



# ***Stanbury***

## **CONSERVATION AREA ASSESSMENT**

*October 2005*

# Acknowledgement

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We would like to thank everyone who participated in the consultation in preparing this document by either returning completed comments sheets or attending the conservation area workshop held at Stanbury First School.

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# Contacts

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This document is available at Keighley Planning Office, Keighley Library and on the Council's website at:

[www.bradford.gov.uk/council/planning/heritage/cons.asp](http://www.bradford.gov.uk/council/planning/heritage/cons.asp)

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# 1. Introduction

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## 1.1 What does Conservation Area Designation Mean?

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

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

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

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

A summary of the draft of this assessment, a proposed boundary map, a cover letter, a comments sheet and an invitation to the conservation area workshop, were distributed to every address within and local to the conservation area in October 2003. At the same time a copy of

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the full draft Conservation Area Assessment, proposed boundary maps, comments sheets and invitations to the conservation area workshop were placed on deposit at Keighley Library, Keighley Planning Office and on the Council's website.

The consultation period ran from October 2003 until January 2004. Feedback was received on completed comments sheets and at the conservation area workshop which was held at Stanbury Village School, Main Street, Stanbury on 27<sup>th</sup> November 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 Stanbury 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 Stanbury Conservation Area

Stanbury Conservation Area was originally designated in August 1973, in recognition of the unique and historic value of the settlement and its setting. The village of Stanbury developed from a scattered agricultural settlement, located on a busy route between Yorkshire and Lancashire, into a thriving industrial village in the 19<sup>th</sup> century. Despite its transformation and growth, the village retained its green and rural setting. Stanbury's dramatic location on an elevated ridge of land between two steep valleys explains in part at least why the surrounding land was never built upon and it is now protected from inappropriate development by Green Belt status.

The conservation area boundary includes all the buildings in the village as well as some of the fields immediately adjoining the settlement. These fields, which extend to the south as far as the banks of Lower Laithe Reservoir, form an important part of the character of the conservation area.



View south past 63, 69 and 73 Main Street and out of the conservation area.



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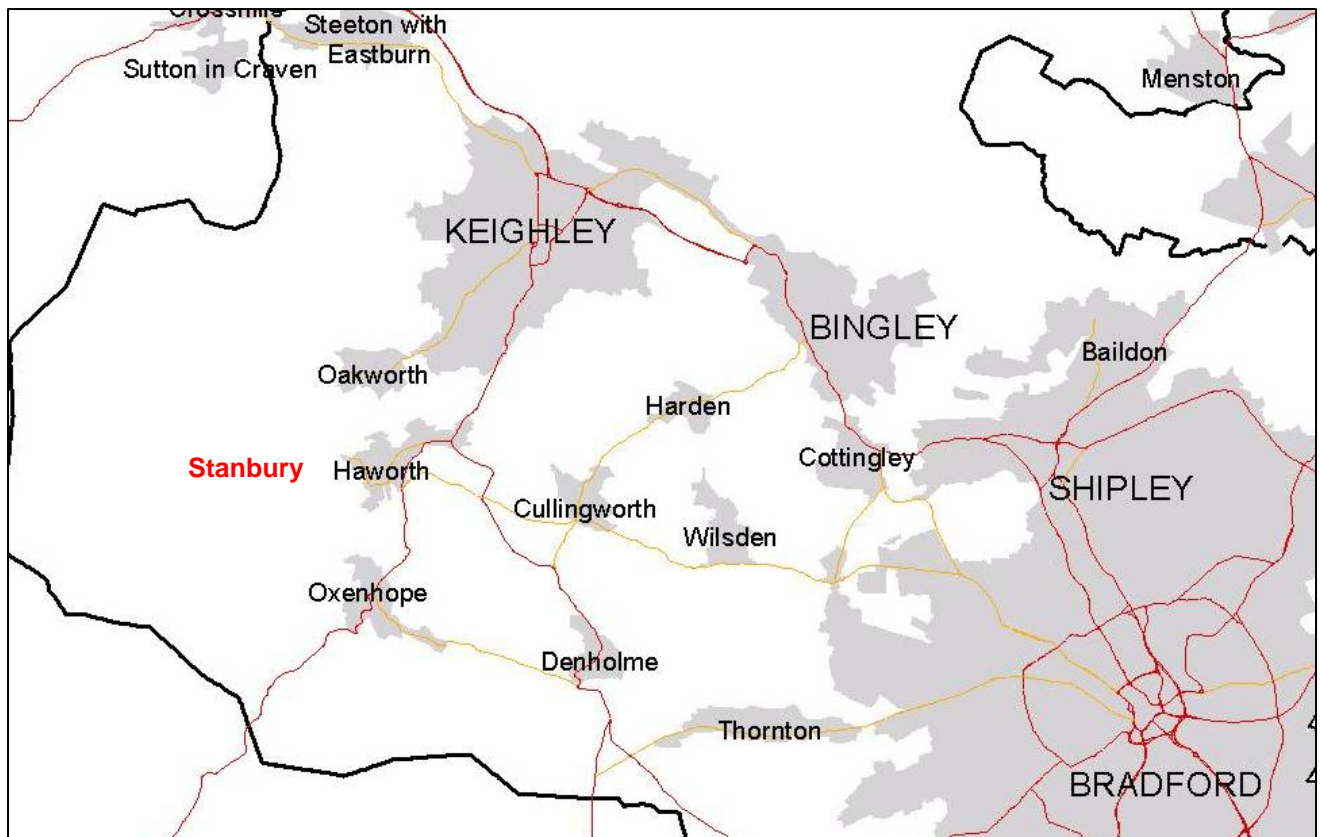
## 2. Location and Population

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The village of Stanbury is located in a rural area of the district, approximately 2km to the west of Haworth and 8km to the southwest of Keighley.

Within the wider district of Bradford Metropolitan District, Stanbury is located to the northwest of Bradford and is less than five kilometres from the Lancashire/Yorkshire border.

Stanbury is a small village with a population of approx. 285 (Stanbury neighbourhood estimated population in 1996 from mid-term Census data). It is thought that many of the residents, of which 69% fall into the 16-64 age group, travel to work in the surrounding towns and cities of Keighley, Burnley, Nelson, Bradford and Leeds.



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## 3. Origin and Historic Development

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### **Summary of Historical Interest**

*The following summarise the factors that make the area covered by Stanbury conservation area of historical interest:*

- *The origins of the village name and documentary evidence suggest a pre-Conquest settlement at Stanbury, though no archaeological evidence for this has been found.*
- *Quakers came to the village in the 1650's in order to escape persecution. A house on Main Street was used as a meeting place and the land opposite, Horton Croft, as a burial ground.*
- *The coming of the Industrial Revolution at the end of the 18<sup>th</sup> century created a catalyst for change in Stanbury, as in many other small outlying villages in the district. The construction of the textile mills alongside the rivers near the village changed the way people worked and lived. Stanbury grew from a small farming hamlet to a thriving industrial village.*
- *Two non-conformist chapels were constructed in the early 19<sup>th</sup> century, followed by an Anglican chapel in 1846. The Rev Patrick Brontë, the minister at Haworth and his aide, the Rev A. B. Nicholls, were ardent supporters of the construction of the chapel and school.*
- *The form of the hamlet is remarkably well preserved and much of its character and historical interest is taken from the buildings within their unspoilt rural setting.*

Stanbury is known to be an ancient settlement. In pre-Saxon times it stood on a busy route for foot travellers as they crossed between Yorkshire and

Lancashire, the border being only a short distance away.

The name *Stanbury* is thought to be derived from Viking terminology; *Stan* meaning stone and the derivative of *-by* meaning village or farm. If so, this indicates that the village was in existence long before the Norman Conquest and the subsequent *Domesday Survey* of 1086. Though Stanbury is not mentioned specifically in the survey, it is thought to have been one of the six 'berewicks' belonging to the manor of Bradford, along with Manningham, the two Hortons, Haworth and Oxenhope.

Prior to the conquest a Saxon lord called Gamel owned land in this region. It is conjectured that the Combe Hill Cross, referred to by Thompson (2002) that lies on the moors between Stanbury and Colne may have been set there by the Saxon lord in order to mark the extent of his lands and guide travellers across the moorland.

Following the Norman Conquest, the Manor of Bradford was given to Ilbert de Lacy by William the Conqueror as part of the Honour of Pontefract. The same family also held lands under the Honour of Clitheroe in Lancashire. The union of these two significant manors raised the importance of Bradford, which lay on the route between the two great castles (Thompson, 2002). Stanbury was also located along this route and subsequently was subject to a large amount of through-traffic ferrying the lord's victuals between the two manors.

The manor was held by the de Lacy's until 1322 when it was passed to the House of Lancaster and then formed part of the Crown's property until 1628.

Curiously, details of Stanbury's more recent history were uncovered in papers found in a drawer of a piece of furniture in Liverpool in the late-19<sup>th</sup>



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century. These detailed the happenings and livelihoods of residents of the village during the two centuries prior to this time. Joseph Horsfall Turner, a historian famous for a large number of published anecdotes about towns and villages in the West Riding, recorded some of the details described in these papers and these are briefly outlined below.

In 1651 George Fox, an eminent Quaker minister, visited Yorkshire and travelled around the district giving sermons. William Clayton, a Stanbury man, attended one of these sermons and became a dedicated follower though he was later imprisoned in York gaol for his beliefs. The persecution of Quakers and religious non-Conformists in the mid-17<sup>th</sup> century is well documented and it is known that many Quakers from the district were fined and even imprisoned for their faith.

William Clayton returned to Stanbury, probably bringing a small number of Friends with him. As the popularity of the non-conformist religion grew so did the need for a prayer room in order for the Friends to meet. William Croft, a local farmer, owned some land in the village, including the small field known as *Horton Croft*. He owned a building opposite Horton Croft and offered an upstairs room to be used for prayer. The room was entered by an external staircase and doorway and though the staircase has long since been removed the doorway, though walled up, is still visible at first floor level (Thompson, 2002).



*No. 102 Main Street, to the west of Horton Croft is thought to have been used by the early Quakers as a meeting place in the 17/18<sup>th</sup> century.*

*Horton Croft*, a small field at the heart of the village, was used as a burial ground for the Quakers. The first burial took place in 1656 and a

total of 45 Quakers were interned there. The field remains open and green but is devoid of standing memorials (as in all Quaker burial grounds), being simply enclosed within a stone wall.

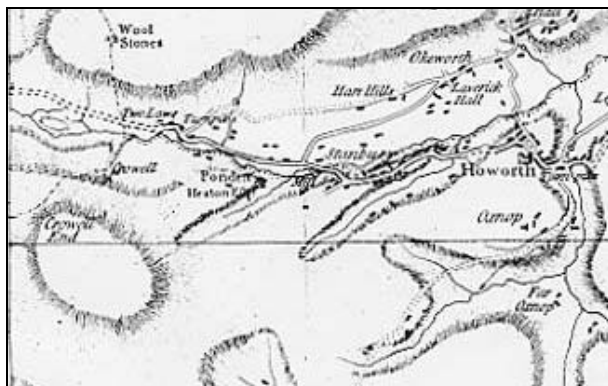


*The stone cross set into the wall of 'Horton Croft', the Quaker burial ground is a simple memorial to those resting there.*

In 1980, a local resident acquired a small stone **cross**, which was set into the boundary wall of Horton Croft in memory of the early Quakers. The cross is simply inscribed with the dates of the first and last burial (1656 and 1718) as well as the number of those resting there. Amongst the names of those persons buried in the field there are known to be three William Claytons, one of who was the leader of the Stanbury Quakers (Elmsley, 1988).

There are no known physical remains of the buildings that made up the settlement prior to the 17<sup>th</sup> century and little is known of the form of the hamlet. It is likely that it consisted of scattered farmsteads and cottages that developed along the line of the main Lancashire-Bradford route. The professions of the inhabitants of these early dwellings were likely to have been farmers of small pieces of land, hand spinners and weavers.

By the early 18<sup>th</sup> century there had been some improvements to the highways in the region with the introduction of the turnpike roads. The Colne to Bradford toll road passed through Stanbury, replacing what was probably an unsurfaced track and allowed more efficient movement of goods and materials between the towns. An early scaled map of the area, Jeffrey's Map of Yorkshire, dated 1775, shows the toll road running through Stanbury and no more than a dozen buildings to either side.



*Extract from Jeffrey's Map of Yorkshire, 1775.*

By the late 18<sup>th</sup> century wool and worsted manufacture was a major industry in and around Stanbury. In the early years of the Industrial Revolution Haworth, Oxenhope and Stanbury were at the forefront of the supply of processed wool, yarn and cloth in the district, second only to Bradford in terms of output. The new ease of transportation combined with the technological advancement of the age spurred on a change in the means of manufacture: the cottage-based industry, which had until this point complemented the agricultural nature of the place, evolved into an increasingly efficient factory-based concern. Similar processes were occurring in many towns and villages throughout the country as a result of the advances of the Industrial Revolution and mills were built in abundance.

The advent of the Industrial Revolution was a great catalyst for change and by the early 19<sup>th</sup> century Stanbury had grown from an agricultural hamlet into a thriving industrial village. Along with cottages, farms, chapels and inns in the village, there were five textile mills in the locality. At first the mills were water powered and were located long the banks of swift running streams and becks in order to harness their power and produced mainly wool and worsted goods. By the end of the 18<sup>th</sup> century some had switched to cotton manufacture, no doubt influenced by the close location of the settlement to the Lancastrian cotton mills and trade routes. The collapse of the cotton industry around the turn of the century was disastrous and financially ruined many mill owners, including the Heaton's of Ponden Hall, who built the original **Ponden Mill** and invested heavily in cotton manufacture.

Engineering advances meant that by the mid-19<sup>th</sup> century most of the textile mills had been converted to run on steam power. The need to fuel the steam-generating engines resulted in a number

of coal pits being dug on the moors above the village.



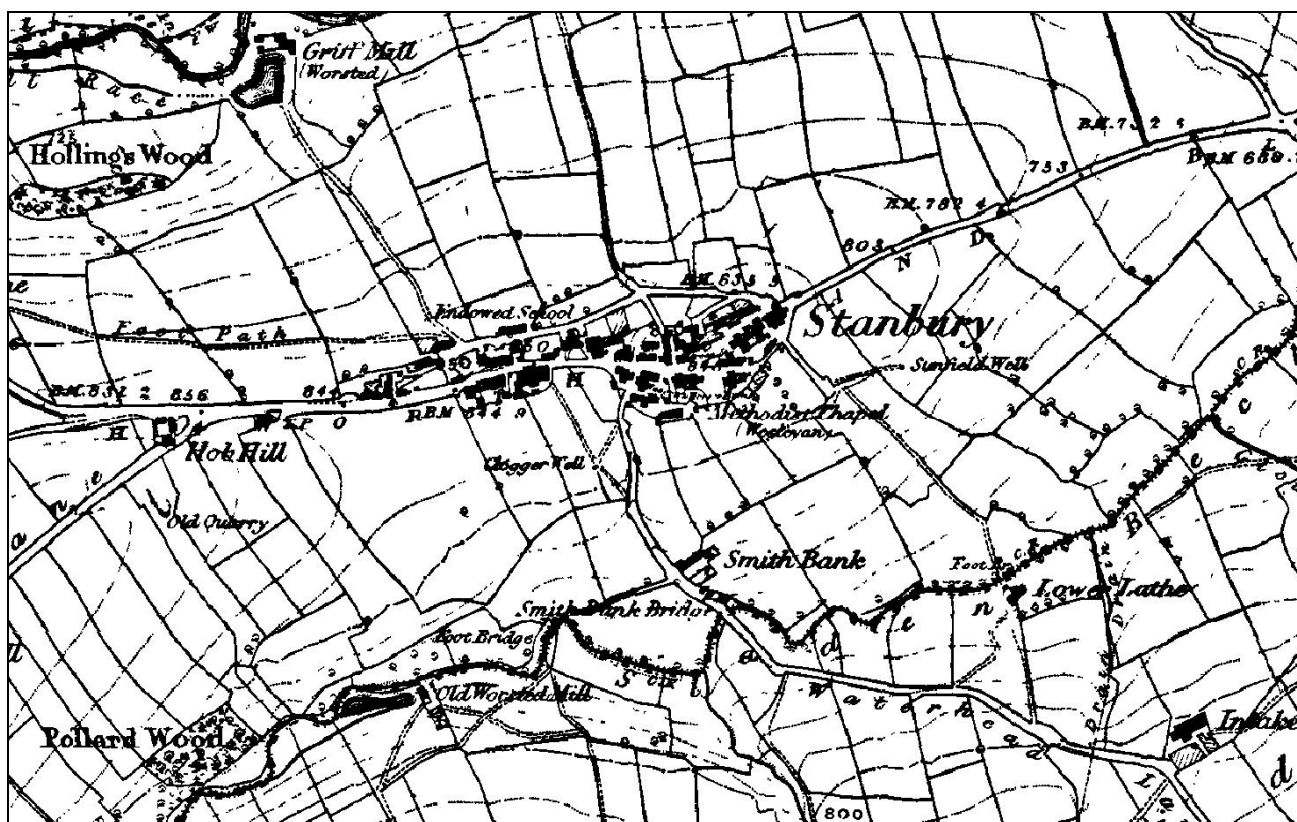
*The remains of Griffie Mill, a former cotton mill, to the north of the village is a reminder of the textile industry that shaped Stanbury's development in the 19<sup>th</sup> century.*

The growth in industry in Stanbury was matched by the proliferation of non-conformist chapels, with a non-denominational chapel being built at Scar Top (above the village and outside of the conservation area) in 1818 and a **Wesleyan Methodist chapel** built in 1832. However, it was not until 1846 that the village gained its own Anglican church. Up until this time those who wished to attend an Anglican service had to make the journey on foot to the parish church at Haworth, a mile and a half away, an arduous journey in winter and bad weather and consequently there was much local support for the construction of a chapel within the village.

The Rev. Patrick Brontë, the minister at Haworth Parish Church at this time, was another supporter of the construction of a chapel in Stanbury and raised a subscription list, aided by Rev. A. B. Nicholls to pay for the construction. It was at this time that a suggestion was made to build a church school as well as a chapel. This would have a double benefit to the community, as it would alleviate pressure on the already overcrowded Endowed school in the village as well as allowing the project to be eligible for a grant from the Education Board.

Land was secured for the location of the church and school and both were constructed during the summer of 1848, opening for the reception of pupils on the 4<sup>th</sup> of September of the same year. The Rev. Nicholls played an important part in the overseeing of the building and he also supervised the running of the Sunday School.





Extract from the first Ordnance Survey map of 1852. This shows the general form of the village and its setting, prior to the construction of Lower Laithe reservoir.

It is thought that Charlotte Brontë (who later married Rev. Nicholls) may also have taught intermittently at the school. The church, which was known only as Stanbury Church until recently, was renamed in 1998 as **St. Gabriel's** to mark its 150<sup>th</sup> anniversary.

In 1852 the first Ordnance Survey map was published. The form and mass of the village is little changed to that of today. Though the map is small in scale, individual buildings are identifiable and it is a good indication of how the original linear form of the village has been retained and the green and rural setting, that is so important to the character of the place, has been preserved.

One obvious change to the setting of the village was the construction of **Lower Laithe Reservoir**, which forms the southern boundary of the conservation area. The Local Board of Health authorised the construction of a compensation reservoir in this location is 1869 but it was not until 1911 when preliminary works finally started. By this time the plans had been revised in order to make the reservoir substantially larger. The Great

War and then strike action interceded and it was not until 1925 that the reservoir was completed.



This photograph, taken prior to the construction of the reservoir, shows the hamlet of Smith Bank. Stanbury is located along the brow of the hill.

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## 4. Topography and Setting

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### **Summary of Topography and Setting**

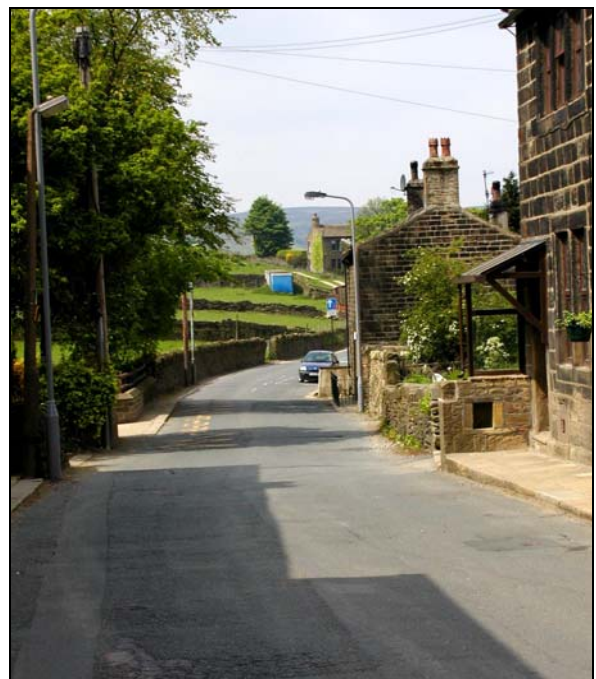
*The unique location of Stanbury conservation area contributes greatly to its form and character. The most significant features of this include:*

- *The location of Stanbury on a ridge of land between two valleys and on the edge of Stanbury Moor.*
- *To the north of the village the fields slope gently down towards the valley bottom. On the other side of the River Worth the valley side rises up and from Stanbury's elevated position there are uninterrupted views towards the rural landscape to the north.*
- *Lower Laithe Reservoir to the south of the conservation area dominates views out of the village in this direction. On the opposite side of the reservoir are green and rugged hillsides topped with moorland.*
- *To the west of the conservation area are the hills that mark the Lancashire border. At the foot of these hills is Ponden Reservoir, surrounded by open green fields.*
- *Very little of Stanbury is visible from the east of the conservation area. The road towards Haworth drops down into the hamlet of Sladen Bridge and the topography of the surrounding landscape hides Stanbury until its immediate approach.*
- *Views in and out of the conservation area, specifically from the west, north and south are important to the image of the place.*

The topography and setting of Stanbury conservation area is an important defining characteristic of the area's sense of place and character. Just as important are the views within, into and out of the conservation area as these give

the area a wider context and often reaffirm historical associations.

Stanbury is located approximately 2km to the west of Haworth and about 8km to the southwest of Keighley. The topography of the surrounding landscape is particularly dramatic and this adds much to the character and interest of the conservation area. Stanbury is set on a ridge of land high up above two valleys. The steeply sloping land to the north and south allows panoramic views out of the village across the surrounding countryside. These views are important as they allow the settlement to be viewed in context with its wider surroundings, which historically tell us much about the character and evolution of the settlement.



*The west view along Main Street as it exits the village.*



Within the conservation area, Main Street, which by definition is the principal road that runs east-west through the conservation area, slopes gently upwards from where it enters the village from the east. As one progresses along Main Street, it levels out and appears to follow the contours of the hill, running along the ridge of highest land. To either side of Main Street there are narrow lanes and alleys that slope down the valley sides and the gaps in the building line allow dramatic views across the surrounding fields.



*To the north of the conservation area the landscape is rural and green, providing an attractive setting to the village.*

To the north of the conservation area the setting is green and rural, the landscape characterised by a patchwork of green fields and dry stone walls, interrupted only by the odd farm building or cottage. The fields slope downwards towards the valley bottom, through which runs the River Worth. Trees cluster along the banks of the river and on the other side the fields rise steeply. From Stanbury's elevated position the views of the opposite valley side are unhindered.



*The ruins of Griffie Mill, to the north of the village, are a reminder of Stanbury's past industrial links.*

From the most westerly point of the conservation area the ruins of **Griffe Mill** are visible just to the north of the village. William Hollings built Griffie Mill in the early 19th century and many of Stanbury's residents worked in the worsted mill (as it became by 1850) until its closure in the 1920s. All that now remains of the mill are a few broken walls and part of the chimney, a reminder of Stanbury's once-thriving textile industries.

As Main Street exits the village to the west, the road continues along the ridge, forking into two just beyond the conservation area boundary. The northernmost route continues towards **Ponden Reservoir** and the Lancashire hills, which rise upwards dramatically, blocking the head of the valley. This is an attractive view out of the conservation area and one that reiterates the close proximity of Lancashire border, whilst being almost reminiscent of a Cumbrian landscape.



*There are good views out of the conservation area to the Lancastrian hills and Ponden Reservoir to the northwest.*

The topography to the south of the conservation area is equally dramatic, though it has more of a rugged feel. The fields slope downwards until they reach the banks of **Lower Laithe Reservoir**, which borders the southern boundary of the conservation area. The dry stone walls that divide the fields run parallel to one another and at right angles to Main Street. The view of these walls from the playground and the track below it is an interesting one, conjuring images of the medieval strip fields that may have once marked this landscape.

Prior to the construction of the reservoir a small hamlet, named **Smith Bank**, stood below Stanbury. This was accessed via a track that ran from opposite the Friendly Inn down the hillside. The track still exists, alongside the playground, but the hamlet was flooded when the reservoir was filled.



*Lower Laithe reservoir, located to the south of the conservation area, was constructed between 1911 and 1925.*

*The glistening water provides a pleasant backdrop to the village and allows views across the valley to the fields and moorland to the south.*

**Lower Laithe Reservoir** is a large expanse of water, bordered to the south side by trees and shrubs. The elevation of Stanbury above the level of the reservoir allows unhindered views across to the hills and moorland on the opposite side. Once again the hills facing Stanbury are green but there are fewer signs of cultivation, the land being rougher and more exposed. On the tops of the hills the purple haze of **moorland** is visible and the dramatic clefts and valleys in the landscape make this an interesting and rugged countryside.

*"..seated upon the very pinnacle of a precipitous hill well cultivated to the summit. The village, interspaced with trees, strongly contrasts with the naked appearance of the surrounding countryside"*

His description is an interesting one and summarises the rugged exposed nature of the moorland beyond the confines of the village and surrounding fields.

To the east of the conservation area the road out of Stanbury winds around the contours of the hillside before dropping steeply into a valley bottom and crossing a stream. Set in this valley is **Sladen Bridge**, a tiny hamlet consisting of less than a dozen houses. A mill called Hollings Mill once stood to the north of here, on the banks of the Sladen Beck and some of Stanbury's residents were known to have worked there.

As the road climbs out of the valley bottom and turns towards Haworth the views back in the direction of Stanbury are of green hillsides and woodland. Hidden by the undulating landscape, Stanbury is not visible until one is almost within the village.

Joseph Craven, a local historian and writer, wrote a history of Stanbury and its people in 1907 in which he described the setting of the village as being:



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## 5. Traditional Building Materials

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### *Summary of Traditional Building Materials*

*Traditional building materials are utilised throughout the conservation area and greatly contributes to the image of the place. These are:*

- *Local stone (for buildings and boundary walls)*
- *Stone slate (for roofs);*
- *Timber (for features such as windows, doors and some gutters);*
- *Stone setts and flags (in small areas to the front of some buildings).*

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 walls and is the unifying element that gives the conservation area its coherent feel.



*The Wuthering Heights public house is constructed from sandstone and the adjoining cottages from millstone grit.*

Different finishes relate to the period in which the buildings were constructed: 17<sup>th</sup> century structures tend to be built of roughly dressed rubble; 18<sup>th</sup>

century and early 19<sup>th</sup> century buildings of hammer dressed stone; and later 19<sup>th</sup> 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 finials.



*Nos. 78-82 Main Street, like most buildings in the village, are roofed in local stone slate. This traditional material, now becoming rare, is an important characteristic of Stanbury.*

The 1852 Ordnance Survey map shows several old sandstone quarries in the vicinity of the village and it is most likely that the stone used to construct the buildings and walls in the village came from these. Most of the buildings in the conservation area appear to have been constructed from sandstone, which has a distinctive yellowy-brown hue and a tendency to darken to an almost black finish after prolonged exposure to polluted air. Several buildings appear to have been constructed from the grey-hued millstone grit that characterises many of the Pennine and Worth Valley villages.

The **pointing** of traditional stone buildings can have a dramatic impact on the appearance and



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character of the building. Traditionally stonework would have been pointed with a slightly lighter colour of mortar than the stone itself and recessed between the courses. Unfortunately overly bold or heavy pointing is visible on some of the older stone buildings and this has resulted in a detrimental and dominant appearance.

Much of the visual interest and character of the streetscape is derived from groups of buildings and their relationship to one another. The cleaning of stonework is generally inappropriate in such instances as this can create a 'patchwork' effect that can detrimentally affect the unity of the group.

Locally quarried **stone slate** was used as the roofing material of the earlier buildings of the conservation area. This material 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.

The lane running through Stanbury is mainly surfaced with tarmac, a modern material, however some natural **stone** surfacing is evident at the very edge of the highway. There are small sections of stone flag surfacing along the narrow pavements and stone setts in limited areas in front of some buildings, such as the barn adjacent to the Manor House. The colour and texture of this surface complements the stone used for building in the conservation area and helps to fuse its image. It adds quality to the area and as a historical street surface is of interest in its own right.



*The stone setts to the front of the barn adjacent to the Manor House are an example of historic surfacing materials in the conservation area.*

**Timber** is the traditional material used for the doors, windows and gutters on the older properties of the conservation area that date from the 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> centuries. Traditional features such as these are the most susceptible to change and some have been replaced by modern alternatives, such as plastic or stained hardwood.

The **glazing style** of the windows is very much dependent on the age of the building and varies from the multi-paned sashes of the earlier structures to the single paned sashes of the later buildings. Unfortunately some of the traditional timber window frames and doors of the unlisted buildings in the conservation area have been replaced with less sympathetic modern versions. Untraditional materials and finishes generally look out of place on older buildings and are at odds with their simple character. Where possible it is better to repair rather than replace traditional features. If this is unavoidable, the use of sympathetic replacements is desirable.



*Parts of Main Street are characterised by stone walls separating the public realm from the private, others by buildings fronting immediately onto the roadside.*

The boundary treatment around the buildings varies. Some of the cottages front directly onto the road, having no boundary treatment at all to the front whilst others are set back a short distance behind stone boundary walls and very rarely, metal railings.

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## 6. Architectural and Historic Qualities of the Buildings

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### *Summary of Architectural Interest*

*The architectural merit of Stanbury 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 12 listed buildings within Stanbury conservation area, these incorporate a variety of building types and architectural styles including **St Gabriel's Church, the Manor House** and **Pollard House** (no. 72 and 74 Main Street and their attached barns).*
- *The conservation area contains some fine examples of the local vernacular building form, which is indicative of a past way of life and traditional building techniques in the village. This form of architecture is 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 and within Stanbury the best examples are listed.*
- *Within the conservation area there are a small number of more stylised ecclesiastical and school buildings, some of which have since been converted to dwellings. The polite style of architecture of these buildings makes an interesting contrast to the local vernacular.*

The quality, siting and interest of the buildings combined with their green and leafy setting is a crucial element accounting for the designation of Stanbury 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 the Department for Culture, Media and Sport 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 Stanbury Conservation Area are listed, most are of merit and contribute greatly to the feel of the place.

The architectural interest of Stanbury conservation area is derived principally from the range of vernacular dwellings and farm buildings dating from between the 18<sup>th</sup> century and the late 19<sup>th</sup> century. Vernacular architecture is indicative of a past way of life and a tangible record of traditional building techniques. It is also significant to the sense of place of the area, as it makes use of materials and techniques specific to the locality. Usually built without the benefit of an architect, somehow it is often taken to imply a fairly humble or practical origin, but this is not the case and several of the vernacular buildings in Stanbury are listed due to their historic and architectural value. Good examples are becoming increasingly rare, due to alteration and redevelopment.

On approach to Stanbury along Sun Lane (later becomes Main Street) from the eastern side of the

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village the road climbs out of Sladen Bridge between high stone walls very little can be seen of the village until one is almost within it.

On entrance to the conservation area the first properties encountered are two semi-detached cottages known as **Dale Foot** and **Dale Moor**. Set behind stone walls and slightly elevated over the road, these properties are relatively modern (map evidence suggests they were built after 1934) but have been sympathetically designed, incorporating some vernacular features. Stone built with pitched roof porches to the front and stone slate roofs, the windows are set within simple stone surrounds and the chimneys corniced.



*Dale Foot and Dale Moor, built after 1934, are probably the latest dwellings built in the conservation area.*

Further west along **Sun Lane** are a number of modern **farm buildings** and shed, constructed of concrete blocks and sheet metal. From the eastern boundary of the conservation area, along Reservoir Road, these are highly prominent and though not of a permanent nature, are visually unattractive. From Sun Lane/Main Street the buildings are well screened behind a substantial stone wall and a dense canopy of trees and therefore their visual impact from this aspect is limited.



*'Crosslands', a villa to the north of the road, was built in 1934.*

On the opposite side of the road to the farm buildings is '**Crosslands**', a stone built house that nestles into the landscape behind a stone wall and a screen of trees and greenery. Though only tantalising glimpses can be had of this building from the road, its prominent chimneys and flat-faced mullioned windows can be seen, as can a carved date stone indicating its date of construction to be 1934.

On entering the village proper the first impression is of a streetscape crowded with stone buildings, some of which are orientated at oblique angles to the highway. **Cross Farm** is located to the south side of the road and consists of a long range running parallel to the road with a barn and outbuildings attached at 45° to the western end.



*The north elevation of Cross Farm fronts onto Main Street.*

The range facing the roadside probably dates to the early 19<sup>th</sup> century and is stone built with a stone slate roof. The building facing the roadside appears to be the farmhouse and has a number of more domestic architectural features, such as corniced chimneys and the timber and stone slate hood over the doorway. Attached to the western elevation is a barn, which runs away from the road at an oblique angle. The barn, built from similarly coursed stone, is one storey in height and has sliding timber door. The western most elements of the building and its associated outbuilding appear to have been converted into separate residential units.



*The barn, with a sliding timber door and outbuildings to the side of Cross Farm*





*7-11 Main Street collectively add interest to the streetscape.*

Immediately to the west of Cross Farm is an organic cluster of **cottages** and outbuildings, some of which appear to have been built partly over one another and are orientated at unusual angles to the roadside. They appear to have been built partly around a small yard, which is scarcely visible through gaps in the building line. The end cottages probably date back to the late 18<sup>th</sup>/early 19<sup>th</sup> century and are notable for their unusually steep incline of the roof slope at the rear. The angles of the buildings are bolstered by substantial quoin stones and the windows are set into slightly projecting stone surrounds. Both appear to be uninhabited and are showing signs of disrepair and neglect. It is desirable that these cottages are

brought back into use as this would help secure their long term future and maintenance.

On the north side of **Main Street** and opposite these buildings is an agricultural shed with a public footpath running to the rear. Attached to the western end of the shed is a barn constructed of coursed ashlar stone. This building, though unlisted, displays many interesting architectural features. Two storeys in height, the barn has a stone slate roof supported by dentil cornice brackets.

Immediately in front of the **barn** is a small area of stone setts that further complement its traditional character. As a consequence of the quality of craftsmanship and its contribution to the streetscape, this building is identified as being a key unlisted building in the conservation area.

Central to its frontage is a large arched cart entrance which still retains timber doors and has a keystone at the centre of the arch dated 1880. Immediately above the entrance is an arch-headed window with chamfered surrounds and a timber framed fanlight window. Set above this is a pedimented gable with ashlar copingstones topped with a ball finial. To the right of the cart entrance is a two-light chamfered mullioned window and a doorway. At first floor level are two small windows containing timber framed six-pane glazing.



*The barn adjacent to the Manor House is a key building in the conservation area, though not listed in its own right.*

Adjoining the barn is the **Manor House**, an impressive Grade II listed building. Constructed of darkened ashlar stone and set back from the roadside behind a stone wall, the Manor House was obviously a building of considerable status. Being two storeys in height, the house has two sets of four-light mullioned windows at each floor, with a moulded sill band between the floors. Central to the front elevation is the doorway, an impressive feature with Tuscan pilasters, frieze and pediment. Immediately above the doorway is a round arched architrave with keystone and impost surrounds. Set within the architrave is the date and initials 'GMT 1753' indicating that George and Mary Taylor built the property in this year.



Immediately to the west and set slightly in front of the Manor House is a short terrace of three cottages, also Grade II listed. **20, 22 and 24 Main Street** were built in the mid-to-late 18<sup>th</sup> century and are good examples of the local vernacular architectural style at this time. Constructed from coursed millstone grit these small cottages consist of just one bay each. All have two light flat faced mullioned windows at ground floor level and three light windows, with a narrower central light, at first floor level. These windows would have originally contained four-pane timber sash windows. Nos. 20 and 22 share the central jamb of the simple stone door surrounds, within which are three panelled timber doors that are in poor repair. The paintwork on the doors has peeled to such an extent that the timber is exposed to the elements and is deteriorating badly. Both cottages appear to have been empty for some time and their condition is of considerable concern.

Attached to the quoined gable end of 24 Main Street is the **Wuthering Heights** public house. Probably built in the early-to-mid 18th century, the Wuthering Heights has been a public house since before 1763 when documentary evidence indicates it was called the Cross Inn (due to its location near to the village cross - no longer in existence) and is probably the oldest public house in the village. Over the door are the initials 'GMT 1835', put there by George Taylor of Stanbury who bought the pub in that year. In the 1980's the inn was renovated

and the name changed to 'Wuthering Heights', in reflection of the burgeoning tourist trade associated with the area.



*Wuthering Heights and the attached cottages, 20-24 Main Street. The cottages are Grade II listed buildings.*

The public house is a prominent building, built of smooth faced ashlar stone and with black painted window heads and sill band. The traditional signage of the hostelry has been maintained and the frontage is attractive. The painted and carved heraldry above the corniced doorway was placed there by the Taylors in 1926. One notable and less sympathetic alteration to the building is the replacement of the traditional timber windows with uPVC in an overly domestic and modern style for this building. Despite this, the building is



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prominent in the village and is a key unlisted building.

To the west of the Wuthering Heights is the car park for the public house. At the northernmost end is a small beer garden with panoramic views across the valley. A small terrace of cottages once stood where the car park is now but these were demolished in the early 20<sup>th</sup> century.

Opposite the Wuthering Heights, two narrow tracks run off the south side of Main Street. The westernmost track, of no name, runs behind **73-87 Main Street** and allows access to a number of cottages set further down the valley side.



The track to the east, known as *The Old Chapel* runs for a short distance in front of the **former Wesleyan Chapel** and down towards Lowside. The Wesleyan Chapel, now converted in two dwellings, was built in 1832. At this time it was a much smaller building than it is today, being only one storey in height. In 1845, due to the increase in popularity of non-conformist religion, it became necessary to enlarge the chapel. At this time the roof was raised, making the building three storeys in height and a caretaker's house added to the side.

The chapel, which has a date stone on the front elevation stating *Wesleyan Methodist Chapel and Sunday School Erected 1845*, is a handsome stone building set slightly below the level of Main Street. Four bays wide, it has two arched

entrances at ground floor level, now with doorways set into one side of the recessed arch and two small windows set into stone surrounds between them. At first and second floor level are four large windows with stone sills and heads, the floors separated by projecting sill bands.

The former chapel has a stone slate roof with tabled copingstones to both sides and a gable end chimney on the western elevation. The two-storey cottage adjoining the western elevation has a three light mullioned window at first floor level and a flat-roofed porch to the front. This building, along with the former caretakers cottage makes an important contribution to the conservation area and is a key unlisted building.

Progressing westwards from the former chapel is a track running behind 73-87 Main Street. The track slopes downwards to a farmhouse (**67 Main Street**) and an attached **barn** (converted into a dwelling) and **63 and 65 Main Street**, which are set at an oblique angle to the track. Behind these cottages is another farmhouse with outbuildings, even lower down the valley side. The view along the unsurfaced track to these traditional properties is interesting and there are several good vistas of the variation in building height and across the roofscape.

At the rear of 85 Main Street, the track joins the footpath that runs downwards from Main Street between the playground and 87

Main Street and continues onwards towards the reservoir.

To the northeast of the playground is **The Friendly**, a public house which was opened by William Robinson in 1850 and is a key unlisted building in the conservation area. Stone built and two-storeys high with a three-bay frontage, the public house has a central doorway with a stone jambs and a stone cornice above. To either side of the doorway and at first floor level is a two-light window, unusual in having a central mullion but no stone jambs to either side. Above the doorway is a smaller single light window. It is said that the beer cellar, which is well below ground level, has a mullioned window also, suggesting that the cellar was open to light at some time.



*The Friendly public house, on the north side of Main Street, first started trading in 1850.*

To the rear of the inn is a car park, accessed along the side of **58 Main Street**, a prominent white painted building with stone kneelers that was once Stanbury's Post Office. The car park was probably a courtyard at some point. To the west is a pair of stone built cottages, one of which has a loading door at first floor level, filled in with stone but the surrounds remain to mark its existence, indicating a semi-industrial usage, probably as cottage-based woollen weaving or spinning.

**46 Main Street**, which is set on the north side of the road, was once a branch of the Haworth Co-operative Society, which opened in 1877. The building is easily distinguishable by its stone steps at the corner of the building.



*The variations in height and architectural features of the vernacular cottages on the south side of Main Street add interest to the streetscape.*

To the east Main Street is lined with two storey cottages, the varying height of the rooflines and the substantial chimneys creating an interesting roofscape. Though they are all built in the typical vernacular style, there are small differences

between the properties that add interest to the streetscape. Some have mullioned windows, others simple stone sills and heads and features such as carved kneelers and corncicing to the chimney are also common. Cumulatively, these properties create an interesting and pleasing townscape that contributes much to the character of the village.

Further west along Main Street are **64, 66 and 70 Main Street**, formerly a house (64 and 66) and a cottage but now three dwellings. Built in the early 19<sup>th</sup> century in two separate builds, they are both covered by a Grade II listing. The house is constructed of ashlar stone and is two-storeys in height with an attic under the stone slate roof. The central door is set into a corniced architrave with a single light window over. To either side of the doorway are three-light flat-faced mullioned windows with raised cills to both ground and first floors. On the right-hand gable there is a shaped kneeler and ashlar coping. In the eastern gable end a small Venetian window lights the attic.



*66-70 Main Street, set back from Main Street and the adjacent barn, which fronts immediately onto the road.*

To the west of **70 Main Street** is a large converted **barn** that is prominent on the northern side of the street. The barn stands on the very edge of the highway, even protruding into it a small way. The south-facing elevation has a tall arched headed cart entry that has been partly infilled with stone to create a four-light mullioned window. To the side are two windows set into stone surrounds and above another series of mullioned windows. The conversion of the barn into a dwelling has been relatively successfully implemented, though the prominent and overly domestic mullioned windows has eroded its agricultural character somewhat.





*St Gabriel's Church, built in 1848, is a Grade II listed building of considerable historic interest and a prominent building at the heart of the conservation area.*

To the west of the barn is Stanbury's Anglican church, without a name until 1998 when it was named **St Gabriel's** to mark its 150<sup>th</sup> anniversary. The church was constructed in 1848 from coursed millstone grit and is a Grade II listed building. Only a single storey in height and two bays in length, the chapel is set in a grassy yard behind a stonewall topped with triangular copingstones. The frontage of the church is dominated by the centrally located porch, which has a timber boarded door topped with a shaped ashlar lintel. The pitched roof of the porch is embellished with kneelers and ashlar coping, just below which is a small lamp set into a triangular shaped opening.

To the left and right of the porch is a four-light chamfered mullioned window with segmental-arched lights topped with a hoodmould. The western gable end also has a six-light window with a transom. The stone slate roof of the church has a small bellcote to the western gable and a stone cross on the eastern.

A narrow grassy track separates the church from 78 Main Street and leads to **72** and **74 Main**

**Street**, two cottages with barns attached to either side that are Grade II listed buildings. 74 and the barn to the left are the earlier of the two and has a date plaque over the door inscribed *REP 1727*. The initials relate to Robert Pollard and his wife, who built the property and from whom its name **Pollard House** originated. 72 and its attached barn are slightly later and were probably constructed around the mid-18<sup>th</sup> century.

Both cottages are built of coursed millstone grit and are two storeys in height. 74 has a doorway on the right-hand side of the frontage and two-light square windows to the left, set in chamfered surrounds and separated by a double chamfered mullion. At first floor level is a three-light chamfered mullioned window, formerly a six-light but some of the mullions have been removed. The cottage also has shaped gutter brackets under its stone slate roof. The barn attached to the eastern elevation has been converted into residential use but has a quoined cart entry with large voussoirs and to the right, a chamfered quoined stable door with a moulded lintel and a window above.



**72 Main Street** is a single bay cottage with the door set to the left in a plain stone surround. To the right and at first floor level is a two-light double chamfered window. The barn to the right has three bays and a central segmental-arched cart entry with voussoirs. To the left is a later window with a stone lintel and cill with a stone trough projecting beneath it. Under the eaves are three round-arched vents. The eastern elevation, which is prominent from the track, has pigeon holes throughout the wall and an oculus (circular shaped opening) under the apex. The top of the gable has tabled copingstones and a shaped kneeler.



The track then continues westwards behind 78–90 Main Street until it curves back around Horton Croft and rejoins the main road. This section of Main Street is lined with an eclectic mix of vernacular buildings, ranging from farmhouses and barns to cottages built from the late-18<sup>th</sup> century through to the mid-19<sup>th</sup> century. **97 to 113 Main Street** on the south side of Main Street are a good example of this. The first building, on approach from the east, is a barn with a segmental-arched cart entry that has a peculiar mono-pitch roof that slopes backwards from the road. The barn was probably once taller and topped with a pitched stone slate roof but it has been lowered to a single storey at some time in the past. Adjoining the barn are two early 19<sup>th</sup> century white-painted cottages with mullioned windows set into flat-faced surrounds and with quoined angles, stone slate roofs and gable end chimneys. Set slightly back from the building line but adjoining these cottages is a short terrace of later stone built cottages. Set to either side of the timber doors with glazed lights above is a recessed boot scraper and a coal chute, both made of cast iron.

On the north side of the road is a short row of cottages (**78-82 Main Street**) that ends with a stone barn. The cottages, which are set back behind a dry stone wall, are built from coursed sandstone supplemented by millstone grit quoins and sill bands. **78** appears to be a later building and has altered windows and a stone porch added to the front. **80** has a timber boarded door set

within stone surrounds and a two-light mullioned window above. To the left of the door is five-light flat faced mullioned window at both ground and first floor. **82** has similar five light mullioned windows but has a four-light mullion over the doorway on the left hand side.



*78-82 Main Street display a number of interesting architectural features. Sadly the windows at 78 have been altered in a less than sympathetic manner.*

The **barn** to the west appears to have been partly converted into residential use with a number of windows clumsily inserted and a pipe running from the centre vent to the ground. The original stone slate roof has been removed and replaced with corrugated iron. This building, in a prominent position on Main Street would benefit from sensitive conversion as in its current condition it

adds little to the streetscape and is in need of repair.

Set some way back from the road is **94 Main Street**, a white painted cottage of substantial size. Little can be seen of this building from the road as the boundary wall is backed by a high and dense privet hedge that creates a bland frontage in the streetscape. Further to the west are **86-90 Main Street**, a group of three cottages with flat faced mullioned windows, corniced chimneys and shaped kneelers to the gables. The stonework of 86 has been masked by a white coloured gritty paint.



*86-90 Main Street, being set directly to the rear of the highway, help create a sense of enclosure on the north side of the road.*

**Stanbury First School** (below) is set to the south side of the road, with a tarmaced playground/car park to the front. The school was built in 1883 and is typical of small Victorian schools of its time. The school is stone built with a long low blue slate roof. At the eastern end is a crossway with a large plate tracery colonetted window set within it. Immediately to the right is a pitched roof porch in which an arch-headed doorway is set. The main range of the school building has four two-light transomed windows set within it and a (modern) stone doorway at the far end.



Opposite the school is **Horton Croft**, the Quaker burial ground and behind this a white painted building (now two dwellings), probably dating to the 18<sup>th</sup> century. The house itself (**96-98 Main Street**) is two-storeys in height with black painted stone door and window surrounds. All the windows, except the five-light mullioned window on the right side of the house, have been altered and the mullions removed. The western end retains its tabled coping stones to the gable end. Attached to the eastern elevation is a long low outbuilding, roofed with corrugated iron. This building was formerly the village smithy and also a bake house. Despite some unsympathetic alterations to this property it is a prominent building in the conservation area, enhanced by the green setting of Horton Croft and is therefore identified as a key unlisted building.



*94 Main Street, the former Endowed School and schoolmaster's house.*

Just off a narrow track running to the rear of 96 and 98 Main Street is **94 Main Street**, enclosed within a stone wall topped with circular copingstones. This house was formerly the village's **Endowed School**, constructed in 1805 with a schoolmaster's house attached to one end. Now converted into a dwelling and the stone work cleaned, the school was once attended by up to sixty children as free scholars and the master's wages were paid by voluntary contributions. The two-storey house has a doorway at the eastern end of the front elevation, set within a stone surround and stone arched head above. To the left are two bays of flat-faced mullioned windows, those on the far left having three narrower lights to the two-lights of the others. The single storey building to the eastern elevation has a central doorway with a similar arched head and large Venetian windows to either side, the window on the left hand side being a recent insertion.



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Though this building has been altered and extended over time it retains much of its traditional character and is historically significant. It is therefore identified as a key unlisted building in the conservation area.

To the west of Horton Croft field is **102 Main Street**, a handsome three bay house with corniced gable end chimneys and a key unlisted building in the conservation area. The central doorway is transomed and set under a moulded lintel. To either side and at first floor level are two-light chamfered mullioned windows with quoined jambs. Over the doorway is a single light window. Set within the eastern elevation at first floor level are the stone surrounds of a doorway, though this has been long ago blocked up. It is reputed that the

doorway was accessed via wooden stairs and the upstairs room used by the early Quakers as a meeting room before a chapel was established in Stanbury.

Set back some distance from the road is **Moor View**, a short terrace of houses built between 1909 and 1934. To the rear of a narrow stone pavement and slightly to the front of Moor View are three older cottages, **104-106 Main Street**. Each has an off-centre doorway set into simple stone surrounds. To the left of the doors are two-light chamfered mullion windows at both ground and first floor (the central mullion at ground level in no. 106 has been removed) and a single light window on both floors to the right.



*96 Main Street and the former smithy to the rear of Horton Croft, the Quaker burial ground. These buildings are particularly prominent and their setting is much enhanced by the views across the grassy Croft. Despite their extensive alterations, they are key unlisted buildings within the conservation area.*

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## 7. Open Spaces and Natural Elements

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### **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:*

- *Some of the fields immediately to the north and south of the village are included within the conservation area. These fields, which are protected by Green Belt designation, are important to the setting and character of the hamlet.*
- *Horton Croft, the Quaker burial ground opposite Stanbury First School, is a key area of open space at the heart of the village. Horton Croft is important for historical reasons as well as for its visual contribution to the conservation area.*
- *The playground has a recreational value as well making a valuable contribution to the character of the conservation area. The playground creates a break in the building line along Main Street, allowing good views to the reservoir and green setting beyond.*
- *Most of the cottages and farmhouses in the conservation area have very little private garden space. Some front immediately onto the highway and have a garden to the rear whereas others are set back a short distance from the roadside, having a small garden to the front.*

The interrelationship of the built form with 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, industrial or civic aspect.

The conservation area boundary in Stanbury includes not only the buildings within the hamlet but a considerable number of fields to either side of Main Street. These fields are incredibly important to the character and setting of the conservation area. They not only provide a green and natural backdrop that complements the local stone of the buildings but they also serve to remind the resident and visitor of Stanbury's agricultural links and historical associations.

Stanbury retains an unspoilt and open setting, that is, for the main part, unadulterated by modern development. Whilst there were probably once numerous small rural hamlets like Stanbury, over time most have been swallowed up by expanding neighbouring settlements or surrounded by modern housing and industrial developments. The topography and remoteness of Stanbury goes some way to explain why this village remains little touched by 20<sup>th</sup> century development and its green and open setting is an integral part of its character and heritage. These fields are protected from inappropriate development by Green Belt designation and will retain their rural character for future generations to appreciate.

The fields to the south of the village, between the building line and the reservoir are of particular note. The regulated lines of dry stone walls that divide the fields and run at right-angles to Main Street conjure up an image of medieval strip fields and from the track that runs alongside the playing fields there are especially good views of this feature. A small hamlet named Smith Bank once stood to the south of Stanbury but this was flooded during the construction of the reservoir. The track that provided access to Smith Bank still exists and runs alongside the playground for some distance.

*The fields immediately to the south of the village are included in the conservation area for their historical links to the development of the settlement and to protect its rural setting.*



The playground itself is an important area of open space in the conservation area. Surrounded by stone walls and with a few scattered and rusty pieces of play equipment, the area is open and grassy, allowing views across the surrounding fields and westwards along the valley bottom. This area of open space breaks the almost solid building line along the south side of Main Street and for this reason it is important that the land remains open. The playground also has significant recreational value within the village.



*The village playground is a valuable area of open space that would benefit from increased maintenance and investment.*

At the western end of the conservation is Horton Croft, a small grassy field enclosed within dry stone walls. This field, though devoid of any standing memorials, was used as a Quaker burial

ground between 1656 and 1718 and there are known to be the remains of 45 Friends resting there, including William Clayton, the leader of the Stanbury Quakers. In 1980 a local resident placed a small stone cross in the boundary wall of the Croft in memory of these people. The cross is simply inscribed with the dates of the first and last dates of the burials and the number of people buried there.

Horton Croft is a key piece of open space within the conservation area, being historically linked to the village's past inhabitants and activities. It is important that the land remains open and undeveloped so that its historical relevance can be understood and the important views across the field to the buildings and countryside beyond are uninterrupted.



*The church is set in a small but green yard containing several mature deciduous trees that much enhance the streetscape.*



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Other key open spaces within the conservation area include the green and leafy churchyard around St Gabriel's. Despite its diminutive size, the greenery of the churchyard creates an attractive setting to the natural stone church building and adds rural character to the streetscape.

There are a number of hard surfaced areas within the conservation area, such as the car parks to the rear/side of The Friendly public house and Wuthering Heights. The views from these car parks northwards across the valley sides are particularly panoramic. Car parks, due to their functional nature, tend to be relatively unattractive areas but careful use of surfacing materials and landscaping can enhance them greatly.

The farmyard to the south of Main Street and north of Lowside does little to enhance the conservation area. The yard forms part of a working farm and understandably aesthetics are not likely to be a priority. However, the abundance of rusting metal and machinery in the yard creates an unattractively prominent area at the heart of the village. The enhancement of this area would improve vastly the

quality and appearance of this part of the conservation area.

The houses and buildings within the village tend to have little in the way of private garden space. Some are set immediately onto the rear of the highway and have a small garden to the rear, while other buildings are set back a short distance from the road behind a wall and garden, but have no land to the rear. The close proximity of the cottages and barns to the highway is a characteristic of this conservation area and one which creates a distinctive streetscape.

*The hard surfaced car park along side the Wuthering Heights public house is a prominent hard -surfaced area of open space. Car parks tend to have a purely functional value and tend to be bland and somewhat featureless areas unless careful consideration is given to details such as landscaping and surfacing.*





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## 8. Permeability and Streetscape

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### **Summary of Permeability and Streetscape**

*The form, width and orientation of streets and paths determine the permeability and ease of movement through conservation areas. The small size of the village of Stanbury means there are limited ways of moving across the conservation area:*

- *The village has evolved along the line of Main Street, which was once a busy route between Lancashire and Yorkshire and as a consequence Stanbury has a typical linear form.*
- *Whilst most of the properties front onto Main Street there are a small number of tracks and lanes leading off it that allow access to properties that are set down below the level of the main road.*
- *The small paths and tracks increase the permeability of the area, offering alternative routes across the village and allowing interesting views and vistas of the buildings and setting.*

The road along which Stanbury developed is known to be an ancient route, possibly dating back to Saxon times, when it was one of the principal routes used by foot travellers crossing between Yorkshire and Lancashire. Though little is known of the form that this road took, it is likely that it began as a rough path used by pack animals and travellers. The advent of the Industrial Revolution and the resultant increase in movement of raw materials and manufactured goods meant that better highways were required. In the 1730's the first turnpike roads were laid. The Colne to Bradford route ran through the centre of Stanbury and a toll master's house was built at the western end of the village.

In more recent times the road has once again been altered, this time by the introduction of traffic calming measures just within the eastern and western boundaries of the conservation area. These works have included the introduction of a stone kerbed chicane to either side of the village and a number of signposts. These works were considered necessary for safety reasons and whilst traffic-calming works tend not to enhance the streetscape these have been thoughtfully located out of the village proper and therefore their visual impact on the historic core of the conservation area is limited.



*The approach to the eastern side of the village is marked by a series of signposts and traffic-calming works.*

Stanbury's form is typical of a settlement that has developed in a linear manner along the line of a busy highway. Main Street bisects the village. Some of the properties are set back a short distance behind stone walls and the greenery in these gardens contributes to the rural image of the place. Other buildings front immediately onto the highway, some separated from the roadside by a narrow stone pavement and others, such as The Barn adjacent to the church, appear to jut out into the carriageway.



*The track between Old Laithe and 68 Main Street allows a glimpse of the fields to the north of the conservation area.*

The almost unbroken building line along parts of Main Street hinders views of the surrounding countryside but open spaces such as the playground and the car park to the Wuthering Heights public house afford dramatic views out of the conservation area. The streetscape along Main Street is characterised by the hard line of the buildings and walls to either side. The variety of buildings along the route and the green and rural setting that can be glimpsed on occasions between the buildings adds further interest to the streetscape.

There are a number of smaller tracks and lanes that lead off Main Street and allow access to cottages and farmhouses that have been built a little further down the valley sides. These tracks tend to leave the road at an oblique angle and run along the contours of the sloping land parallel with Main Street.

One track, a public footpath, runs along the northern edge of the village, to the rear of the Manor House and the church. It is linked to Main Street by footpaths running between buildings and it allows access to Pollard House as well as the old school building and smithy. On the south side of Main Street the land slopes away more steeply and the tracks run down the hillside, creating dramatic views and vistas of the buildings and roofscape of those at a lower level.

These footpaths and lanes are an important characteristic of the village. They increase the permeability of the area by offering alternative routes across the conservation area and allowing the buildings and their settings to be viewed from a number of different perspectives.



*The track to the rear of nos. 73-87 Main Street allows access to the cottages lower down the valley side and offers alternative routes across the conservation area.*

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## 9. Conclusion: Character Specification and Guidance

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To safeguard the special interest of an area, the Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of Stanbury 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 width and orientation of streets;
- the colour and texture of the materials used;
- the topography and setting of the area;
- the roofscape and streetscape;
- how the area interacts with the surrounding environment;
- natural elements; and
- local detailing.

However, less physical features, such as the current uses of buildings and spaces, their condition and intangible ingredients such as sounds and smells, are all factors in creating the identity of Stanbury conservation area. 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"> <li> <b>Topography and setting</b> – Stanbury developed along a busy route between Lancashire and Yorkshire, on a ridge on land elevated above two valleys. To the north the fields slope downwards to a beck and then rise again on the opposite side. To the south the fields slope steeply downwards towards Lower Laithe Reservoir. There are good views to the hills and moor land further south. East of Stanbury is Haworth, the road linking the two winds along the contours of the land, which effectively blocks any views between the two settlements. To the west are the Lancashire hills with Ponden Reservoir visible in the distance. </li> </ul>  <p><i>Setting to the north of the conservation area</i></p>	<ol style="list-style-type: none"> <li>It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of the Unitary Development Plan (UDP)).</li> <li>New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the UDP).</li> </ol>
<ul style="list-style-type: none"> <li> <b>Visual connections</b> towards the border of Lancashire and Yorkshire, reiterating Stanbury's importance as a stopping point on the route between the two. Views across the surrounding rural landscape and of the moor land on the higher ground compounds the unique and somewhat exposed situation of the village. </li> </ul>	
<ul style="list-style-type: none"> <li> <b>Traditional building materials</b> – Most of the buildings within the conservation area are constructed of local stone, which serves to unify the built form of the settlement and create a harmonious whole. Stone slate is the principal roofing material and natural stone has been used for boundary and field walls. Timber was traditionally used for window frames, doors and guttering. </li> </ul>	<ol style="list-style-type: none"> <li>There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the UDP).</li> <li>Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See</li> </ol>





*The barn adjacent to the Manor House is constructed from local stone and traditional materials.*

- **Setted and flagged carriageways and footpaths.** Small areas of stone flags and setts exist within the conservation area, such as those in front of the barn adjacent to the Manor House and narrow stone pavements in front of many houses along Main Street. These areas of historic surfacing are important to the image and character of the conservation area.



*Natural stone flags on the south side of Main Street.*

- **Boundary walls and Field Walls** – many of the properties and open spaces in Stanbury are enclosed within stonewalls and the fields around the village are dissected by dry stonewalls. Traditional stonewalls enhance the rural character of the conservation area and are historic features in their own right.



*Field boundary walls in the southwest of the conservation area.*

Policy BH7 of the UDP).

5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP).
6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the UDP).

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

8. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Unitary Development Plan).

## Architecture and building details





The majority of the buildings within Stanbury conservation area have been constructed in the local vernacular style. The majority of the buildings are two storey farmhouses, cottages and barns, constructed and roofed in local stone. Typical features include, stone corniced chimney stacks, stone door and window surrounds accommodating stone mullions and recessed timber windows or timber doors and squared timber gutters. Some have additional details such as prominent kneelers, dentil courses and quoins. Despite being individually designed they have a pleasing uniformity that adds much to the character and image of the place. The best examples of the local vernacular style are listed, such as the Manor House and Pollard House (72 and 74 Main Street).

As a reflection of the importance of agricultural to the livelihoods of Stanbury's earlier inhabitants there are many good stone barns along Main Street. Nearly all of these have been converted into residential use, some sympathetically and others with less success.

Within the village there are a smaller number of buildings that have been constructed to a more stylised architectural design in order to demonstrate their high status within the village. These include St Gabriel's Church, which displays a number of fine details to the porch and windows as well as buildings such as the former Wesleyan chapel and the former Endowed School and schoolmaster's house.

Within the conservation area boundary there are several Grade II listed buildings. The listing descriptions are given in *Appendix 2*.

9. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, 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).
10. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the UDP).
11. New development within the conservation area should reflect the predominant building form of the area 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><b>Open spaces</b></p>  	<p>A number of the fields to the north and south immediately of the village are included within the conservation area. These fields are important to the setting and character of the conservation area. They not only provide a green and natural backdrop that complements the local stone of the buildings but they also serve to remind the resident and visitor of Stanbury's agricultural links and historical associations.</p> <p>Horton Croft, the Quaker burial ground opposite Stanbury First School is a key open space, being historically linked to the religious changes in the 17<sup>th</sup> century that shaped Stanbury's development. The Croft, being open and green, creates an attractive setting to the buildings around it.</p> <p>The playground is another area of open space that has an important recreational value as well as allowing unhindered views out of the conservation area to the reservoir and rural landscape beyond. The green and leafy yard in which St Gabriel's is set complement the natural stone construction of the church building as well as adding rural character to the streetscape.</p> <p>Most of the cottages and farmhouses in the conservation area have very little private garden space. Some front immediately onto the highway and have a garden to the rear whereas others are set back a short distance from the roadside, having a small garden to the front.</p> <p>Hard surfaced areas such as the car parks around the two village public houses have a functional value but with careful landscaping could be greatly enhanced.</p>	<p>12. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP).</p> <p>13. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>
<p><b>Permeability</b></p>	<p>Main Street is the principal route through the village and the one that Stanbury historically developed alongside. Smaller tracks and footpaths lead off Main Street, allowing access to properties set back from the main road. These tracks increase the permeability of the area and add much to the character of the streetscape.</p>	<p>14. The road 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>



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# 10. Proposals

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## 10.1 Conservation Area Boundary

The conservation area boundary includes the entire village of Stanbury from Reservoir Road through to 108 Main Street as well as a number of fields immediately to the north and south of the building line. The rural setting of the conservation area is important as this helps define the character and image of the place.

The conservation area boundary has been carefully considered both before and after consultation with the local community, and is deemed to be comprehensive in its inclusion. There are no boundary changes proposed at this time.

## 10.2 New Development

There is limited opportunity for new development within the village as the whole area is 'washed over' with Green Belt. This designation protects the open setting around Stanbury from inappropriate development.

Many of the stone barns and agricultural buildings in the village have already been converted into residential use. However, proposals for the conversion of the remaining buildings, if these are forthcoming, must respect their form and character. Materials, scale and setting should be considered and the development 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.

## 10.3 Enhancement and Preservation Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant character of the area and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. The Enhancement and Preservation Proposals have been prioritised by members of the community who completed and returned comments sheets during the consultation period in preparing this document or who attended the conservation area workshop at Stanbury First School on 27<sup>th</sup> November 2003. The proposals, in order of priority (most important first) are as follows:

- **Environmental Enhancement.** Whilst it is not appropriate to make an area look overly pristine the care of the natural elements of the conservation area, such as trees, as well as general maintenance of open spaces such as the playground and Horton Croft is important in maintaining the special character and appearance of the place.
- **Guidance on the Repair and Maintenance of 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 guidance notes on the repair and maintenance of stone buildings, particularly vernacular style properties, of the region would increase awareness of fitting repair techniques.

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- **Highway Materials.** The small areas of natural stone surfacing make a valuable contribution to the image of the conservation area. The stone flags and setts are generally located immediately in front of properties and therefore may be in private ownership. It is not unusual for flags and setts to become broken or loose over time and it is important that these areas be maintained and protected; as historic surfacing materials they are of interest in their own right.

- **Retention of Traditional Features.** Some of the buildings in Stanbury are listed and therefore permission is required to alter them. In some of the unlisted buildings traditional features such as timber windows and doors have been replaced with unsympathetic modern alternatives. The resulting appearance is at odds with the character and age of the buildings and consequently this has harmed the appearance and character of the conservation area on a wider scale. Other

features such as natural roofing materials, chimneystacks and stone boundary walls also contribute much to the interest of the conservation area. In order to protect these features the Council may consider implementing an Article 4 (2) direction. This would remove some of the permitted development rights available to householders and mean that planning permission would be required to replace important features, ensuring that sympathetic replacements are used.

- **Agricultural Development.** Some more recent agricultural buildings have utilised materials such as blockwork and metal cladding. Where these have been situated in prominent locations, their visual impact can have a negative effect on the conservation area. Where possible there should be rationalisation of unused buildings or measures to reduce their impact considered.

## Glossary of Architectural Terms

<b><i>Term</i></b>	<b><i>Definition</i></b>
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.
bell cote	A small housing for a bell or bells, usually of masonry.
bracket	Any projection from the face of a wall whose purpose is to support a structure or object.
chamfer	Narrow face created when stone is cut at an angle, usually at 45 degrees.
coping	Top course of a wall, designed to prevent water penetrating into the core of the wall. Copes can be formed of any material that does not absorb water and are sometimes shaped i.e. round.
cornice	In Classic Architecture the top, projecting, horizontal division of the beam between columns.
dentil course	Rectangular projecting blocks (dentils), tightly spaced like teeth, usually below cornices on a building.
gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.
finial	Topmost-featured ornament on a building, freestanding above spire gable etc.
frieze	A decorated band above a doorway and underneath a cornice. Usually heavily decorated.
hammer-dressed	Stonework, hammered to a projecting rock-faced finish, sometimes also known as bull-faced.

hoodmould	Projecting moulding over a door or window designed to throw off water, also known as dripstones.
jamb	Usually taken to simply describe the vertical sides to a window or door opening. Properly used, it only relates to those vertical parts that support the lintel.
keystone	A prominent stone at the centre of the arch, often larger and decorated.
kneeler	The sloping tabling that 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 window opening.
mullion	Upright member dividing the lights of a window.
pediment	A classical form of corniced gable, usually triangular in shape, occasionally semi-circular.
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.
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 sash cords. 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.



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.
sill band	horizontal member at the base of a window opening or door frame, usually projecting to throw water from the face of the building.
tracery	An ornamental pattern of stonework supporting the glazing in a Gothic or early Renaissance window. Plate tracery consists of holes cut into a wall or a solid block of stone.
Tuscan pillar	A form of a very plain column, not fluted, in classical architecture.
Venetian window	A three-window arrangement where the central opening is arched and taller than the two flanking openings that are flat topped.
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.
voussoirs	The radiating wedge-shaped blocks forming the arch.

## Further Reading

### Historical Resources

Bowtell, Harold D (1988): 'Lesser Railways of Bowland Forest and Craven Country and the Dam Builders in the Age of Steam'. Plateway Press

Craven, Joseph (1907): 'A Brontë Moorland Village and its People: A History of Stanbury'.

Emsley, Kenneth (1995): 'Historic Haworth Today: An Illustrated Guide to the Historic Buildings and Families of Haworth, Stanbury, Oxenhope and the Worth Valley'. Bradford Libraries.

Southwart, Elizabeth (1923): 'Bronte Moors and Villages'.

Thomspon, Dennis (n.d.): 'Stanbury, Chapters From Its History'.

Thompson, Dennis (2002): 'Stanbury: A Pennine Country Village'. Two Margaret's Publications.

### Architectural Terminology

Grieve, N (2005): 'The Urban Conservation Glossary'  
<http://www.trp.dundee.ac.uk/research/glossary/glossary.html>

### 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.

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# **Appendix 1:**

## **Map of Stanbury Conservation Area**





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# **Appendix 2:**

## **List Descriptions of the Listed Buildings in Stanbury Conservation Area**

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

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### **NB all Listed Buildings within Stanbury Conservation Area are listed Grade II**

#### **Manor House**

##### **Main Street, Stanbury**

House. Dated "GMT 1753". Ashlar, stone slate roof. Two storeys, 2 1st-floor windows. Raised quoins. Central board door with Tuscan pilasters, frieze and pediment flanked by 4-light flat-faced mullioned windows in slightly projecting surrounds. Moulded string course. Date stone over doorway in round-arched architrave with keystone and impostes flanked by windows as below. Cavetto-moulded cornice. Corniced end stacks. 2-storey, 1-bay wing to left with door in flush stone surround and 2-light window above may be earlier.

#### **20, 22 and 24**

##### **Main Street, Stanbury**

Three cottages. Mid-late C18. Coursed millstone grit, stone slate roof. Two storeys, 1 bay each. Quoins. Three-panel doors in plain stone surrounds, those to Nos. 20 and 22 paired with shared central jamb, that to No. 24 on left. Flat-faced mullioned windows in plain stone surrounds, on ground floor of 2 lights (No. 20's enlarged), on 1st floor of 3 lights with narrower central light, each window with one opening 4-pane sash. Shaped kneeler and ashlar coping to right gable. Corniced stack to right end of each cottage.

#### **64, 66 and 70**

##### **Main Street, Stanbury**

House and cottage, now 3 dwellings. Early C19, 2 builds. House (Nos. 64 and 66): ashlar, stone slate roof. Two storeys with attic, 3 1st-floor windows. Central glazed door in corniced architrave with single-light window over. Three-light flat-faced mullion windows with raised cills to either side on both floors. Shaped gutter brackets. Shaped kneeler and ashlar coping to right. Corniced end stacks. Interior: blocked Venetian window to left gable in attic. Cottage added to left (No. 70): coursed millstone grit, stone slate roof. Two storeys with attic, 2 1st-floor windows. Blocked central door and C20 wooden door to left both have plain stone surrounds. Narrow window to left and 3-light flat-faced mullion window to right. Above a blocked door, now single-light window, to right and a 3-light window to left. Shaped gutter

brackets. Shaped kneeler, ashlar coping and corniced stack to left end. Left return: Venetian window in gable.

#### **Stanbury Church**

##### **Main Street, Stanbury**

Chapel of ease, now church. Opened 1832, enlarged 1845. Coursed millstone grit, stone slate roof. Single storey, 2 bays. Chamfered plinth. Central gabled porch has: board door with shaped ashlar lintel; spherical-triangle opening; kneelers and coping. To left and right a 4-light chamfered mullion window with segment-arched lights, quoined jambs and hoodmould. Shaped gutter brackets. Kneelers, ashlar coping. Bellcote to left gable, stone cross to right gable. Left return (west end) has a 6-light mullion and transom window with hoodmould.

#### **Nos 72 and 74 and attached Barns**

##### **Main Street, Stanbury**

Two houses and 2 barns attached to left and right. No 74 dated "REP 1727", barn to left early-mid C18, No 72 and barn to right mid C18. Coursed millstone grit, stone slate roof. 2 storeys. No 74: one bay. Quoins. Moulded doorway with dated lintel. Double-chamfered mullion windows: that to ground floor, right, with original mullions replaced by flat-faced mullions; that to 1st floor of 6 lights with 2 mullions now removed. Shaped gutter brackets. Barn to left: one bay. Quoins. Quoined cart entry with large voussoirs and to right, a chamfered, quoined stable door with moulded lintel and window above. Some gutter brackets. No 72: one bay. Door to left in plain stone surround with interrupted jambs. A 2-light double chamfered mullion window to right and above. Shaped gutter brackets. Barn to right: 3 bays. Central segmental-arched cart entry with voussoirs. Later window with stone lintel and cill to left with stone trough projecting beneath it. Re-used double-chamfered window to right, formerly 2-light. 3 round-arched vents. Shaped brackets. Shaped kneelers and ashlar coping overall. Rear: No 74 has double-chamfered mullion windows of 2 lights, mullion removed, to ground floor and 6 lights above. Later barn, at right end, has threshing door in stone surround with chamfered lintel and interrupted jambs, and in right return pigeon holes and an oculus.

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# **Appendix 3:**

## **Legislation and Council Policies Relating to Conservation Areas**



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**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 periodic 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.

### **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.*

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- 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;

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- 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.*