district in that it retains the majority of its stone flag pavements and kerbs. These authentic features enhance the overall character and appearance of the conservation area. Unfortunately there are instances where stone flags and kerbs have been removed and replaced with inferior modern alternatives. It is essential that remaining stone surfacing remains in situ and is maintained to a high standard, and that new stone is introduced wherever it is feasible to do so. Where modern interventions are necessary, they must complement the existing street surfaces.

7.3 Conservation Area Boundary

In preparing this Conservation Area Assessment document, the boundary of the conservation area was assessed by the Conservation Team in order to determine whether it covered a cohesive area of architectural or historic interest and follows property boundaries and physical features. All boundary suggestions received during consultation were visited by the Conservation Team in order to determine whether it would be appropriate to amend the conservation area boundary. This process has resulted in no changes to the boundary of Little Horton Green Conservation Area, as it is felt that the existing boundary covers a cohesive area of historic and architectural interest that is easily readable on the ground.

Glossary of Architectural Terms

Aisle	A passage to the sides of the <i>nave</i> of a church, or in a <i>vernacular</i> house, a passage along the back of the house which links the principal rooms.	Cill Band	A projecting <i>moulding</i> which links the <i>cills</i> of a row of windows.
Apex	The highest, pointed part of a <i>gable</i> .	Clerestory	The upper parts of walls to a church which are pierced by window openings.
Apse	An extrusion to a building which is semi-circular in plan.	Composite	Describes <i>jamb</i> s or <i>reveals</i> made of several stones, often irregular.
Ashlar	Stone that has been cut into a smooth surfaced, regular square or rectangular shape to build a wall or to hide a wall made of rough stone or rubble.	Coped Roof or Coping	Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copes can be made of any material which does not absorb water.
Balustrade	A <i>parapet</i> or stair rail composed of uprights (balusters) carrying a <i>coping</i> or rail.	Cornice	The top course of a wall which sometimes might be <i>moulded</i> and/or project forward from the wall.
Bays	The number of openings in a horizontal line across the elevation of a building.	Coursed Rubble	Type of wall created by the layering of stone in an irregular horizontal bed of mortar.
Belvedere	A raised tower, turret or lookout on top of a building, from which a view can be obtained.	Crocket	Projecting knob of stylised foliage, associated mainly with Gothic and <i>Gothic Revival</i> architecture.
Buttress	A mass of masonry built at a right angle to a wall to provide greater stability. Clasped buttresses are set at right angles to each other and provide stability to the corner of a building.	Crosswing	In <i>vernacular</i> architecture, a crosswing has a smaller volume than the main body of the house and is set at a right angle to the main body of the house and projects forward from the house. Crosswings are frequently <i>gable</i> fronted.
Capping	The very top of a pier.	Dentil	A small projecting rectangular block forming a <i>moulding</i> usually found under a <i>cornice</i> . Usually in rows.
Casement Window	A window which opens on side hinges.	Drip mould	A horizontal <i>moulding</i> on the face of a building, designed to throw water clear of the wall.
Catslide roof	A roof which is simply a continued projection of the main roof.	Dutch Gable	Generally refers to any <i>gable</i> with curved sides.
Chamfer and Double Chamfer	A narrow face created when the edge of a corner in stonework or plaster is cut back at an angle, usually 45 degrees. Where two corners are cut back, a double chamfer is created.	Finial	A crowning decoration, usually the uppermost ornament and is therefore mostly found at the <i>apex</i> of <i>gables</i> .
Cill	The horizontal feature at the bottom of a window or door which throws water away from the face of the building.	Gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.

Gablet	A small, decorative <i>gable</i> .	Mullion	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone.
Gothic Revival	Victorian era revival of the Gothic style which predominated during the 12 th to 16 th centuries. Common details are <i>tracery</i> and pointed arched openings.	Nave	The main body of a church.
Hammer dressed	Stonework which has been broken up with a hammer and left with a rough face.	Ogee	A double curve shape comprised of two curves in opposite directions to give a gentle 'S' profile.
Hipped Roof	Pitched roof without <i>gables</i> where all sides of the roof meet at an angle.	Panel	A sunken section of timber (as in a door) or plaster or stone (as in a wall).
Hood or Hooded	A projecting <i>moulding</i> designed to throw water clear of the opening below.	Parapet	A wall or upright which rises above another structure, such as a roof or terrace.
Inglennook	A fireplace with integral seating in the opening.	Pinnacle	A small spire.
Jamb	The vertical part of a door or window which supports the <i>lintel</i> .	Plain Stone	Stone dressings with smooth faces and squared corners.
Keyed or Keystone	The <i>vousoir</i> at the crown of an arch, can be enlarged and decorated.	Quatrefoil	Describes an opening or decorative <i>panel</i> consisting of four cusps.
King Mullion	A <i>mullion</i> which is broader and/or deeper than the other <i>mullions</i> in a window.	Quoin	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size, or projection.
Kneeler	Stone at the end of the <i>coping</i> at the <i>gable</i> end of a roof which projects over the wall below. Usually <i>moulded</i> or carved.	Reveal	The inward plane of a door or window opening between the edge of the external wall and the window or doorframe.
Latin Cross	A church plan where one of the four limbs (the <i>nave</i>) is longer than the others, which are all the same size.	Rose Window	A window with <i>tracery</i> laid out such that a central round window is surrounded by radiating petal-like windows.
Lintel	Horizontal beam bridging an opening in a wall.	Saddlestone	The stone at the <i>apex</i> of a <i>gable</i> .
Lucarne	A small dormer in a spire or tower roof.	Sash Window	A window which opens by sliding. Can be top or side hung.
Machicolation	A gallery or <i>parapet</i> which projects forward from the wall below. Originally designed with openings from which missiles could be dropped, it was used without openings as decoration in <i>Gothic Revival</i> architecture.	Shaft	A slender, stylised <i>mullion</i> .
Mould or Moulding	The profile given to any feature which projects from a wall.	Tie Stone Jamb or Tie Jamb	A type of <i>jamb</i> which is made up of three pieces of stone, the highest and lowest are vertical and the middle stone lies in between them horizontally.
		Tracery	Ornamental pattern of stonework supporting the glazing in a Gothic

or *Gothic Revival* window.

Transom	A horizontal bar of stone or wood which separates a window from another window or doorway underneath it.
Trefoil	Describes an opening or decorative <i>panel</i> consisting of three cusps.
Vernacular	A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose-built by local craftsmen.
Voussoirs	The radiating wedge-shaped blocks which form an arch.

Further Reading

Historical Resources and Architecture

Grieve, N (2005) *The Urban Conservation Glossary*
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Waterson, E & Meadows, P (1998) *Lost Houses of the West Riding*

Planning Policy

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

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

Appendix 1:

Map of Little Horton Green Conservation Area

Appendix 2:

List Descriptions of Listed Buildings in Little Horton Green Conservation Area

Appendix 2: List Descriptions of Listed Buildings in Little Horton Green Conservation Area

Grade II*

Nos. 30 and 31

Little Horton Green

Mid to late C17. Good example of a coursed gritstone house with double gabled front. At one time subdivided now once more a detached residence. Stone slate roof, with saddlestones to gables, valley finial and stone gutter spout below and finials surmounting the kneelers. Large, chamfered, mullion and transomed windows with drip moulds on ground floor. Large external chimney stack with offsets to right hand side; base of similar chimney stack to right hand side. Chamfered doorway with 4 centred arch lintel. Interior has been modernised.

Church of All Saints

Little Horton Lane

1864, architect Thomas Healy, completed after his death by his sons T H and F Healy. The finest and most richly detailed of the Bradford churches of this period. A large church in a late C13 Decorated Gothic, bearing some resemblance to All Soul's Halifax of 1856 by Sir George Gilbert Scott. Fine quality sandstone masonry. Tall nave, shallow aisles, apsidal east end, transepts, north porch. The dominant feature (and a Bradford landmark) is the fine tower abutting the south transept. Inset buttresses, 4 stages with open twin light shafted bell stage; trefoil panelled parapet, crowned by corner pinnacles. Octagonal lofty stone spire with elongated lucarnes. The buttressed clerestory has spherical triangle windows, trefoil tracing. The graceful 3 light apse windows have applied crocketed gables. Trefoil traceried rose to west end gable.

Grade II

No. 3, Nos. 4 to 7 (consec) and No. 9

Little Horton Green

L plan block of C17 build subdivided into tenements. Two storeys, coursed gritstone with large quoins. Projecting gabled wing to left now comprising Nos. 4 and 9. Stone slate roof; 2, 3 and 4 light chamfered mullioned windows to first floor; 5, 6 and 8 light chamfered mullioned windows below with drip moulds. No. 3 to rear an addition of circa 1840-50 in sandstone "brick" with 2 light square mullion unframed windows. Sic panel door under trellis porch. Stone slate roof, block bracketed eaves.

No. 8

Little Horton Green

Circa 1840-50 detached cottage set back from road. Unusual for this date in being brick built. Two storeys. Four light stone square mullioned window on first floor, 2 light on ground floor with stone lintel carried over squared jamb doorway with 6 panel door.

Nos. 10 to 16 (consec)

Little Horton Green

L-plan block circa 1800-30 sandstone "brick" cottages. Built in part as "back to backs". Stone slate roofs, hipped over slightly earlier Nos. 10-13. No. 14, the central elevation facing south, is slightly recessed. Paired block brackets to wood gutter eaves. Corniced chimneys. Nos. 10 to 13 have squared surround, single and 2 light square mullioned windows; 3 light on both floors to No. 13. Squared jamb doorways with 6 panel doors. Nos. 14 to 16 have squared surround sashes with later C19 glazing; 6 panel door.

Nos. 18 to 21 (consec)

Little Horton Green

C17 origin, subdivided and extended as back to back cottages late C18. No. 21 as projecting gabled wing. Two storeys, coursed gritstone and sandstone "brick". Stone slate roof, saddlestone to gable. Single light first floor squared surround window, one originally with chamfered mullion. Two light square mullion windows on ground floor. Six panel doors in squared jambs.

Nos. 22 to 25 (consec)**Little Horton Green**

Circa 1840-50 sandstone "brick" cottage row. Stone slate roof with block bracketed eaves. Corniced chimneys. Each has 2 light square mullion window and single light over doorway. Six panel doors in squared jambs. The row was built as "back to back" housing. Small sash windows in squared surrounds to rear. Included for group value.

No. 32**Little Horton Green**

Circa 1800 adaptation of former outbuilding to Nos. 30-31. One storey, irregular courses of gritstone. Stone slate roof. Large quoins. Four light square mullion window and 2 light one with thin chamfered mullion flanking squared jamb doorway.

No. 33 and Nos. 36 to 39 (consec)**Little Horton Green**

An irregular L-plan block of cottages with barn to rear under same roof as No. 33. Late C17 or early C18 origin, altered or subdivided circa 1800 with Nos. 38-39 refaced circa 1850. Some 4 light and 2 light chamfered mullion windows remain with circa 1800 windows in squared surrounds, 2, 3 and 5 light with square mullions. Squared jamb doorways. Irregularly coursed sandstone "bricks" and gritstone. Stone slate roofs. Block bracketed eaves to circa 1850 repainting. The barn to rear has portal with long and short quoins.

No. 41 and integral barn**Little Horton Green**

House and barn under one roof built in 1755 and known as Faith Sawrey's House. Two storeys, thin coursed sandstone "brick" with flush ashlar quoins. Stone slate roof. Coping stones to gable ends with prominent shaped kneelers. Symmetrical 3 bay front to house with 4 light square mullion windows on both floors in squared surrounds, (an early example) and 2 light square mullion windows to centre above squared jamb doorway with 6 panel door. Below the sill of the first floor central window is a round headed carved panel with coat of arms, monogram F S and the date. Single storey outshut with 3 light square mullioned window to side. Rear elevation similar but with feature of transomed stair light, the upper light retaining small, thickly leaded panes. The barn part to left hand has a segmental voussoir archway with small round headed window above.

Nos. 43 and 44**Little Horton Green**

Late C18 pair of cottages of similar build to No. 41 and standing at right angles to the latter. Two storeys, thin sandstone "bricks". Stone slate roof with corniced chimneys. Each has 4 light square mullion windows with shared central one above paired doorways with squared jambs.

Nos. 49 to 54 (consec)**Little Horton Green**

Circa 1800-30, three storey block of tenements extended as "back to backs", the rear pair being apparently of slightly later build than the front. Sandstone "brick" with ashlar quoins. Stone slate roofs with coped gable ends and shaped kneelers. Corniced chimneys. Three light square mullion windows in squared surrounds to all floors. Doorways with plain squared jambs, paired to Nos. 52 and 53; 6 panel doors with rectangular fanlights. Some of the "back to backs" now knocked through as one property.

Nos. 55 and 57**Little Horton Green**

Circa 1800-1840. No. 55 a low house with No. 57 (formerly 2 cottages) a 2 storey block at right angles. Sandstone "brick". Stone slate roof with corniced chimneys. Two and three light square mullion windows in squared surrounds.

Nos. 40, 42 and 44**Pullan Street**

Late C18 cottage row, may be an adaptation of an earlier farmhouse. Irregularly coursed gritstone. Nos. 42 and 44, as pair, are taller with steep pitched stone slate roof, saddlestones and prominent kneelers. No. 40 has 2 light square mullion windows in squared surrounds to both floors and single-storey one window wing. Nos. 42 and 44 have 3 light square mullion windows and small single light over doorways. Plain squared jambs to doors with common lintel.

Nos. 46 to 52 (even)**Pullan Street**

Circa 1800-20 row of sandstone "brick" cottages with stone slate roofs and corniced chimneys. Three light square mullion windows in squared surrounds. Plain doors with squared jambs.

Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

Appendix 3: Legislation and Council Policies Relating to Conservation Areas

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

Legislation to Protect the Character and Appearance of Conservation Areas

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

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.
- Before works can be carried out to trees of more than 7.5cm in diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give listed building consent before any work that would

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

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

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently adopted its **Unitary Development Plan** (2005) which forms the basis of decision making on planning applications in the district. The UDP has the following policies relating to conservation areas:

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

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

Policy BH8: Shop fronts in conservation areas

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

Policy BH9: Demolition within a conservation area

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

Policy BH10: Open spaces within or adjacent to conservation areas

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

- 1) *Makes a significant contribution to the character of the conservation area.*

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

Policy BH11: Space about buildings

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

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

Policy BH12: Conservation area environment

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

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

Policy BH13: Advertisements in conservation areas

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

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

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

Policy BH1: Change of Use of Listed Buildings

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

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

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

Policy BH2: Demolition of a Listed Building

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

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

Policy BH3: Archaeology Recording of Listed Buildings

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

Policy BH4: Conversion and Alteration of Listed Buildings

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

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

Policy BH4A: Setting of Listed Buildings

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

Policy BH5: Shop Front Policy For Listed Buildings

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

Policy BH6: Display of Advertisements on Listed Buildings

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

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