



LOWER WYKE

Conservation Area Assessment

January 2006

Acknowledgements

We would like to thank:

Everyone who participated in preparing this document by either attending the Lower Wyke Conservation Area workshop or by completing and returning a comments sheet.

West Yorkshire Archaeology Service (WYAS) for providing historical and architectural information on Lower Wyke.

West Yorkshire Archive Services for access to the historic maps showing the development of Lower Wyke.

Contents

1. Introduction	3
1.1. What does conservation area designation mean?	3
1.2. What is the purpose of conservation area assessments?	3
1.3. Lower Wyke Conservation Area	4
2. Location and Population	5
3. Origin and Historic Development	7
4. Topography and Setting	11
5. Traditional Building Materials	14
6. Architectural and Historic Qualities of the Buildings	16
7. Open spaces and Natural Elements	23
8. Conclusion: Character Specification and Guidance	25
9. Proposals	31
9.1 Conservation Area Boundary	31
9.2 New Development	31
9.3 Enhancement Proposals	32
Glossary of Architectural Terms	33
Further Reading	34
Appendix 1: Map of Lower Wyke Conservation Area	35
Appendix 2: List Descriptions of the Listed Buildings in Lower Wyke Conservation Area	37
Appendix 3: Council Policies and Legislation Relating to Conservation Areas	40
Contacts	Back Cover

1. Introduction

1.1 What does Conservation Area Designation Mean?

A conservation area is '*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' (Section 69 of the Town and Country 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 Lower Wyke Conservation Area in order to fulfil its statutory duty to review its conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Conservation Team, which aims to:

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

A summary of the draft of this assessment, a proposed boundary map, a cover letter, a comments sheet and an invitation to the conservation area workshop, were distributed to

every address within and local to the conservation area in May 2003. At the same time a copy of the full draft Conservation Area Assessment, proposed boundary maps, comments sheets and invitations to the conservation area workshop were placed on deposit at Wyke Library, Bradford Planning Office and on the Council's website.

The consultation period ran from May to July 2003. Feedback was received on completed comments sheets and at the conservation area workshop which was held at the Moravian Sunday school, Lower Wyke, Bradford on 26th June 2003. The feedback from the local community has been used:

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

This document will provide a framework for the controlled and positive management of change in Lower Wyke 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 Lower Wyke Conservation Area

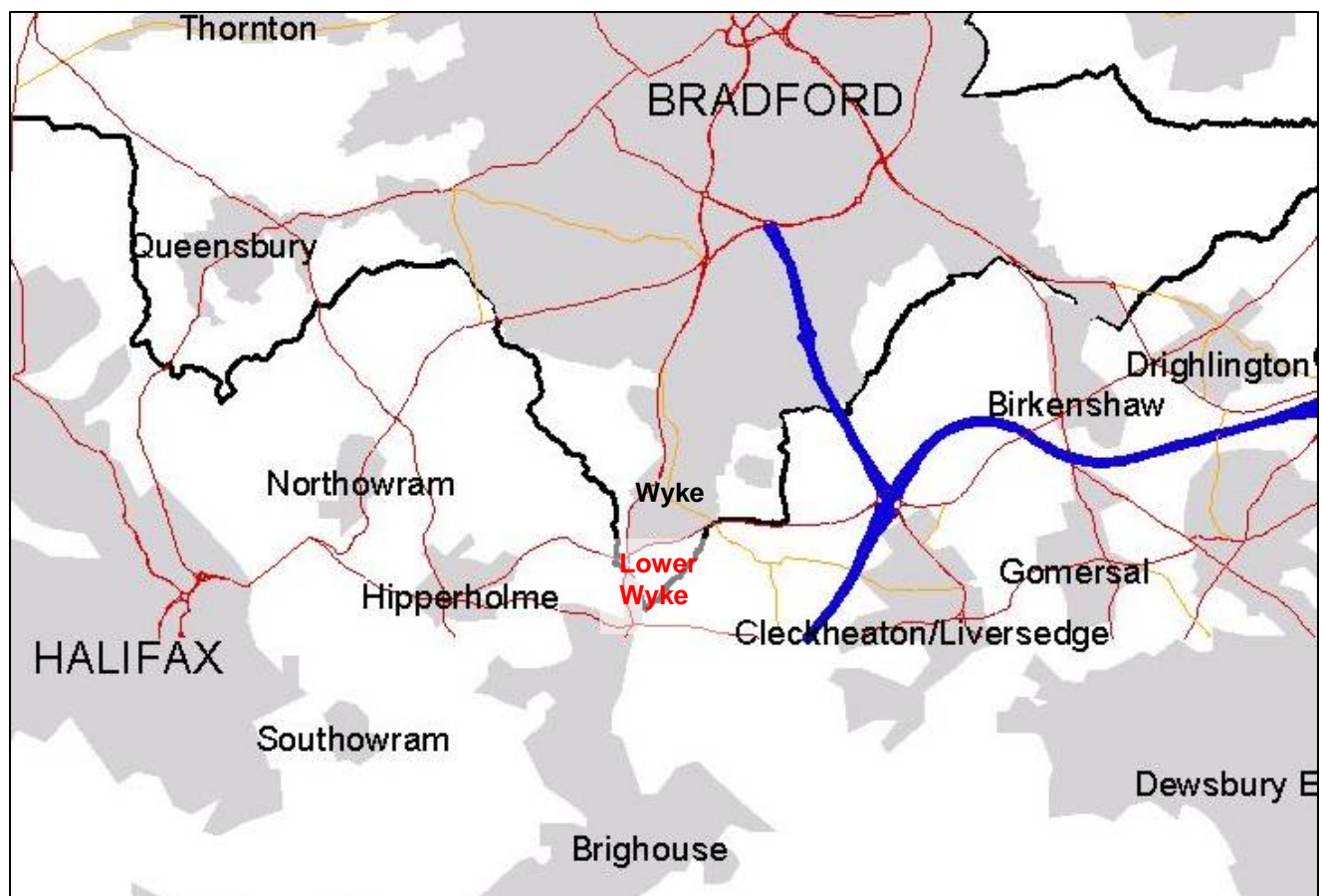
Lower Wyke Conservation Area was originally designated in September 1977. It covers the oldest surviving part of the village, incorporating the Moravian church and the Manor House at the northern end of the settlement. It has a distinct rural village feel, which is emphasised by the agricultural buildings at the northern end of the settlement and the small-scale cottages that line the south side of Lower Wyke Green and cluster around the church.

The larger farmhouses and agricultural buildings are well spaced through the village and give an indication of the roots of the early settlement of Lower Wyke, which originated as an unnamed cluster of buildings in the 17th century. The settlement developed further in the later part of the 18th century following the arrival of the Moravian settlers. The buildings they subsequently constructed contribute greatly to the character and sense of place.

2. Location and Population

Lower Wyke is situated about 6 kilometres to the south of Bradford and 3 km to the north of Brighouse. The six routes which met at Wyke probably influenced the first settlement in the area. Lower Wyke Lane formed part of the main route between Bradford and Brighouse until the construction of Whitehall and Huddersfield Roads.

At the time of the 1991 census the population of the wider ward of Wyke stood at 16,931. The hamlet of Lower Wyke forms a relatively small proportion of this ward, with approx. two hundred residents.



3. Origin and Historic Development

Summary of Historical Interest

The historic significance of the area can be judged by the extent of the survival of elements that testify to the past ways of life, such as the street pattern, built form, archaeological remains and detail. If the area has associations with a historical figure or event, or has traditionally been of local importance, as a meeting place or cross roads, its historic interest can be considered to be greater. The quality of what has survived naturally has a bearing on its level of interest.

The following summarise the factors that make Lower Wyke Conservation Area of historical interest:

- Documentary evidence from as far back as the Norman Conquest and Domesday Survey indicates a settlement at Wyke.*
- The hamlet of Lower Wyke is likely to have evolved following the construction of the Manor House in the 17th century. A number of farmsteads were built around this time on either side of Lower Wyke Lane and a linear settlement began to form.*
- The next major period of development defined much of the character of the settlement. The arrival of the Moravian settlers at Lower Wyke and the construction of the Church and other related buildings was a catalyst for further expansion of the settlement.*
- The boundary and size of Lower Wyke has altered little since the 19th century and thus the hamlet has retained much of its quiet rural character. The special character and setting of the attractive cluster of 18th and 19th century buildings around the churchyard is relatively unspoilt by unsympathetic modern development.*

- Lower Wyke has retained its rural and green setting and this contributes much to the unique character and sense of place. The hamlet's form and buildings are an interpretable testament to the economic, social and religious changes that have shaped its development over the last four centuries.*

Lower Wyke is situated to the south of Bradford and stands upon the Lower Coal Measures of the Upper Carboniferous Period. The settlement is set upon a hillside to the east of Wyke Beck on land rising from 100m O.D. to 140m O.D.

The settlement of Wyke was first recorded in the Domesday Book of 1086 under the name of *Wiche*. The place name may have had Saxon origins as *Wyche* means 'place of the well' (Carter, 1988). Very few pre-Conquest archaeological remains have been found in the area. The most notable is a Neolithic stone axe found in 1964 at Wyke.

After the Norman Conquest Wyke became part of the manor of Bradford and was held by Ilbert de Lacy. Distinguished houses such as the Earls of Lancaster, the Crown and the City of London have all held the land since that time.

The Empsall family, who were stewards for the Savile family and Yeomen of Wyke for over three centuries, built the **Manor House** at Lower Wyke in 1614. This impressive manor house, which was substantially extended in the late 17th century, was eventually passed onto the Mayer family and through marriage to Thomas Carvick.

In 1759 the famous Methodist preacher, John Wesley, was reputed to have stayed at the Manor House while preaching at the Moravian Church nearby.

An interesting aside is the custom of the blowing of an ancient hunting horn at the Manor House early every morning to wake the local residents and summon them to work and again at dusk to signal the end of the day. This is reputed to have continued until the end of the 19th century. The horn is now in private hands in London.

It is likely that the hamlet of Lower Wyke grew up around the Manor House, as a number of houses and agricultural buildings in the immediate area were constructed around this date. These include **Stancey's Garth Farm**.

Jeffrey's map of Yorkshire, drawn in 1775, shows buildings either side of Lower Wyke Lane and around the Manor House. This small cluster of buildings was beginning to take a linear form along the road now known as Lower Wyke Lane, though the settlement was at this time unnamed.

By 1809 the settlement was known as Lower Wyke and its form is already easily recognisable, though neither Whitehall Road nor Huddersfield Road had been constructed. Lower Wyke Lane was part of the most direct route between Wyke and Bailiff Bridge.

Some of the buildings shown on the 1809 map no longer exist; the farmstead to the south of the church was demolished to make way for the gardens of **Blankney Grange**. A cottage shown on the 19th century maps to the north of Lower Wyke Lane no longer exists. The low walls which mark the ruins of the buildings can still be seen in the field to the south of the Manor House.

A tithe map, surveyed in 1856 shows that the settlement had developed further. In 1837 the two new toll roads had been opened, Huddersfield and Whitehall Roads, and Lower Wyke Lane was no longer the most direct route from Bradford to Bailiff Bridge. A number of small cottages had also been built along Lower Wyke Green.

The license of the Red Lion public house had been transferred to new premises at the junction of Whitehall Road and Huddersfield Road and the former drinking establishment converted into a dwelling.

In 1738 Rev. Benjamin Ingham of Osset invited the people of the Moravian Church to Yorkshire. A group of Moravian settlers arrived in Lower Wyke in 1753 and so started a period of notable development within the hamlet. The **Moravian Church** was built in 1775, replacing a smaller

chapel and the minister's house was added in 1795.



The Church and minister's house from across the burial ground

During this period of relatively intensive development a three storey **Sisters' House** was built c. 1782. This building was to house the unmarried women of the Brethren, who supported themselves by the sale of needlework, for which they were particularly noted.

A girls' boarding school was established in 1794. The school was successfully run by the La Trobe sisters and the school building was extended in 1796. Following the closure of the school in 1893, the building was converted into two dwellings.



Former Girls' School, now Ivy House and Southview

The **Sunday school** building was built nearly a century later in 1881 and is still used by the community on most days of the week.

Further development took place in the 19th century. This was mainly small-scale housing development and filled the gaps between the existing buildings

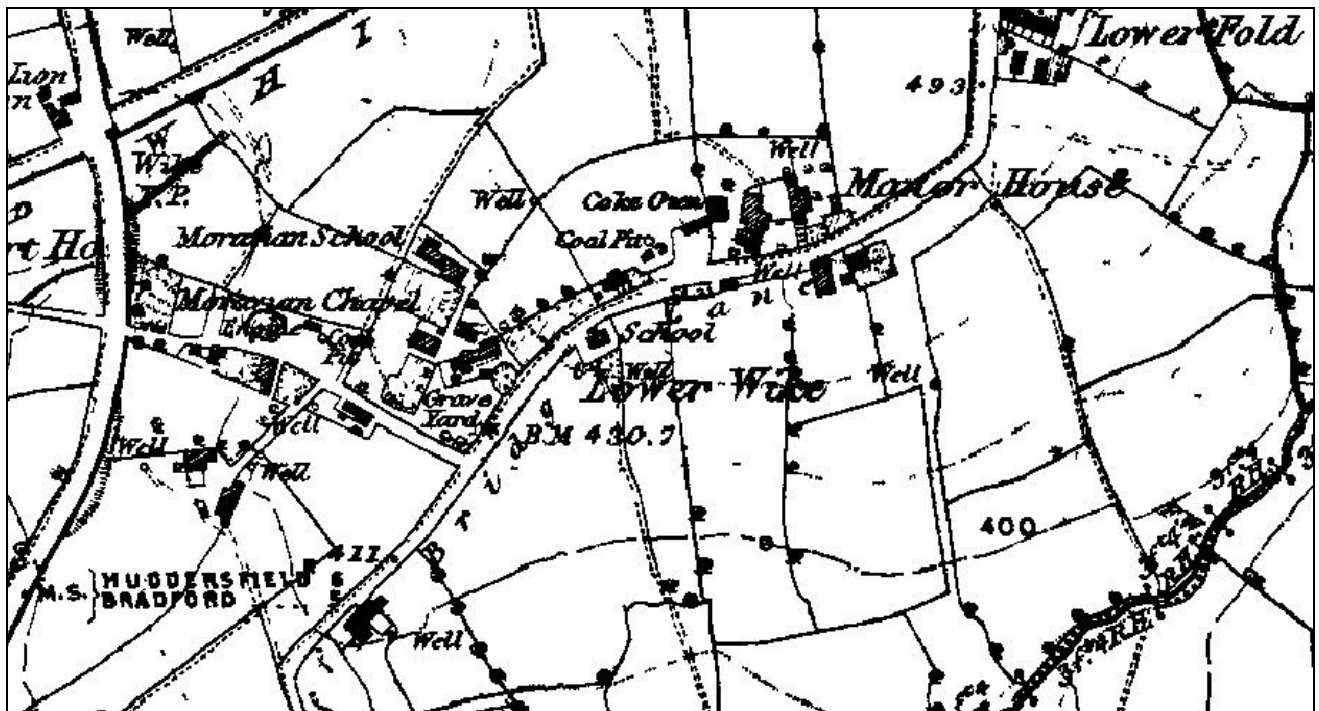
along Lower Wyke Lane and Lower Wyke Green. By 1849 the hamlet consisted of about 19 houses, cottages and farms.

It was in one of these dwellings that **John Frederic Bateman** was born in 1810. Later he became a famous civil engineer and was noted for his work to reservoirs and waterworks both in England and abroad. He was an honoured guest at the opening of the Suez Canal in 1869 and became the President of the Institute of Civil Engineers in 1878.

At the bottom end of Lower Wyke Green is **Coley View**, a row of stone terraced dwellings fronting onto Huddersfield Road was probably constructed between 1893 and 1905 (according to map evidence).



Front elevations of Coley View, Huddersfield Road



The first Ordnance Survey map of the area, 1852, shows that the village boundary is basically unaltered to this date.

There is little conclusive information relating to industrial activity in and around Lower Wyke. It is known that a tannery existed close to the settlement. A field to the east of Lower Fold Farm is documented as *Tan House Ing* and probably relates to a tannery site worked prior to 1848.

Coal was extensively mined in the area, mainly from shallow pits with short life spans. The 1852 OS map shows a coal pit to the west of the Manor House, close to the site of the ruins of the cottage and two pits in fields to the west of the Church. The *Low Moor Company* obtained the mineral rights to the area and worked a mine known as Drake Pit at to the southeast of Lower Fold at the

start of the 19th century. Further afield, industries around Wyke included chemical works, brickworks, textile mills and dyeworks.

The growth of industry in the area necessitated improvements to the transport network and in 1837 the two turnpike roads known as **Huddersfield Road** and **Whitehall Road** were opened. In 1850 the Lancashire and Yorkshire Railway Company opened the line between Low Moor and Halifax, via Wyke. A joint line linking Bradford to London was opened in 1873.

Despite the industrial activity within the area the settlement of Lower Wyke retained its rural feel

and setting. The Ordnance Survey map of 1852 shows the settlement to be little altered in terms of the general boundaries compared to that today, with the notable exception of Blankney Grange which was not built until 1865-6.



Stone lodge by the southern most entrance point in to Blankney Grange(now the Cygnet Hospital).

The Grange is a large mansion house, built by Dr James Whitteron, a local and well-known doctor who is reputed to have never lived in the house, preferring to reside in one of the lodges set in the grounds. After the Doctor's death the house passed to his sister-in-law, Jane Whitteron, who lived there until her death in 1903. The house was leased then sold to Alderman Illingworth and then Arthur Davy, a Bradford Wool Merchant. The Grange was eventually bought by Bradford City Council after the Second World War and was used up until recently as a Residential Care Home before its conversion to a private hospital in 2002.

4. Topography and Setting

Summary of Topography and Setting

The topography of the wider area and the setting of Lower Wyke Conservation Area contributes greatly to its character and uniqueness. The most significant features include:

- *The undulating topography of the surrounding landscape effectively limits views to the conurbation to the north of the Conservation Area.*
- *The open fields to the north and southeast of the settlement provide a green and rural setting and a visual connection with the agricultural roots of the settlement. This setting contributes to the sense of place and character of the area whilst giving the hamlet a secluded and quiet feel.*
- *The gentle slope of Lower Wyke Lane from the Manor House down to Blankney Grange and from the Green down to Huddersfield Road greatly impacts on the views and vistas across and out of the Conservation Area. These provide important visual links and place the settlement in context with the surrounding landscape.*

The hamlet of Lower Wyke is situated on a sloping hillside approximately 6km to the south of Bradford city centre and 3km to the north of Brighouse. The busy A58 (Whitehall Road) runs almost parallel to Lower Wyke Lane and is visible across the fields to the north of the Conservation Area. To the north of the A58 is large residential estate, probably built around the 1940s. This estate has a distinctly suburban feel to it and consequently a very different character to Lower Wyke.

Huddersfield Road runs along the very western edge of the Conservation Area for a short distance. The southwest boundary is bordered by another

inter-war housing estate (which falls within the Calderdale MBC boundary) and beyond this is the settlement of Bailiff Bridge.

Due to the undulating topography of the surrounding land, views from Huddersfield Road and the lower section of Whitehall Road into Lower Wyke are limited. The rooftops of several of the buildings are visible, including that of the Manor House and the Moravian settlers' buildings.

The dense woodland along the boundary of the gardens of Blankney Grange (now the Cygnet hospital) effectively limits any views into and out of the settlement from the housing estate to the southwest and thus the sense of seclusion and rural character is maintained.

It is only to the southeast of the settlement that the area remains open and undeveloped for any distance. The landscape over towards Scholes and Bailiff Bridge consists mainly of rolling green fields and the occasional farmhouse and agricultural building.



View from the footpath alongside 159 Lower Wyke Lane over to Bailiff Bridge

This open and green setting contributes significantly to the rural character of the hamlet as well as the slightly secluded feel of the place. A number of particularly fine mature trees standing

within gardens, fields and the graveyard in and around the settlement have a vital role to play in the maintenance of the sense of place and setting within the Conservation Area.

The fields around Lower Wyke and indeed the settlement itself are washed over by Green Belt and therefore the open setting is protected from inappropriate development.

There are a number of atmospheric and enticing views into and out of Lower Wyke which demonstrate the relationship between the built form of the hamlet and the green areas beyond it. The view from Lower Wyke Green on the approach to the hamlet is especially significant in this respect. A pleasant vista is visible through the trees that line the Green across the open fields to the cluster of buildings around Chapel Fold, in particular the Church. The character and majesty that the fine mature trees around the church lend to this view is immeasurable.



Looking along Lower Wyke Green with the Church in the background

Lower Wyke Lane has historically dictated the form of this linear settlement. The narrow country road, which was once part of the main Bradford-Brighouse route, slopes downwards from the junction of Whitehall Road to the junction with Lower Wyke Green and then skirts around the boundary of Blankney Grange gardens.

The upper section of the road has a more rural feel and the surrounding fields are apparent through the gaps in the buildings. Around the junction with Lower Wyke Green the road is slightly wider and the well-tended churchyard gives the immediate area a green and leafy feel. Geographically and atmospherically, this is the heart of the settlement.

Along the lower section of Lower Wyke Lane the buildings and trees line the road; these generally obstruct views beyond the building line. The public footpath which runs between 157 and 159 Lower Wyke Lane down the hillside towards the Beck affords some impressive views over the fields and Bailiff Bridge to the south of the settlement. Just back from Lower Wyke Lane the land drops away quickly and the elevated position of Lower Wyke over the surrounding countryside is apparent.



View from the field adjacent to the Church across to Coley View and the viaduct

One of the most impressive views into the Conservation Area is from the northern end of Lower Wyke Lane, near Lower Fold Farm. The land slopes downwards from this point into the hamlet and affords a dramatic view across the fields to the Manor House. This is probably the best view of the Manor House as the closer to the actual building one gets, the more limited the view is by trees and the high stone walls that surround it. At close range, only tantalising glimpses of the fine house can be gained from the road.



Blankney Grange Farm (Grade II)

There are many short-range views and vistas in and around Lower Wyke Conservation Area which are notable because of the glimpses of buildings and structures they allow. The trees and stone walls which contribute greatly to the character and feel of Lower Wyke also act as a screen for many of the buildings. The tantalising glimpse of stone work or flash of glazing between branches or gaps in walls lends the settlement an air of seclusion.



Laurel Bank. This characterful stone settled track adds much to the conservation area.

5. Traditional Building Materials

Summary of Traditional Building Materials

The traditional building materials of the Conservation Area contribute greatly to its character, these are:

- *Local stone (for structures);*
- *Stone slate (for earlier roofs);*
- *Slate (for later 19th century and early 20th century roofs);*
- *Timber (for features such as windows, doors, and some gutters);*
- *York stone (for surfacing, though little of this remains); and*
- *Cast iron (for the limited number of railings and gates).*

Local **stone** dominates the conservation area and is a fundamental part of its image. It has been used in the construction of all eras of building and for boundary and walls and is the unifying element that gives the conservation area its coherent feel.

Different finishes relate to the period in which the buildings were constructed: **Coursed rubble** walling with ashlar dressing was used in the construction of the Manor House, the oldest building in the conservation area; 18th century and early 19th century buildings of hammer dressed stone; and later 19th century and early 20th century buildings of hammer dressed stone in conjunction with **ashlar** stone. Stone is also used as a means of decorating the later buildings of the area, in the form of carving and added details such as kneelers and mullions.

Locally quarried **stone slate** was used as the roofing material of the earlier buildings of the conservation area. It is this that gives the roofline

its characteristic colour and distinctive profile, which complements the colour and texture of the stonework. This roofing material is becoming increasingly rare, as other forms of roofing material have become available and earlier buildings lost, and should therefore be treasured.



Stone slate roof of 15 Lower Wyke Green, showing how the roof of an extension can match the original stone roof of the cottage

It was superseded in the later 19th century by **Welsh slate**, made available by the improvements in transport occasioned by the establishment of the railway network. Slate has a smoother, darker finish than stone slate and can be seen on the later 19th and early 20th century buildings of the conservation area.

Most of the road surfacing is tarmac and there is no evidence remaining of the original surface used along Lower Wyke Lane. Chapel Fold and Lower Wyke Green are both unadopted and unsurfaced in the main. Only small areas of original surfacing materials remain. The track leading to Laurel Bank is laid with stone flags and setts, though some are broken or missing.



Stone flags and setts along Laurel Bank

Timber is the traditional material used for the doors, windows and gutters on the older properties of the Conservation Area that date from the 18th, 19th and early 20th centuries. These features are the most susceptible to change and some have been replaced by modern alternatives, but where the early details have survived they contribute greatly to the integrity of the built form and the quality of the Conservation Area.

The glazing style of the windows is very much dependent on the age of the building and vary from the multi-paned **sashes** or fixed lights of the earlier structures to the single paned sashes of the later buildings.



Victorian iron railings in front of the Sunday School

Some properties within the Conservation Area still retain the original decorative **iron railings**, gates and even the coal chutes. These small details contribute significantly to the local character but are easily destroyed.

6. Architectural and Historic Qualities of the Buildings

Summary of Architectural Interest

The architectural merit of Lower Wyke Conservation Area can be judged by the quality of the buildings within its confines. The age and rarity of the structures, whether they are good examples of a particular building type or age, and whether they are examples of fine craftsmanship and building techniques are all factors in determining their significance. The following have been deemed to contribute to the area's architectural interest and justify its Conservation Area status:

- *There are a number of Listed Buildings within the Conservation Area. Of these the Manor House has the high listing of Grade II* in recognition of its exceptional interest.*
- *It contains some fine examples of the local vernacular building form, which is indicative of a past way of life and traditional building techniques. This form of architecture is also significant to the sense of place of the area, as it makes use of materials and techniques specific to the region. Good examples are becoming increasingly rare, due to alteration and redevelopment. The best examples in Lower Wyke are listed. These are well dispersed along Lower Wyke Lane and Green though there is a cluster of vernacular buildings in the area immediately around the Church.*

Buildings are naturally a dominant feature of the Conservation Area and it is their quality, siting and interest that chiefly accounts for the designation of Lower Wyke Conservation Area. The design, decoration and craftsmanship of the buildings are

all factors in determining their significance, however buildings that are good examples of a particular age, building type, style or technique and those that are evocative of a given region are of particular merit. The finest examples of buildings of historic or architectural interest in the country are listed by English Heritage, and are subject to Listed Building controls, which aim to protect them from unsympathetic alteration. However, as Conservation Area designation is area based, it is the group value of buildings that is significant. Therefore, although not all of the buildings in Lower Wyke Conservation Area are listed, there are many which are of merit to the street scene and contribute greatly to the feel of the place.

The built form of Lower Wyke follows a linear pattern, principally along Lower Wyke Lane with later buildings along Lower Wyke Green too. Within the boundary of the Conservation Area there are many listed buildings. The majority of these are Grade II listed buildings, however the Manor House is Grade II* as it is deemed to be of particular architectural and historic interest.

The **Manor House** is situated at the northeastern end of the Conservation Area and is the oldest surviving building in Lower Wyke. The similarity of this building to other fine manor houses in the region (Oakwell Hall at Gomersall and Upper Rookes at Norwood Green), which were constructed at the end of the 16th century, suggests that the Manor House may also date from this time.

This fine building is of higher status than the surrounding vernacular buildings and this is communicated in its architecture. It was originally built for the Empsall family who were stewards for the Savile family. It is a building of complex

development which originated as a timber framed front-range with an aisled hall set behind. The oldest section of the house has a centre portion dated 1614. In 1694 the house was almost doubled in size towards the road by J A Empsall.



Manor House, as seen from Lower Wyke Lane

The frontage building is a hall-and-cross-wing house constructed of superb ashlar-faced stonework. The windows are a fine testament to the work of a long gone craftsman, having deep chamfered plinths and mullions with deep chamfered surrounds and hoodmoulds with straight returns. It also has unusual ovolo-moulded mullions and crocketed finials atop the tabled gables.

In 1940-1 the then owner Harold Stead substantially remodelled the building along the lines of plans drawn up by the Halifax based architect, G. R. Oddy. Despite the alterations and additions over the years, the house retains many original Tudor features, including a fine fireplace set into the west wall and the timber roof beams and supports.

The building is effectively divided into two houses - **Manor House Farm** is attached to the rear of the front wing. The Manor House Farm is constructed of coursed rubble with ashlar dressings to the west with an arched door, its lintel inscribed "*RBEEB 1614*". It has an impressive 6 light double-chamfered window, with chamfered mullions. In the 18th century another wing was added to the

house to the north. Plainer flat mullioned windows were inserted into the north elevation.

Another gabled wing was added in the late 17th century, facing east. The inscription above the door lintel states "*16 IEA 94*". In 1894 Martha Barraclough altered the housebody to create a Victorian parlour with a plastered ceiling and cornice. The Barraclough family has occupied this part of the building since 1832 and their descendents still work on the farm.



Lower Wyke Lane. To the left is Stancey's Garth farmhouse and immediately ahead is the barn. Both are Grade II listed buildings.

Further down the lane, opposite the Manor House and to the south of Lower Wyke Lane, is **Stancey's Garth Farm**. Both the farmhouse and the barn immediately to the west are listed. The farmhouse is a mid-to-late 17th century building, probably built by the Empsalls (the same family who built the Manor House).

The dominant feature of this building, when viewed from the lane, is the interesting long low stone slate roof. There are also chimneystacks to either gable, and chamfered mullioned windows facing south across the fields. Unfortunately the stonework has been obscured by rendered pebbledash, which does little to enhance this interesting vernacular building. Sadly, a recent fire caused damage to the interior of the building and an oak door dated 1678 was destroyed.

The tall **stone barn** to the west of the farmhouse is a 19th century stone barn with stone slate roof with interesting features such as an arched cart door entrance and arrow-slit ventilators. Much of the barn is obscured from view by a number of unsympathetic outbuildings with their backs to the lane.

A number of more modern residential properties are located to the west of the Manor House on both sides of the lane. Further down the lane are the ruins of an old cottage which appeared on the map of 1809 but was demolished in the early 20th century. To the southwest of the ruins is a typical 18th century dwelling with gable chimneys and a low rear wing at right angles to the main body of the building. This was originally the *Red Lion* public house (the red-painted cast iron lion set into the boundary wall is a testament to this).



View down Lower Wyke Lane, the former Red Lion Inn to the left retains a cast iron lion set into the boundary wall.

The public house ceased to function around the early 19th century and upon the opening of the toll roads to the north transferred its licence to a new public house (also called the Red Lion) at the junction of Huddersfield Road and Whitehall Road.

A public footpath runs down the side of the former inn and a 20th century redbrick bungalow. This footpath affords impressive views over the surrounding landscape.

The **Moravian Sunday school** is located on the north side of the lane and is set at a slightly oblique angle. This unlisted stone building is dated 1881. There are six bays of arched windows with coloured glass margin lights. The building has interesting stone corniced brackets, coped gables and a square stone ridge chimney set onto the blue slate roof. A single bay extension was added to the east end of the building for the *Men's Institute* in 1908. This has a distinctive cut back corner. The building is set above road level within a tall curving wall. This wall is topped by the original Victorian hopped railings and decorative cast balusters, a once common feature which has become scarce of recent years. Whilst this building is not listed, it makes an important

contribution to the street scene and character of the Conservation Area.



Sunday School building, Lower Wyke Lane

Immediately below the Sunday School is a stone flagged track leading round to **Laurel Bank**, a 19th century terrace of dwellings. This attractive row of dwellings is scarcely visible from Lower Wyke Lane, being sandwiched between the terrace of dwellings fronting onto Lower Wyke Lane and the Moravian Sisters' House. However, the buildings form an integral part of the cluster of buildings leading off Chapel Fold and are important to the character of the Conservation Area.



Terraced dwellings (Laurel Bank) and arched window of the Sunday school

2, 4 and 6 Laurel Bank were probably built between 1893 and 1907 and have front doors opening directly onto the street. The windows and doors are set at different levels to each other, an unusual feature in a terrace of this date. Whilst the original windows would once have been timber

sashes, these have now been replaced with less sympathetic modern alternatives, which do not suit the character and age of the buildings.



Chapel Fold: Note the prominent curved gate post and coping stone.

Immediately below this row of dwellings the road widens slightly and the atmosphere is that of a 'village green'. **Chapel Fold** runs off the Lane running parallel to Lower Wyke Green and acts as a driveway leading to the principal buildings of the Moravian settlement. This driveway is attractively lined with trees. To the southwest of Chapel Fold is the open grassed churchyard. This is separated from the Lane and Lower Wyke Green by a stone wall with curved copingstones. The churchyard, which is used for burials, is largely devoid of standing memorials. There are only a few ledger stones along the pathway and towards the western end of the grounds.

The actual **church** building is set behind the burial grounds and can be accessed either by the long flagged path from Lower Wyke Green or directly from Chapel Fold, to which it stands at right angles. Attached to the northwestern gable end of the church is the **Minister's house**, which has a single bay extension to the gable. These buildings are both listed and together form a long linear group whose setting is much enhanced by the splendid mature ash tree on the field boundary.

The church itself is a two-storey stone rendered building and architecturally typical of non-conformist chapels of its day. The building has a four bay symmetrical façade with two tall arched windows in the centre and doors in the outer bays with small arched windows above. The rear of the church is similarly fenestrated but without doors and with a central projection added in the 19th century to house the organ.



Church and former Manse behind the churchyard



The small details, such as the coal chute door on the southeast elevation of the church, add interest and life to a building but are easily lost over time.

The church has a stone slate roof with a timber louvered bellcote with a pyramidal roof. The adjoining Minister's house, which now contains the caretaker's flat and ancillary accommodation for the church, is stone built and without the render which adorns the chapel's façade. The former manse has retained its attractive timber sash windows and has a pleasing appearance. These buildings are particularly prominent on the approach to the settlement via Lower Wyke Green and enjoy an enviable and green setting.

Set behind but in the same alignment to the church is the former *School House*. This two storey stone building was constructed in the late 18th century and was established as a girls' boarding school in 1793. The school closed in 1897 and was converted to two dwellings (**Ivy House** and **Southview**). The front elevation of the building has quoined angles and a central door with tripartite sash windows to either side of its 3-bay façade. The eye is drawn over the high boundary hedge to the central gabled attic dormer which is lit by a Venetian window. To the front of the house is a long garden which is entered through stone gate piers with ogee-carved heads.



The former Girls' School (now Ivy House and Southview)

To the rear of the building is a long stair window with cross mullions. Built onto the west gable is a lower small house which is set back – this may have been used as accommodation for the La Trobe sisters who founded the school. A footpath runs along the edge of the field adjacent to the former school and affords an impressive view across to **Coley View** on the western edge of the Conservation Area and the remaining segment of the railway viaduct.

To the south of the former school is another of the buildings constructed by the Moravian settlers. The former **Single Sisters' House** is probably the tallest building in Lower Wyke, being three storeys high with a pitched stone slate roof. It has regular dressed quoins and 3 light windows with flat-faced mullions in square surrounds. The porch on the front elevation has the date 1782 inscribed on the lintel.

The Sisters' House was originally home to the unmarried women of the Moravian Brethren. The building is now in use as two dwellings, 3 & 4 Chapel Fold. Originally there was an external staircase up to the first floor on the rear of the building but this has been removed. There is also a stone setted yard at the rear which is approached down a narrow paved path which runs along the rear of Laurel Bank. None of the original sash windows remain and there are some unsympathetic modern replacements.



The Sisters' House, Chapel Fold (Grade II listed)

Immediately to the south of this building is a modern stone **bungalow**, located on the site of a listed barn demolished in the late 20th century. The bungalow is situated on one of the most prominent sites in the Conservation Area, being set to the north of the open churchyard and junction of Lower Wyke Lane and Green. Architecturally, the building is neither sympathetic to the Conservation Area nor unsympathetic. The bright white garage door is unduly prominent though and detracts from what is the mainly unspoilt heart of the Conservation Area.

Below the churchyard is Lower Wyke Green, an unadopted track that leads down the hill to join Huddersfield Road. On the south side of Lower Wyke Green is **Blankney Grange**; an 'L'-shaped stone mansion house constructed around 1865-6. The Grange was built in a Jacobean revival style and has transomed mullioned windows with hoodmoulds incorporating decorative carved plaques and tabled gables. The staircase in the main hall is lit by a tall window infilled with stained glass representing work, play, thrift and rest.

The house was built for Dr James Whitteron who is reputed to have never lived in the house, preferring to reside in one of the **lodges** in the extensive grounds.



Southern lodge in Blankney Grange's (now the Cygnet Hopital) extensive grounds

The Grange is now in use as a private hospital and has been recently extended considerably by way of an additional wing to the southwest elevation. Little is visible of the Grange through the dense tree cover around the boundary of the grounds, though glimpses of the main house are possible. The lodges at either entrance hint at the impressive building within.

Further along Lower Wyke Green there is a row of good vernacular terraced dwellings (**1-8 Lower Wyke Green**). These simple stone cottages are Grade II listed for their group value, and as a group exhibit rural character and document local craftsmanship techniques.

The cottages were actually built at two different times. Nos. 3 to 5 were constructed around 1800, the two cottages at either end (nos. 1, 2, 6 and 8) were built later, circa 1850 and are slightly taller than the older cottages. The dwellings are all architecturally simple, stone slate roofs and corniced chimney, stone surrounds to the doors and windows. The windows would originally have had stone mullions and timber sashes. Unfortunately these have mostly been replaced with more modern styles of windows.



Workman attending to dwellings along Lower Wyke Green

Further down Lower Wyke Green is a row of three single storey cottages at right angles to the track. These stone cottages have been converted into a single dwelling and enjoy a pleasant setting within a well-tended curtilage. The long stone slate roof is an interesting feature of the building when seen from Lower Wyke Green.

10 Lower Wyke Green has retained its stone slate roof which adds much to the character of these cottages and the streetscape.



Between this property and the junction of Huddersfield Road are several more residential properties. These are either newer properties or older cottages that have been much altered. The interest along this section of the Green is mainly in the pleasant setting and views across the fields.

Facing onto Huddersfield Road is **Coley View**, an attractive Edwardian terrace probably built around 1900. These handsome and imposing buildings are set slightly higher than road level. It has interesting canted-bay windows and linking blue-slatted verandas, a contrast to their stone slate roofs. Unfortunately some untidy dormer windows

along the east-facing roof slope mark the rear elevations when viewed from Lower Wyke Green or over the fields.



Front elevations of Coley View, set back from Huddersfield Road by small yards bound by stone walls.

To the south of Coley View is the principal entrance to the grounds of Blankney Grange. To the side of the entrance is a late-19th century stone lodge. Set in the apex of its gable is a carved stone plaque with the initials JW and the motto 'Seek, Rest, but work on Memento Mori' (Remember you must die). The driveway curves around and away from the road. The boundary of the Conservation Area encloses the grounds of the Grange and runs along the northeastern edge of the former railway embankment.



Blankney Grange Farmhouse, Lower Wyke Lane

To the north of the stone bridge is **Blankney Grange Farm** and **Barn**; both are in separate residential occupation and Grade II listed. Built of sandstone brick and stone slate roof, the buildings are set at right angles to the road. The farmhouse has two light square mullioned windows and a squared jamb doorway with stone cornice hood.

The barn has a simpler architectural character with a blocked cart door opening and squared windows. One of the doors is dated 1677, though it is likely that the buildings were not constructed until the 19th century.

To the northeast of Blankney Grange Farm, further along Lower Wyke Lane is a pair of modern bungalows and above these the garden of **189 Lower Wyke Lane**. This garden contains a number of mature trees and dense foliage which adds much to the approach to the settlement from this side. The lane at this point is fairly dark due to the overhanging trees but widens and becomes lighter at the junction with Lower Wyke Green.

Due to the wide variety in type and age of buildings within Lower Wyke it is difficult to define the architectural style of the Conservation Area in one phase. Many of the surviving buildings are good examples of vernacular architecture and allow an understanding of the local craftsmanship techniques and materials available during varying periods of the settlement's development.

In and amongst these domestic and agricultural buildings are the more stylised buildings constructed by the Moravian Brethren and the higher status houses of Blankney Grange and the Manor House.



View across fields from Lower Wyke Lane to the former Girls' School.

It is this combination of architectural styles and buildings within their remarkable setting that creates the special character and sense of place within the Conservation Area.

7. Open Spaces and Natural Elements

Summary of Open Spaces and Natural Elements

The number, size, shape and treatment of open spaces within the conservation area are an integral part of its form and interest and contribute greatly to the variation in character throughout:

- The graveyard to the front of the Moravian church is the most prominent tended open space within the settlement. The neatly clipped grass and mature trees standing within the yard give the immediate area the sense of village green. This green and leafy area, which is surrounded by buildings on three sides, is particularly important to the character of the Conservation Area.*
- The extensive gardens of Blankney Grange, (now the private Cygnet Hospital), are well hidden from public view by high boundary walls. However the trees and foliage around the boundary and within the garden of 189 Lower Wyke Lane give the lower section of the Conservation Area a more enclosed and secluded sense of place.*
- The northern end of the Conservation Area has a more agricultural character, mainly due to the open fields located to either side of the lane. These green fields provide the settlement with a rural setting which is a fundamental component to the character of Lower Wyke.*

The interrelationship of the built form with open or green space in the Conservation Area is a fundamental component of the character of the place. The size, shape and treatment of these spaces are all factors in determining whether, for

example, the area takes on a domestic, rural, urban, industrial or civic aspect.

At the northern end of the Conservation Area, around the Manor House and Stancey's Garth farm **fields** surround the buildings. These give the area an open and green setting. The fields, which are used for grazing cattle, are important in demonstrating the interrelationship between the built form of the settlement and its agricultural origins.

The unimpeded views across the open fields into and out of the Conservation Area are particularly important. These views allow the glimpses of elevations of important buildings, such as the Manor House and the Moravian Church, which may not be fully appreciated otherwise.



View across fields from Lower Wyke Lane towards the Manor House

The area surrounding the Moravian church is the most extensive area of publicly accessible open land within the Conservation Area and

consequently is of fundamental importance to the character and sense of place within the settlement.



Cottages along Lower Wyke Green from across the churchyard

The **churchyard**, which is situated to the front of the church and is bounded on one side by Lower Wyke Lane and another by Lower Wyke Green, is prominent on either approach to the church. The churchyard, which is used for burials, has neatly clipped grass and is devoid of standing memorials. There are numerous **mature trees** within and on the boundary of the churchyard which greatly enhance the setting of the adjacent listed buildings as well as creating a green and leafy area. The churchyard is privately owned by the Moravian Church, however the appearance and feel of the immediate area is that of a **village green** and it feels very much like the heart of the settlement. The openness of this area enables the church to be viewed fully, setting it apart from the rest of the built form and emphasising its importance.

Most of the dwellings within the Conservation Area have small **gardens**, though these are mainly to the rear of the houses and not visible from public places. The most notable exception is the garden of **189 Lower Wyke Lane**. The house is opposite the junction of the Lane and the Green and the garden stretches along Lower Wyke Lane for a distance of about 50 metres. The garden is a riot of trees and dense foliage of various species and adds much to the approach to the hamlet from this aspect.

Blankney Grange, now the Cygnet Hospital, has extensive gardens that have recently been refurbished and tidied. Only glimpses of the gardens are visible from the public highways due to the dense line of trees along the boundary give this section of the Conservation Area a green and leafy character.

In terms of the openness of the Conservation Area the northern or upper section differs greatly from the lower. The open and rolling fields surrounding the upper section have an agricultural character that complements the vernacular houses and barns. The middle section appears more ordered and centred around the church and yard, the only visible open area within this area. The lower section is different again, the open fields beyond the building line being obscured by dense and overhanging trees along Lower Wyke Lane. These differing areas are interesting, particularly within such a small settlement and geographical area.



Rooftop and chimneys of Ivy House and Southview from Lower Wyke Lane

8. 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 Lower Wyke Conservation Area, such as:

- the style, form, orientation, massing, height and scale of buildings;
- the way the built structure interfaces with the spaces created;
- the colour and texture of the building 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 and character of Lower Wyke. 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*).

Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> Topography and setting – situated on a hillside to the south of Bradford and north of Brighouse. The settlement is bound to the east and south by fields that drop away quite steeply to give views across the open countryside. To the north and west are large areas of residential development but these are screened from the Conservation Area by undulating topography and tree cover creating a secluded feel. The gentle slope of Lower Wyke Lane and the Green allow good views both within and out of the conservation area.  <p><i>View southwards towards Bailiff Bridge.</i></p>	<ol style="list-style-type: none"> It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Unitary Development Plan (UDP)). New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the UDP).
<ul style="list-style-type: none"> Traditional building materials – The older buildings within the Conservation Area are constructed of local stone, which serves to unify the diverse forms and create a harmonious whole. Stone slate or slate are the principal roofing materials, timber was traditionally used for windows and doors, and cast iron for railings and gates.  <p><i>10 Lower Wyke Green. The original stone slate roof on this long low building contributes much to the streetscape.</i></p>	<ol style="list-style-type: none"> There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the UDP). Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the UDP). Repair and maintenance work to stone buildings within the conservation area (e.g. 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). 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"> • Setted and flagged footpaths/road surfaces.  <p><i>Laurel Bank retains its original stone setts, which contribute to the character and interest of this narrow path.</i></p>	<p>7. There is very little of the traditional surfacing materials left in the Conservation Area, the only small area being the path alongside Laurel Bank. There should be a presumption in favour of preserving what remains of the setted and flagged surfaces (see Policy BH11 of the Unitary Development Plan).</p>
<ul style="list-style-type: none"> • Boundary and field walls – where they exist stone walls contribute much to the character of Lower Wyke. Some properties front directly onto the highway and very few have stone walls topped with iron railings. <p><i>Stone walls either side of Lower Wyke Lane create a distinctive and strong streetscape.</i></p> 	<p>8. Existing boundary and field 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"> • Permeability and Streetscape – the hamlet has evolved principally in a linear fashion along Lower Wyke Lane and then later along Lower Wyke Green, a narrow unmade track. Footpaths lead off these two principal routes and afford a high degree of permeability within the settlement.  <p><i>The field walls and buildings fronting onto Lower Wyke Lane create an interesting streetscape.</i></p>	<p>9. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).</p>

	Characteristic	Guidance
Architecture and building details	<p>The architecture of Lower Wyke Conservation Area varies along the linear form of the settlement. Along the upper section of Lower Wyke Lane and along Lower Wyke Green the older dwellings are single or two storey cottages and farmhouses constructed in a vernacular style.</p> <p>Typical features include stone corniced chimney stacks, plain, sometimes painted, stone door and window surrounds, accommodating recessed mullioned timber (originally sash) windows, timber doors and squared timber gutters. Some also have prominent kneelers and quoins.</p> <p>The more stylised and higher status architecture of the Manor House and the later mansion house of Blankney Grange set these apart from the other residential buildings. The Manor House, constructed and extended in the 17th century is stone built with a stone slate roof. The fine workmanship is apparent in the deeply chamfered mullions and surrounds on the windows. Details such as the crocketed finials on the gable ends have mostly survived. The architectural and historical importance of the Manor House is recognised by its Grade II* listing.</p> <p>The cluster of buildings constructed by the Moravian settlers around Chapel Fold. The Church building, around which the others were constructed, is a typical example architecturally of a non-conformist chapel of the day. The former Sisters' House and Girls' School are both listed. These stone buildings have plainer window and door details such as flat faced mullions, squared stone door surrounds and would originally have had timber sash windows.</p>	<p>10. 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, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan).</p> <p>11. 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.</p> <p>12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).</p>

<p>Open spaces</p>	<p>The upper section of Lower Wyke Lane is characterised by the open fields that give this part of the conservation area a distinctly rural feel, belying its close location to the conurbation of Bradford. This green and rural setting also provides a historic and visual connection to the agricultural origins of the settlement.</p> <p>Further down Lower Wyke Lane the built form along the roadside is denser and less can be seen of the fields to the south and east of the Conservation Area giving this area a more enclosed aspect.</p> <p>The area around the Church is particularly green and leafy. This is the most extensive cultivated open space within the Conservation Area. The expanse of lawn in front of the church contains a variety of mature trees. There are a few ledger stones, mainly in the western corner of the burial ground. This area is significant to the quaint, village green feel of this part of the conservation area.</p>  <p><i>The green and leafy churchyard appears almost as a village green due to its central and prominent location at the heart of Lower Wyke</i></p> <p>The lower section of Lower Wyke Green is darker due to the overhanging trees. The considerable area of open space within the grounds of Blankney Grange is mainly obscured from public view by the dense line of trees along the boundary of the grounds.</p>	<p>13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP).</p> <p>14. 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 i.e. green spaces should remain green and open.</p>
---------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

9. Proposals

9.1 Conservation Area Boundary

Lower Wyke Conservation Area was originally designated in 1977 with little or no explanation as to why the boundary includes some buildings and open spaces, but excludes others.

In preparing this document, the boundary of Lower Wyke Conservation Area was surveyed by the Conservation Team in order to determine whether it covers a cohesive area of special architectural or historic interest. Where appropriate, amendments were made to the conservation area boundary and this was distributed to all addresses within and local to the conservation area for consultation. The community suggested a number of alterations to the conservation area boundary and each suggested alteration was visited by the Conservation Team in order to determine whether it would be appropriate to amend the boundary as suggested. The result of this process is the conservation area boundary in *Appendix 1* of this document.

This section lists all of the major changes to the original (1977) Lower Wyke Conservation Area boundary which have taken place in conjunction with this assessment document. The major alterations to the conservation area boundary are as follows:

- **Include Blankney Grange Farm and Barn.** These Grade II Listed Buildings are at the southern entrance to the conservation area on Lower Wyke Lane. The farmhouse and barn (now two separate dwellings) are stone built and stone roofed. The farm has early origins (the barn is dated 1677), but the group of farm buildings was rebuilt c.1840. The buildings are of special architectural and historic interest in their own right, but also relate directly to the historic development and overall character of Lower Wyke Conservation Area.
- **Exclude 18 Lower Wyke Green.** This stone built bungalow was erected in the 1980s on

what was previously predominantly open space. This modern dwelling is of no special architectural or historic interest and does not relate to the special character of Lower Wyke Conservation Area.

In addition to the boundary changes listed above, a number of minor amendments have been made to the conservation area boundary in order to make it follow a logical course and be easily read on the ground by ensuring the boundary follows physical features and property boundaries wherever possible. These changes include the amendment of the boundary so it includes all of the western gateway to the Cygnet Hospital, the inclusion of the rear gardens of 155-157 Lower Wyke Lane, the inclusion of all of the farmyard to the south of Stancey's Garth Farm.

9.2 New Development

There is limited opportunity for new development within the village as the whole area is washed over with Green Belt protection. This will protect the open setting around Lower Wyke from inappropriate development.

However, there may be some scope for conversion of existing agricultural buildings. Any such proposals must respect the form and character of the buildings. Materials, scale and setting must make a positive contribution to the settlement.

Development within the curtilage of existing dwellings such as garages, conservatories, extensions, fencing etc should be considered carefully not only in isolation but also for its multiple effect. The cumulative effect of these additions can be detrimental to the character and appearance of the Conservation Area.

9.3 Enhancement Proposals

Naturally there are some elements of the Conservation Area that are not conducive to the predominant character of Lower Wyke 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.

- **Design Guidance for New Build, Extensions and Conversions.** The quality of the buildings in Lower Wyke Conservation Area is one of its strengths. While Green Belt designation confers the strongest possible presumption against new development or redevelopment of buildings and sites, it is recognised that limited new development, extensions or the construction of new outbuildings and garages is likely, as Lower Wyke is no different from any other part of the district in this respect. Due to the special character of Lower Wyke Conservation Area, it is vital that information and guidance is made available to property owners, architects and planners outlining best practice measures to ensure that any new development is appropriate in terms of scale, proportion and materials. New development must demonstrate that it takes into account the grain and texture of the conservation area and its character.
- **Enhancement of the Public Realm.** The possibility of relaying some of the previously setted areas could be investigated. Lower

Wyke Green and Chapel Fold may benefit from the laying of traditional surfacing materials as this would make access easier and visually enhance the carriageway. The replacement or repair of some lampposts that are either inappropriate styles or are in need of repainting would also be desirable.

- **Retaining Original Features.** Many of the buildings within Lower Wyke are listed and therefore any alterations that affect the building's character require listed building consent. Following consultation with residents, the Council may consider extending a form of control to the unlisted houses within the Conservation Area. If so, the replacement of original features such as windows, doors and roofing materials would require planning permission. This would ensure that appropriate styles and materials were being used and would help protect the special character of the area. The demolition or lowering of chimneys and boundary walls may also require permission. This type of control is known as an 'Article 4 (2) direction'
- **Guidance Notes on the Repair and Maintenance of Historic Buildings.** Some of the traditional stone buildings of the area have unsympathetic replacement features and have undergone well intentioned but on occasions inappropriate repair. The production of a guidance note on the repair and maintenance of stone buildings, particularly vernacular style properties, of the region would increase awareness of fitting repair techniques.

Glossary of Architectural Terms

<i>Term</i>	<i>Definition</i>
ashlar	Dressed stonework of any type, where the blocks have squared sides, carefully squared corners, and are laid in regular courses, usually with fine joints. The faces of the stones, called ashlar, are generally smooth and polished, but can be tooled or have a decorative treatment.
baluster	A parapet or stair rail composed of uprights (balusters) carrying a coping or handrail, usually they are there for safety reasons e.g. at a balcony , but they can be used for simple separation.
canted (bay window)	A Canted Bay Window has a straight front and angled sides.
chamfer	Narrow face created when an arris (sharp edge formed by the meeting of two surfaces) is cut at an angle , usually 45 degrees.
copingstone	Top course, usually of some form of slab, of a wall, designed to prevent water penetrating into the core of the wall. Copes are often shaped i.e. half - round or saddle - backed, and can frequently be quite decorative.
cornice	In Classic Architecture the top, projecting, horizontal division of the entablature . Also used to describe any projecting moulding at a wallhead, to denote an attic storey, and above windows, doors etc
crocket	A projecting knob of stylised foliage, regularly spaced on spires, pinnacles etc. Said to derive from resemblance to shepherds crook
dressed	Dressed stonework is any stone which has been cut to a smooth face.
entablature	The upper part of an order, consisting of cornice, frieze and

	architrave. Essentially the beam which spans between columns. Literally it means something laid upon a table, i.e. flat.
finial	Topmost featured ornament , freestanding above spire gable etc.
gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.
hammer-dressed	Stonework , hammered to a projecting rock-faced finish, sometimes also known as bull-faced.
hoodmould	Projecting moulding over an arch or lintel designed to throw off water, also known as dripstones.
kneeler	The sloping tabling which caps a gable and is upstanding above the plane of the roof. The skew end is the larger, usually square bottom stone of a skew and projects over the wallhead, and is usually moulded or carved.
light	The framed part of a widow opening. In a medieval timber framed building, a window would be formed by several lights separated by mullions .
mullion	Upright member dividing the lights of a window.
ogee	A double curve shape composed of two curves in opposite directions (concave to convex) without a break; used on both roofs and arches and as a profile on mouldings.
ovolo	A convex moulding profile forming a quarter of a circle, sometimes called a quarter round.
plinth	A projecting base for a wall or column .
quoin	Stones larger or better shaped,

	than those of which a wall is composed, used to form the corners of walls or door and window openings. Laid in an arrangement of headers and stretchers on alternate courses, this gives strength to the build, and allows the facework of the walling to tooth into the corner.
returns	A term applied to decoration or detail such as a cornice which for visual effect turns a corner to travel for only a short distance on a plainer elevation.
rubble walling	A term used to describe any build where the stones are not fully dressed. Can vary from stones which are wholly natural in shape to stones which have been roughly squared, can be completely random or coursed .
sash	A form of window in which two sashes , separated by parting beads, slides within a frame, the case, counterbalanced by weights hung on ropes, the sashcords. The glazing slides in two parallel frames within the case, the upper sliding outward of the lower. The projection of the top sash beyond the bottom sash traps a certain amount of shadow which gives the sash and case window a very satisfying 3-D effect. This is something totally lacking in most modern replacements which usually consist of two panes on the same plain, which pivot or are side hung, and are separated by a thick glazing bar supposed to resemble the meeting rail.
setts	Square blocks, usually of granite but sometimes of hardwood for silence, forming a street surface. Setts were set on edge, close together, and they tapered slightly towards the bottom. Sides were never quite smooth, and laying them

	to achieve a tight joint, is a very skilful business.
transomed	A horizontal bar of stone or wood which separates a window light from a lower light or a door opening. A transom light is a rectangular window above a door.
vernacular	An indigenous building constructed of locally available materials, to local detail, usually without the benefit of an architect. Somehow it is now taken to imply a fairly humble or practical origin, but this is not the case.
vista	A distant view through or along an avenue or opening.

Planning Policy

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

Department of the Environment (1990): 'Planning Policy Guidance 15 (PPG 15) – Planning and Historic Environment'. – HMSO, London.

Appendix 1:

Map of Lower Wyke Conservation Area

Appendix 2:

List Descriptions of the Listed Buildings in Lower Wyke Conservation Area

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

Grade II*

The Old Manor House Lower Wyke Lane

Fine West Riding Hall of a type more akin to the Halifax manor houses. The house was built by the Empsall family, yeomen of Wyke for over three centuries. The oldest part to the rear has the center portion dated 1614 and was erected by E Empsall. In 1694 the house was virtually doubled in size, towards the road, by J A Empsall.

Two storeys, irregular L plan, large coursed blocks of gritstone. Stone slate roofs with saddlestones to gables, large kneelers to 1614 part; decorated finials to gables of 1694 addition. Chamfered mullion windows in deep splayed reveals with drip moulds over 3, 5, 6 and 7 lights to 1694 part. Double gables to south front. Two light stair window retains original leaded glazing and a round headed window dated 1687. Four centred arch doorway. Blocked overall window above eastern doorway. External chimney stack with offsets to west end. C17/C18 large corniced chimneys, one with round headed panels to shaft. Interior retains exposed chamfered ceiling beams and joists. Oak stud partitions to north side rooms on ground floor. Massive arched fireplace next to 1687 window. On the first floor some stud partitioning still in situ. Massive collar truss roof partly boxed in. In the early part of this century some careful restoration work was carried out particularly to the eastern part of the house.

(Ambler: "Old Halls and Manor Houses of Yorkshire").

Grade II

Stancey's Garth Farmhouse Lower Wyke Lane

Apparently built by the Empsall family, in the latter part of the C17. A 2 storey gritstone farmhouse with roughcast entrance front facing south. Stone slate roof with kneelers. External chimney stack with offsets to east side. Approximately symmetrical 3 window front: 2, 3, 4 and 5 lights, chamfered mullions, stepped splayed reveals. Central doorway with chamfered jambs curved to meet large lintel with pointed head.

Inscribed E over C S. Interior modernised, beams boxed in but retaining an oak door with 2 ogee headed panels inscribed with date: 1678.

Barn immediately west of Stancey's Garth Farmhouse, Lower Wyke Lane

Early C19 barn of sandstone "brick" with stone slate roof. Ventilator slits. Arched entrance. Five bay double braced queen post roof.

Blankney Grange Farmhouse and barn Lower Wyke Lane

Circa 1840 sandstone "brick" farmhouse. Stone slate roof with corniced chimneys. Front at right angle to road of 3 bays. Two light square mullion windows in squared surrounds. Squared jamb doorway with stone cornice-hood. The barn, built on to rear, is of sandstone "brick" with stone slate roof. Squared surround openings and blocked segmental voussoir archways.

Moravian Chapel and Minister's House, Chapel Fold, Lower Wyke Lane

The Chapel was completed in 1755. It is a simple 2 storey rectangular structure with rendered sandstone front. Two tall round headed windows to centre and similar but shorter windows at first floor level above flanking round headed doorways. All have small impost blocks and keystones to arches. Stone slate roof with corbel brackets to eaves, saddlestones and prominent shaped kneelers. Louvered stone bellcot on ridge with pyramid roof and ball finial. The minister's house was added, in part under the same roof, circa 1782-1800.

The sandstone "brickwork" remains exposed with flush quoins. Three ashlar framed sash windows and squared jamb doorway with cornice; one bay with C19 extension to west. The rear elevation of the Chapel has similar fenestration to the front with addition of central, 2 storey, sandstone "brick" projecting bay built to contain organ loft with round headed window facing north. The minister's house, on this side, has 2 light square mullion windows. The interior of the Chapel retains paneled galleries on both sides supported on wooden Doric columns. The pews are late C19. Early to mid C19 organ case with iron finials recessed in segmental niche with Doric entablature impost mouldings and anthemion patterned keystone. Late C18 pulpit paneled and swept in to base. John Wesley preached here in 1759.

Nos. 3 and 4 Chapel Fold Lower Wyke Lane

Built as the sisters' house when the Moravian settlement was enlarged in 1782. Designed as a pair of 3 storey dwellings. Sandstone "brick" with flush quoins. Stone slate roof, corniced chimneys. Three light square mullion windows to each floor in squared surrounds. Squared jamb doorways. Single light windows above doorway of no.4. To rear is an external staircase up to first floor.

South View and Ivy House Lower Wyke Lane

Circa 1782 built as school during enlargement of Moravian settlement at this date. Two storeys and attic, irregularly coursed sandstone "brick", flush quoins. Stone slate roof with prominent shaped kneelers to gable ends. Corniced chimneys. Three window symmetrical entrance front with central pediment – gable containing a plain Venetian window. Flanking windows on ground and first floors are of 3 lights with square mullions, single light to centre above entrance, all in squared surrounds. Plain squared jamb doorway.

Rear has 2 and 3 light square mullion windows with central stair light of 3 superimposed mullion and transom windows.

Nos. 1 to 8 (consec.) Lower Wyke Green Lower Wyke Lane

Row of sandstone "brick" cottages. Nos. 3 to 5 of circa 1800 retain some of their original 2 light square mullion windows. Nos. 1, 2, 6 and 8 added mid C19, sash windows and pedimented doorways. Stone slate roofs. Corniced chimney. Included for group value.

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.

Contacts

This assessment is available to view at Bradford Planning Office, Wyke Library, and on the Council's website at

www.bradford.gov.uk/council/planning/heritage/cons_assess.asp

For further information please contact:

The Conservation Team
Department of Transportation, Design and Planning
The City of Bradford Metropolitan District Council
Jacobs Well, Bradford BD1 5RW

Tel. (01274) 432455

e-mail: conservation@bradford.gov.uk