



Little London

CONSERVATION AREA ASSESSMENT
(covering that portion of the conservation area which lies
within the City of Bradford Metropolitan District)

February 2006

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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 London 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.

The draft of this assessment, a proposed boundary map, a cover letter, and a comments sheet were distributed to every address within and local to the conservation area within the Bradford district in January 2005.

The consultation period ran between January and March 2005. Feedback was received on completed comments sheets. The feedback from the local community has been used:

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

This document will provide a framework for the controlled and positive management of change in Little London Conservation Area and form a basis on which planning decisions in the area are made.

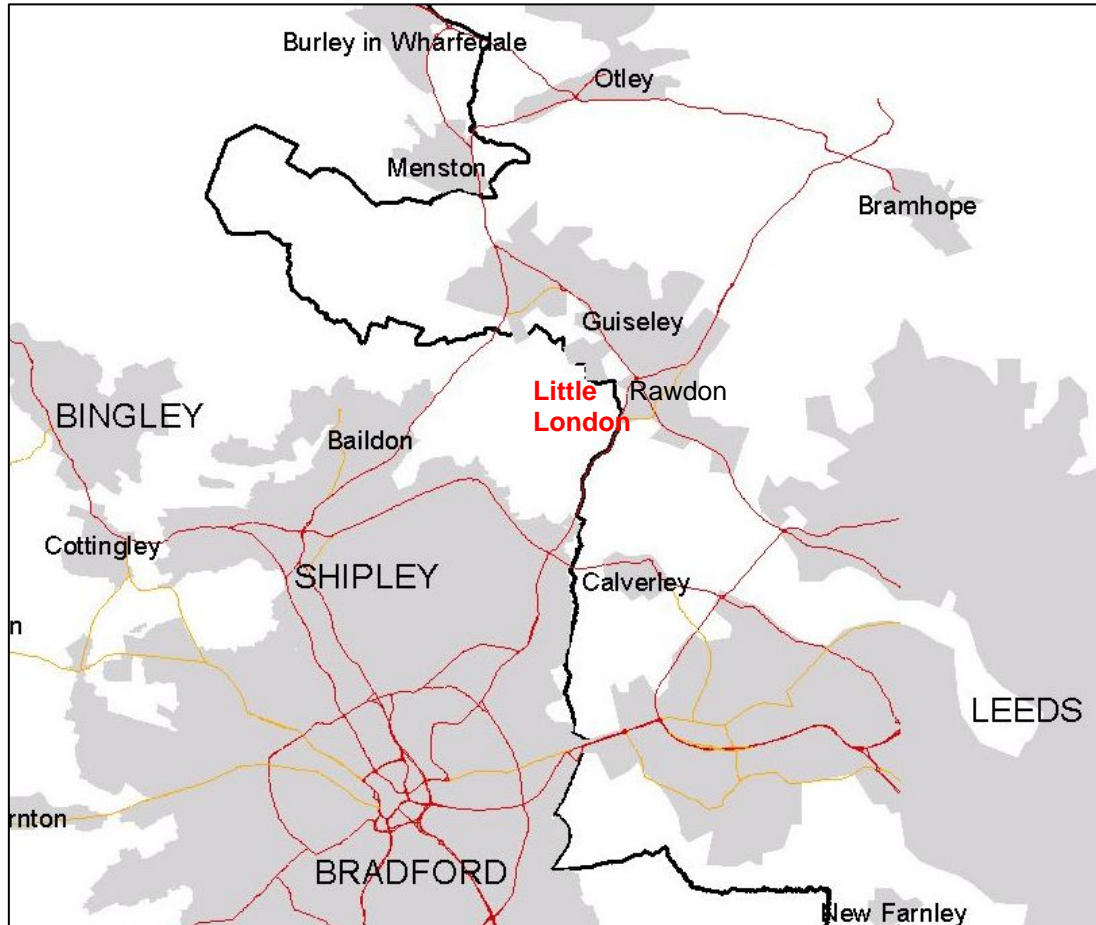
It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. **It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

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

1.3 Little London Conservation Area

Little London Conservation Area is unique in Bradford in that the historic area covered by the designation straddles the boundary of the district and one of its neighbours, Leeds. This area was until the local government reorganisation in 1974 part of a district called Aireborough which was arbitrarily divided between Leeds and Bradford. The portion of the conservation area lying in Leeds was designated in 1975 and was extended in 1988. The portion of the conservation area lying in Bradford was designated in 1977. The Bradford designation centres on Lane Head House, built for the steward of Esholt Hall Estate c1710-1720, with its associated cottages, and outbuildings and other mainly late 18th century development completing the designation.

Little London is at the westernmost tip of the contiguous urbanised settlement of Rawdon which coalesces with Guiseley, the centre of which is approximately 1.5km to the northeast of the conservation area. Greengates, and the edge of the Bradford urban area, is 2km to the south of Little London. The area to the west of the conservation area is rural Green Belt, with Esholt village lying 2km to the west of Little London in the Green Belt.



2. Topography and Setting

The location of Little London Conservation Area at the very fringe of the Little London/Rawdon built-up area means that the conservation area enjoys a strongly rural setting. The key features of the conservation area's topography and setting are as follows:

- The open pastoral fields to the west of the conservation area fall away, opening up key views across Airedale towards Baildon Moor, the edge of Baildon and the railway viaduct. To the northwest of this is Ilkley Moor. The lack of large-scale development in the valley, which is a mixture of open fields and dense, mature woodland, gives the conservation area an emphatically rural prospect. Elements of this view are even visible from Apperley Lane.
- The wooded nature of Airedale obscures views towards Esholt New Hall and Esholt village, which are reminders of the extent of the original estate that the conservation area originally formed part of. As the steward was the day-to-day manager or overseer of Esholt Estate, it would be logical to locate his residence, Lane Head House, in an elevated location such as this.
- The general topography of the conservation area is a gentle rise from south to north with land falling away to the west of Apperley Lane.
- The Leeds section of the conservation area forms the eastern setting across Apperley Lane. The mixture of traditional vernacular style stone built cottages and later

housing such as The Row provides the Bradford element with a sympathetic setting.

- The high stone boundary wall and line of mature trees in front of Lane Head House continues as far as the entrance to Springwood Road and beyond the conservation area boundary. Although this area lies outside of the conservation area, it clearly contributes to its character and provides an attractive setting. The same is true for the line of trees which continues along the lane to the west of the cottages at Lane Head House.
- Negative elements of the conservation area's setting are the large, rendered modern suburban style detached house to the north and south of the conservation area; Avalon, Moor Vale and Windrush. Another negative element is the car dealership to the north of Victoria Cottage, which is a large open expanse of tarmac with a temporary-looking single story building at its centre.

Right: the view to the west of Little London extends across Airedale to Baildon Moor with important landmarks such as the railway viaduct.



UDP Policies Relating to the setting of a conservation area:

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).

3. Traditional Building Materials

The traditional building materials used in Little London were locally sourced and contribute to its unity and uniqueness. The traditional building materials of the conservation area are summarised as follows:

- Local sandstone and gritstone for buildings. The stone has a grainy texture and has turned from a golden colour to a dark brown through exposure to smoke and the elements, and unifies the buildings of different ages. The high status buildings have regularly coursed stone, while others have irregular courses. Openings are set in plain stone which has a flat face but is not smooth. Unfortunately some elevations have been rendered, considerably reducing the historic appearance of a building and creating an unwanted contrast with other buildings.
- All buildings in the conservation area have stone slate roofs. This material complements the stone of the buildings and has a sandy texture, dark brown colouration and a chunky profile.
- Painted timber for windows, doors, gutters and shop windows. The traditional window types in the conservation area are a mixture of sliding sashes, side hung casements and fixed glazing and are all recessed in the wall. Traditional timber doors are also recessed in the openings and are either vertical board or panelled. Some

buildings lack traditional door and window details, which undermines the historic character of the area.

- Local sandstone for boundary walls. These range from the irregularly coursed dry stone walls around the fields, to the irregularly coursed round coped domestic boundary walls to the high, regularly coursed mortared boundary wall to Lane Head House with rounded copings. The walls are another unifying element of the conservation area. Mews Cottage and Lane Head House retain traditional iron railing boundaries. Some of the houses have iron gates.
- Although Apperley Lane has modern surfacing, the access to Lane Head House and its cottages is setted with York stone. This material harmonises with the stone of the buildings and boundary walls and communicates the original status of the House.



Right: the colour and texture of the sandstone and gritstone used for buildings, boundary walls and roofs create harmony and gives the conservation area a sense of unity.

UDP Policies relating to Building Materials in Conservation Areas

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).

4. Architectural and Historic Qualities of the Buildings

Little London contains a number of Listed and unlisted buildings dating predominantly from the 18th century, which gives the area a consistent character and a sense of place. Even though there are very few buildings in the conservation area, there is a range of building functions and a mixed grain of development. This chapter will assess the architectural and historic interest of each building in turn.



The southern elevation of Lane Head House (Grade II Listed) in 1993. The orderly Classical elevation is flanked by an early 19th century bow window to the left and a modern extension to the right.

The earliest and arguably most important building in the conservation area is **Lane Head House**, a large Grade II Listed villa which was built as the residence of the steward of Esholt Estate c.1710-1720. As the steward was responsible for the overall running and management of the Estate, his dwelling would be second in importance only to Esholt Hall, home of the lords of Esholt Manor. Esholt Hall was built to the designs of Joseph Pope (1673-1717) of Farnley in 1706-1707 and given the architectural similarities of Lane Head House and Esholt Hall; it is probable that Pope also designed Lane Head House. The original, Pope-designed element is the southern end of the House with a 5-bay south facing front and three bay sides which was until the mid-18th century two storeys in height rather than three. The building is in a restrained Renaissance style with its system of proportioning and (near) symmetry adhering to the principles of the Classical architecture of ancient Rome. The tall Georgian style six-over-six pane sash windows and central doorway are set in architraved plain stone surrounds. A moulded plat band runs between each of the floors and projecting chamfered quoins line the angles. All of the architectural details mentioned so far are very similar to those of Esholt Hall. The upper floor was added in the mid-18th

century and probably reused the moulded entablature, dentils, deep moulded cornice and hipped stone roof of the original two-storey house. This storey has quoin pilasters, square windows in architrave surrounds with moulded cills on brackets with aprons below. The central window has a scrolled head and keystone. One of the tall chimneys with concave moulded cornices appears to have been moved when the rear wing was added c.1800, disrupting the symmetry of the south elevation. This wing has an austere eastern elevation and a more ornate western elevation which was re-fronted in 1911 and incorporates Regency-style bow windows (though one appears to have been removed) and Venetian windows set in with semicircular dentilled parapets above. Although this elevation retains most of its painted sash windows, the stonework has been dash rendered, which undermines the traditional appearance of the elevation significantly. The eastern elevation is not rendered and the projecting chamfered quoins are visible, though the windows are modern. Also on this elevation is a single storey flat roofed 20th century stone built extension with a blank cornice, a chamfered corner with quoins, and tall windows in architrave surrounds. Lane Head House was once the home of W E Forster (1818-1886), who was involved in the wool trade and went on to be MP for Bradford from 1861 until his death. As Minister for Education, Forster was responsible for the 1870 Education Bill which gave School Boards the power to examine the provision of primary school education in their area and build schools where there was a shortfall of places. Forster was well respected in the West Riding and a statue of him was erected in Forster Square in Bradford where it still stands.

Across the access road to Lane Head House are its former service cottages and outbuildings. **Lane Head Cottage** probably dates from the late 18th century. The gable-fronted cottage has quoined angles and mostly two and three light mullion windows set in squared plain stone surrounds. The windows on the side elevation are also in squared plain stone surrounds but are of a bowed, modern style (and belong to the adjacent Mews Cottage), while those at the gable end are mock sash casement windows. The painted four panel front door is recessed in a plain stone doorway with tie jambs and at first floor a band linking the lintels of the windows forms a basic pediment with the plain stone below the coping. Lane Hill Cottage is connected to and Listed Grade II with **Mews Cottage** which appears to have been built not

much later than Lane Head Cottage. The principal elevation of this three storey cottage appears to have originally been the northern elevation with an industrial or storage use at the southern elevation (*the northern elevation is shown on the cover page of this assessment*). The three bay northern elevation retains much of its traditional character as it retains to the outer bays on each floor three light mullion windows in plain stone surrounds, where, in most cases, the central sash opening remains and is flanked by narrower fixed pane lights. The doorway is at the centre and is recessed in squared plain stone surrounds. Above, at first floor level is a single sash window in plain stone surrounds. The southern elevation has a blank upper floor and at first floor is a partially blocked central loading door (which now contains a sash window in plain stone surrounds) which suggests that this floor or side of the building was used for storage or as a workshop. This loading door is flanked by a three light window identical to those on the northern elevation and a pair of sash windows set in squared plain stone surrounds. Below the loading door is a tie jamb plain stone doorway with a four panel timber door, which is flanked by modern style windows (one of which is bowed) which diminish the traditional appearance of the cottage.



Lane Head Cottage
(Grade II Listed)

To the south of Mews Cottage, the row steps down to the long two-storey mass of **Mews Flat**. The large quoins at the western end and the irregularly coursed stone suggest an old, possibly 18th century building, but it might have been rebuilt and has been unsympathetically adapted and modernised. Mews Flat has a long stone roof and corniced stone chimney with irregularly spaced dentils. All of the large, out of proportion cill-and-lintel windows are modern and do not suit the building. The windows at the northern elevation are in squared plain stone

surrounds. At ground floor three large garage door openings and a domestic style modern door have been inserted, reducing the building's historic appearance significantly and creating a juxtaposition between traditional and modern. It is probable that this building was once the stables or coach house to Lane Head House which has been greatly altered through its reconstruction and re-use.



The former Butcher's Shop
(Grade II Listed)

Returning to Apperley Lane, there is a Grade II Listed Building which is unnamed on maps and is known in its listing description as **The Butcher's Shop**, but is now used as a hairdresser's with an attached cottage. The building dates from c1800-1820 and appears to have been built as a pair of cottages with traditional vernacular details such as recessed mullion pairs of sash and casement windows and panel doors in squared plain stone surrounds with tie jambs to the doors. The stone roof is coped and a chimney is at the apex of either gable, though only one retains the cornice. At first floor is a partially blocked loading door which might allude to the manufacture of textiles in the cottages or might be related to the shop. The shop window faces onto Apperley Lane and consists of two large five-over-two pane sash windows separated by a timber mullion. The window is surmounted by a traditional timber fascia flanked by moulded, finial-topped consoles. To the side of the window is some ironwork which might be part of a canopy or a traditional security measure. The traditional appearance of the shopfront is of townscape value to the conservation area, as is the rest of the building which also retains traditional details.

Next door, **Roseville** probably dates from the mid-19th century (it appears on the 1852 Ordnance Survey) and is made of thinly coursed stone and has a stone roof with a chimneys at the apex of the southern gable. The pair of mullion windows in squared plain stone margins is contrasted by the large mullionless bowed modern window at ground

floor. The windows to the upper floor, although mullioned, are not traditionally detailed but appear less incongruous than the ground floor window. The door to this house is also modern. Stepped uphill from Roseville, **Lilac Cottage** is an earlier build; originally a single storey cottage, which was rebuilt and raised to two storeys in 1929, which accounts for the large window openings with composite jambs, an unusual detail. The windows themselves, like the door, are modern in style.



From left to right: Lilac Cottage, Smithy Hill House and Burwood Cottage. The modern style Windrush, which lies outside the conservation area, is on the far right.

Lilac Cottage shares a corniced chimney with **Smithy Hill House**, which was built with **Burwood Cottage** as a single vernacular style house c.1742 and is Grade II Listed. The northern gable retains the coping and kneelers which were presumably removed from the southern gable when Lilac Cottage was raised. The most eye-catching feature of the building is unfortunately the large gable fronted dormer window, which, although clad with stone tiles and has small mullion lights, is simply out of scale and character for a building of this age and type. The original house would have been a typical two-cell yeoman's house with a symmetrical

front elevation, apart from an off-centre doorway which is now concealed by the sympathetic lean-to porch at Smithy Hill House. Next to this is the former doorway to Burwood Cottage which suggests that the house was divided into two in the first half of the 19th century. The doorways are flanked by four light flat-faced mullion timber casement windows set in plain margins with projecting cill bands. These details are repeated at first floor level, but at the centre is a blocked keyed Venetian window which was probably blocked up when the house was subdivided. A small recessed wing was built onto Burwood cottage in the mid-to-late 20th century and is randomly coursed with a main doorway and a window which is out of proportion with the rest of the openings on this building.

To the east is **Victoria Cottage**, which probably dates from c1800-1820. The building is quite similar to The Butcher's Shop in its materials, orientation, some of its detailing and the fact that the building was once a cottage and shop with the shop window facing onto Apperley Lane. However, Victoria Cottage has undergone alterations which make it look different from the traditional looking Butcher's Shop. Although there is a coped stone roof with corniced chimneys at either gable, tie jamb doorways (some blocked) and some mullion windows, the windows themselves are modern and include an out of proportion modern style bow window, a modern style door and a modern style shop window to the gable end. The rear wing of the cottage has been rebuilt and is essentially modern. Set inside the angle of the cottage and wing is a two storey modern shop with residential rooms above (which presumably also form part of Victoria Cottage). This addition is wholly out of character with the rest of the building and with the other buildings in the conservation area as it is flat-roofed, rendered and painted and has modern style and size windows throughout.

UDP Policies relating to Buildings in Conservation Areas

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 Policies BH7 and 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).

5. Open Spaces and Natural Features



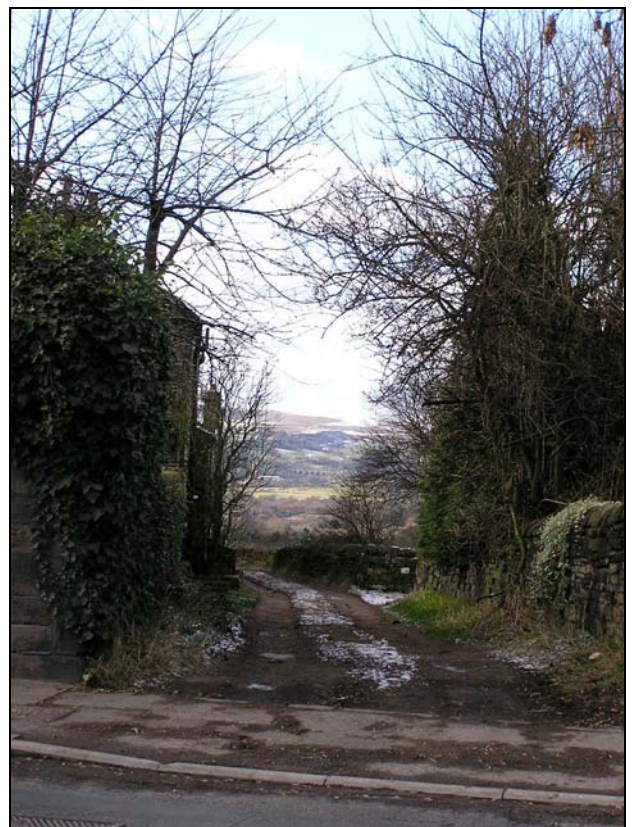
The trees lining the western side of Apperley Lane mean that even the busy main thoroughfare has a leafy character.

Little London contains a number of private green spaces and mature trees which give it a green character which complements the character of the rural Green Belt which bounds the western side of the conservation area.

- Lane Head House has the largest garden in the conservation area, which reflects its historical status. The large garden has mature trees along its perimeter which tower over the boundary wall along Apperley Lane and tie in with the trees outside the conservation area which run along both sides of the lane, to give this stretch of road a leafy prospect.
- Lane Head Cottage, Roseville, Lilac Cottage, Smithy Hill House and Burwood Cottage all

have long front gardens which contribute to the open and green aspect of Apperley Lane

- To the southwest of Roseville is a large area of hardstanding used for parking. This space is well screened by trees and shrubbery around its perimeter.
- The lane which branches off Apperley Lane behind The Butcher's Shop is lined with grass verges and the vegetation in the neighbouring gardens and spaces give the lane a strongly rural, leafy character which is continued by the line of mature trees along its southern side outside of the conservation area.




The lane to the north of Lane Head Cottage is bounded by grass verges and dense foliage as it branches off Apperley Lane.

UDP Policies relating to Open Spaces in Conservation Areas

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.

6. Streetscape and Permeability

The number and size of rights of way through a conservation area plus their treatment and character all have a bearing on the conservation area's sense of place. The roads and paths through a conservation area are the result of past ways of life and the survival of traditional street surfaces can enhance both the visual quality of an area and its historic character and interest.

- Apperley Lane is the main thoroughfare through the conservation area and follows the historic boundary of the Esholt Estate for nearly all of its course. The lane appears to have been an important link between Bradford and Otley. Today the lane forms the boundary between Bradford and Leeds local authorities for most of its course. The lane is broad, winding, and is highly engineered to cope with the steady volumes of through traffic which use it.
- The pedestrian surfaces of Apperley Lane are made of cracked concrete tiles and tarmac with concrete kerbstones (*right*) which provide a poor contrast to the boundary walls and leafy vegetation which front the houses and cottages of the conservation areas. The traditional stone walls strengthen the sense of unity of the buildings and give Apperley Lane a well-defined curved shape.
- The Lane to the north of the cottages at Lane Head House might once have been part of the most direct route between Esholt Hall and Leeds, but this role was lost when the railway line between Leeds and Wharfedale was cut, bisecting the lane, which has since been no

more than an access to fields and later allotment gardens, with Warm Lane becoming the only route over the railway line between Little London and Esholt.



The Lane to the north of the cottages at Lane Head House is unsurfaced and is bounded by grass verges and stone boundary walls with leafy vegetation behind them. The rural character of this quiet single track lane is an immediate contrast to the broad, busy and modernised Apperley Lane and as a break in

the building line, allows views over the scenic western setting of the conservation area. The gently winding lane narrows as it is bounded on its southern side by the tall stone mass and gently curved shape of the cottages (*above*; with the railings to the garden of Mews Cottage a good streetscape feature) and a dry stone wall to the north before sweeping southward past the cottages and into the fields with a good line of mature trees along its southern side.

- The access to Lane Head House and its cottages is bounded by a stone boundary wall and iron railing and has a traditional setted surface which would have provided a firm surface for horses, coaches and carts. This is the only traditional stone surface in the conservation area and is further evidence of the former status of the House. The colour and texture of the stone harmonises with the buildings and walls around it.

UDP Policies relating to the Streetscapes of Conservation Areas

12. There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of the Unitary Development Plan).
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).
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).

7. Preservation and Suggested 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 London Conservation Area has a strong rural agricultural character with development dating from the 18th and early 19th centuries. 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 London 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 London

Conservation Area. These are outlined in section 7.3 of this assessment along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Little London, 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 seven buildings protected via listed status in Little London 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 London Conservation Area which, although not listed, contribute substantially to its townscape value and historic appearance. These buildings and features are subject to increased planning controls because of their location within a conservation area. That protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In Little London a minority of the listed and unlisted buildings have lost some of their historic character through the loss of original door and window details, but other changes that could damage the conservation area, such as the replacement of stone or slate roofs with artificial tiles, have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of Little London.

7.2 Suggested Enhancement Proposals

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

- **The Preservation of Original Features** - Where houses have retained traditional features such as a stone roof, panelled timber door, stone mullions, timber sash windows, or stone boundary walls, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity and interest of the individual buildings or small groups of buildings. Unfortunately some of the unlisted buildings in the conservation area already lack some details such as timber sash windows, while some external walls have been cleaned or coated with unsuitable renders. Article 4 (2) directions can be introduced to protect the remaining significant traditional features and details on dwellings that enhance the character and appearance of conservation areas. Further consultation with the community would be required, should the decision be made to introduce an Article 4 (2) Direction. Without statutory controls, it is up to the individual owners of properties to ensure that their buildings make a positive contribution to their conservation area. In support of this, the Council could issue guidance on the repair, restoration and upkeep of historic buildings.
- **The Reinstatement of Original Features** – Some buildings have had their original features replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental as many buildings form part of a group such as a short row or cluster or part of an attractive vista and this affects the integrity of its group value. Due to the irreplaceable value of original features and details, it is essential that the owners and occupiers of properties are provided with guidance and advice on the repair, restoration and upkeep of these features and details.

- **Design Guidance** – much of the character of Little London Conservation Area is derived from the organic growth of the village and the juxtaposition of different buildings. It is therefore critical that any development in the conservation area complements the qualities of the conservation area. Design guidance for new build, extensions or other features such as garages or stable blocks would ensure that new development with or on the edge of the conservation area would be sympathetic to its surroundings. Design guidance could also be provided for shopfronts.
- **Street Improvements** – While the setted access to Lane Head House and its cottages and the lane behind these cottages retain their original character and atmosphere, the materials, detailing and condition of Apperley Lane mean that the thoroughfare provides a poor contrast to the historic stone buildings and boundary walls. The pedestrian surfaces and signage could be made more appropriate in character to the area, while at the same time ensuring the safe movement of traffic.

7.3 Conservation Area Boundary

Generally speaking, the existing boundary to Little London Conservation Area is readable on the ground and reflects a cohesive area of architectural and historic interest. The only amendment to the original boundary is to make it follow the rear boundaries of Roseville, Lilac Cottage, Smithy Hill House and Burwood Cottage and exclude a thin strip of land outside of these gardens which provides access to the rear of these properties.

Glossary of Architectural Terms

Apron	A raised panel below a windowsill.	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.
Architrave	The lowest part of the entablature . The term is also commonly used to describe a moulded surround to a door or window opening.	Cornice	The top course of a wall which sometimes might be moulded and/or project forward from the wall.
Casement Window	A window which opens on side hinges.	Dentil	A small projecting rectangular block forming a moulding usually found under a cornice . Usually in rows.
Bays	The number of windows in a horizontal line across a façade.	Dormer	Any window projecting from the pitch of a roof.
Bow	A curved wall or window is said to be bowed.	Entablature	In Classic Architecture, the entablature horizontally spans the tops of columns or pilasters . It consists of three parts, the lowest is the architrave , the highest is the cornice and the frieze is in between.
Casement window	A window which swings open on side hinges.	Fascia	The horizontal board over a shopfront which carries the name of the shop. Can be ornamental.
Chamfer	A narrow face created when the edge of a corner in stonework or plaster is cut back at an angle, usually 45 degrees.	Finial	A crowning decoration, usually the uppermost ornament and is therefore mostly found at the apex of gables .
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.
Cill Band	A projecting moulding which links the cills of a row of windows.	Georgian Architecture	The period from the accession of King George I in 1714 to the death of King George IV in 1830. Based largely on the proportioning used by Greek Classicism to create regularly shaped, geometric buildings with rigid, symmetrical frontages.
Classic Architecture	The employment of the symmetry and system of proportioning used in Ancient Greek and Roman architecture which was revived in the Renaissance and was popular in England during the 18th and 19th centuries. English 'Classical' buildings have a regular appearance and symmetrical facades and might also incorporate Classical details such as an entablature at the wall top or pilasters dividing bays .	Hipped Roof	Pitched roof without gables where all sides of the roof meet at an angle.
Composite jamb	Describes jamb s made of several stones, often irregular.	Jamb	The vertical part of a door or window which supports the lintel .
Console	Ornamental scrolled bracket usually in stone or timber, usually supporting a fascia , lintel , etc.	Keystone	The large stone at the crown of an arch.

Kneeler	Stone at the end of the coping at the gable end of a roof which projects over the wall below. Usually moulded or carved.
Lintel	Horizontal beam bridging an opening in a wall.
Margins	The margins frame an opening.
Moulding	The profile given to any feature which projects from a wall.
Mullion	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone.
Parapet	A wall which rises above another structure such as a roof or terrace.
Pediment	A pediment is a type of corniced gable sometimes found over openings.
Pilaster	An upright which is rectangular in plan and is structurally a pier but is architecturally treated as a column and usually projects a third of its width or less from the wall.
Plain Stone	Stone dressings with smooth faces and squared corners.
Plat Band	A projecting course of stone usually found between the floors of a building.
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.
Regency	An extension of the Georgian style which drew on sources other than Greek Classicism for decoration. The bow front is a characteristic feature.
Sash Window	A window which opens by sliding. Can be top or side hung.
Tie Stone Jamb or Tie Jamb	A type of jamb which is made up of three pieces of stone, the highest and lowest are vertical and the middle stone lies in between them horizontally.

Venetian window A three-light window where the central light is round-headed and is taller (and often larger) than the other two.

Vernacular A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose-built by local craftsmen.

Further Reading

Architecture

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

Planning Policy

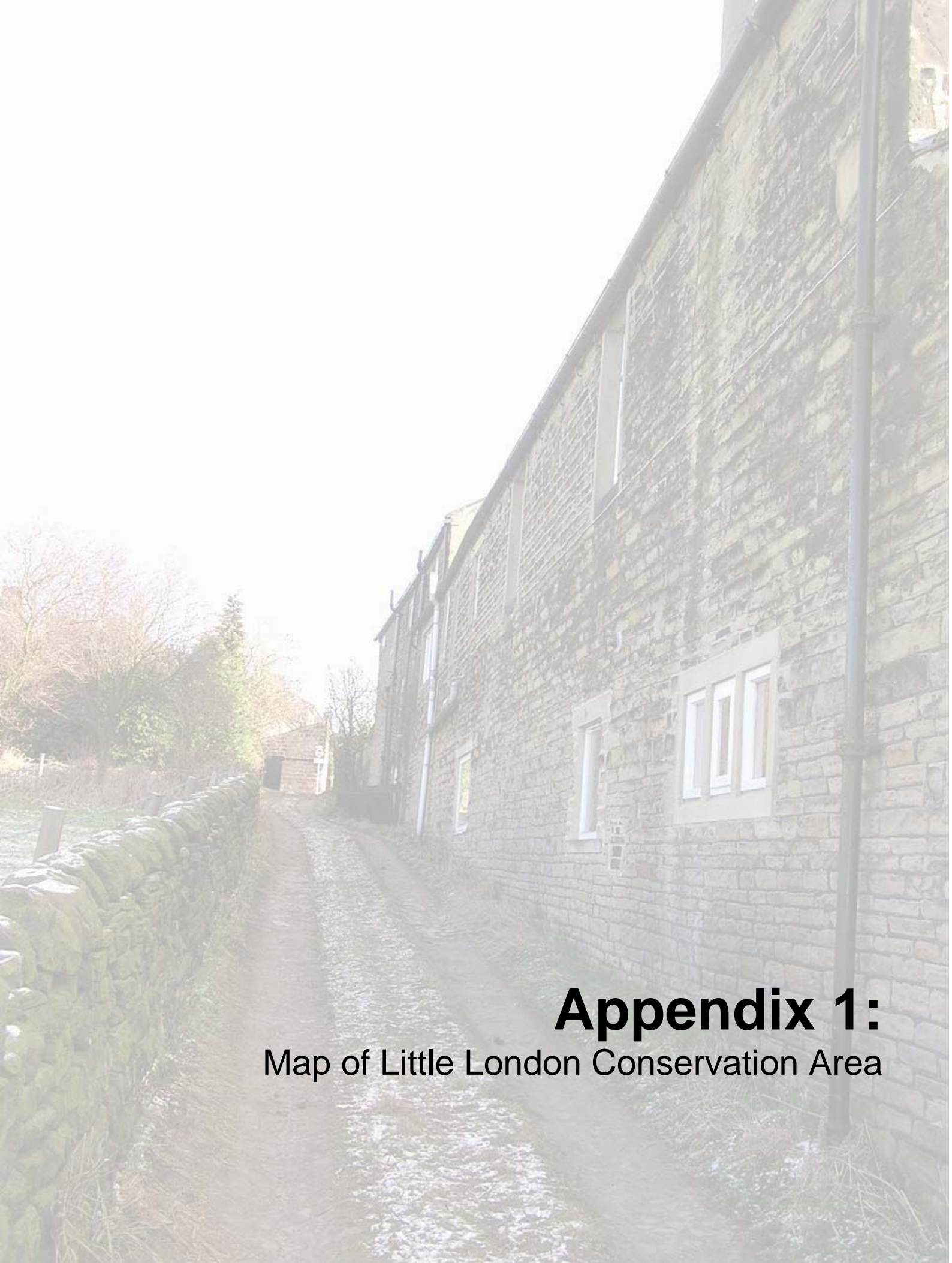
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 (2005): Bradford Unitary Development Plan.

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Contacts

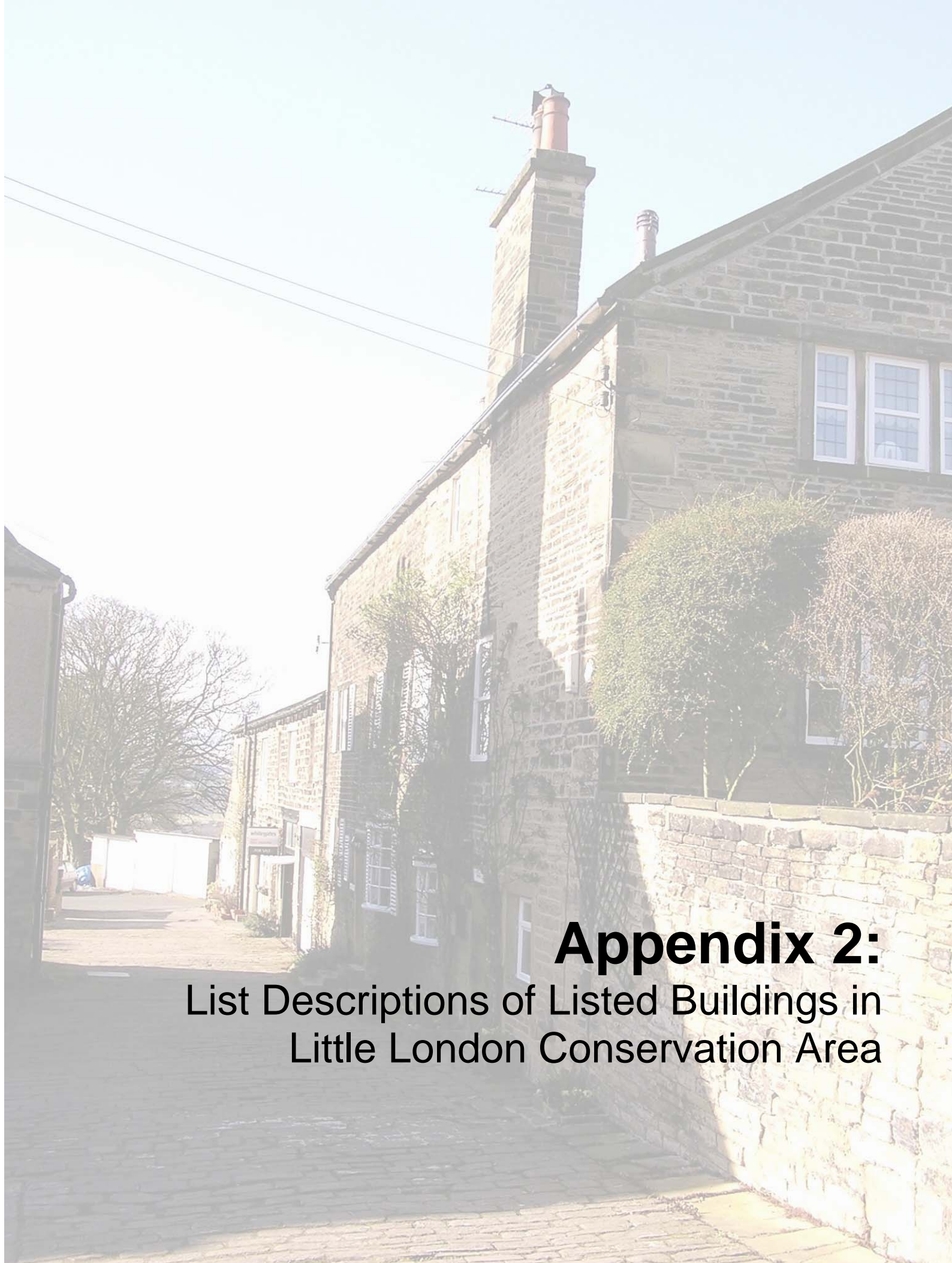
To register your comments or for further information please contact:

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Appendix 1:

Map of Little London Conservation Area



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

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Grade II

Lane Head House

Apperley Lane, Rawdon

Probably built as the steward's house for Esholt Estate, circa 1710-20. A fine substantial house of 3 storeys regularly coursed gritstone with a 5 bay south front. Extended circa 1800 and with 1911 rebuilding of west front. Apparently originally of 2 storeys heightened mid C18. Chamfered quoins to ground and first floors, quoin pilasters to top floor. Moulded sill courses and deeply moulded modillion bracket eaves cornice. Hipped stone slate roof. Tall cavetto corniced chimneys. Tall windows to ground and first floors with architrave surrounds and central doorway of similar proportions in same surround with cornice. The top floor has square windows in architraves, the central one with scrolled head and keystone and shallow apron carried down to sill course. Late C18 glazing bar sashes. The east return is of 2 original bays with circa 1800 extension with large square surround windows, glazing altered. Modern ground floor extension. The extension has been altered in conversion to flats. The design of the south front relates to Esholt Hall itself and possibly the same person, Joseph Pope of Farnley, was involved.

Lane Head Cottage and Mews Cottage

Apperley Lane, Rawdon

Circa 1800 or latter part of C18, formerly service cottages to Lane Head House. Two storeys sandstone "brick" with flush quoins. Stone slate roof. Corniced chimneys, 3 light square mullion windows and single lights with modern glazing, all in

squared surrounds. Squared jamb doorways. Gable end towards road has band across at eaves level. Three light and 2 light square mullion windows and plain doorway.

Premises occupied by Greasley, Butchers*

Apperley Lane, Rawdon

Circa 1800-20 cottage. Sandstone "brick". Stone slate roof. Two light square mullion windows flanking single light over doorway to road front, at right angles to road. Included for group value.

The Folly and Burwood Cottage**

Apperley Lane, Rawdon

Late C18 house with 3 bay symmetrical front. Two storeys sandstone "brick". Stone slate roof with saddlestones, corniced chimneys. Four light square mullion windows and central blind, plain Venetian windows above unobtrusive modern stone porch. A well proportioned elevation still using the vernacular idiom.

* The name of this building could not be found on maps. It is presently occupied by *Kemby's Hair Salon*.

* **The Folly** is named **Smithy Hill House** on recent maps.

A photograph of a rural landscape. On the left, a stone wall runs vertically. A large, leafless tree stands in the center. A path leads from the foreground into the distance. In the background, there are rolling hills and a small village. The sky is overcast.

Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

Appendix 3: Legislation and Council Policies Relating to Conservation Areas

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

Legislation to Protect the Character and Appearance of Conservation Areas

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

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

(For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent

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

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

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

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

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

Policy BH8: Shop fronts in conservation areas

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

Policy BH9: Demolition within a conservation area

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

Policy BH10: Open spaces within or adjacent to conservation areas

Planning permission for the development of important open areas of land or garden within or

adjacent to a conservation area will not be granted if the land:

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

Policy BH11: Space about buildings

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

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

Policy BH12: Conservation area environment

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

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

Policy BH13: Advertisements in conservation areas

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

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

centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.

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

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

Policy BH1: Change of Use of Listed Buildings

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

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

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

Policy BH2: Demolition of a Listed Building

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

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

Policy BH3: Archaeology Recording of Listed Buildings

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

Policy BH4: Conversion and Alteration of Listed Buildings

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

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

Policy BH4A: Setting of Listed Buildings

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

Policy BH5: Shop Front Policy For Listed Buildings

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

Policy BH6: Display of Advertisements on Listed Buildings

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

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