



Conservation Area Appraisal

Stanbury



This appraisal reviews the Stanbury Conservation Area Assessment, which was published in October 2005. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process for the Conservation Area Assessment.

The next appraisal of Stanbury Conservation Area will be undertaken by April 2013

April 2008

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

A Conservation Area Appraisal describes the character of a conservation area. It also describes the changes that have taken place in the conservation area over recent years.

The appraisal finishes with management proposals which will help to conserve and enhance the area's special character and improve decision making in the future.

The Government requires that all conservation areas have an up-to-date conservation area appraisal.

An up-to-date appraisal is one that has been undertaken within the past five years.

The following work has been done to deliver this conservation area appraisal:

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings
- An assessment of the issues facing the conservation area at present
- The survey and update of map data relating to the conservation area
- A review of the appropriateness of the conservation area boundary
 - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area
 - The formulation of management proposals for the area

What is a Conservation Area?

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

Stanbury Conservation Area was originally designated in 1973. A second review of the boundary was undertaken in 2005 and then adopted in October 2005.

Conservation area designation brings with it extra controls. These controls cover:

- demolition of unlisted buildings;
- minor developments such as porches, extensions, satellite dishes and boundary walls; and
- works to trees.

The objective of these measures is to help preserve the special character and appearance of the area and maintain or improve its environmental quality. Whilst it is recognised that conservation areas must be allowed to evolve to meet changing demands it is important that this occurs within a framework of controlled and positive management.

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Listed Buildings:
www.bradford.gov.uk/listedbuildings



Background and Brief History

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 19th century. Despite its transformation and growth, the village retained its green and rural setting.

Pre 1086

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.

17th 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. There are no known physical remains of the buildings that made up the settlement prior to the 17th 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.

18th century

By the early 18th 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. By the late 18th 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.

19th century

By the early 19th 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.

20th century

One obvious change to the setting of the village was the construction of Lower Laithe Reservoir which was started in 1911 and not finished until 1925 due to The Great War and then strike action.

Key Characteristics

The following summarises the key elements of the character of Stanbury conservation area:

- A mix of building ages and types reflecting different periods of development
- Traditional natural building materials
- The village illustrates the social and historic development of Stanbury's agricultural and industrial past
- Size of gardens to houses dependant on original status
- A traditional roofscape
- Self contained sense of place.
- Predominately clusters of terraced houses built in the 17th, 18th, and early 19th century.
- Important views across the valley and between the buildings
- Main land use residential and agricultural



Top: The strong linear character of development within Stanbury conservation area creates interesting views between the buildings.

Right: Long distance views out of the conservation area help provide the context in which the village is viewed and understood.



*Clockwise from top left:
80 Main Street is a good example of the local
vernacular architecture;
52 Main Street has an interesting corner
entrance and was probably built as a shop;
Footpaths and tracks dissect the conservation
area, adding to its character and permeability;
The organic nature of building development
within the conservation area creates
interesting views and vistas.*

Summary of Important Features and Details

Features and details contribute to the essential character of the conservation area:

- Features and details contribute to the essential character of the conservation area:
- Original / traditional architectural detailing reflecting past architectural styles, particularly the local vernacular.
- Streets closely lined by buildings and boundary walls.
- Stone pavements along most of Main Street.
- Formal building and boundary frontages on primary elevations
- Survival of key open spaces such as fields and Lower Laithe Reservoir
- Terraces and clusters of buildings of high group value
- Converted barns to dwellings
- Enclosed intimate street spaces in the older parts of the village
- Area of distinctive character relating to different functions and eras of development
- Evidence of past social hierarchies expressed in built form

Current Condition

AUTHENTICITY 74%

- Each historic building in a conservation area will have original features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.
- 74 properties were assessed for the purpose of the study; this is 93% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 82%.

**AUTHENTICITY
74%**

A breakdown of the authenticity assessment shows which features and details in particular are being retained and/or maintained and where there are the greatest threats.

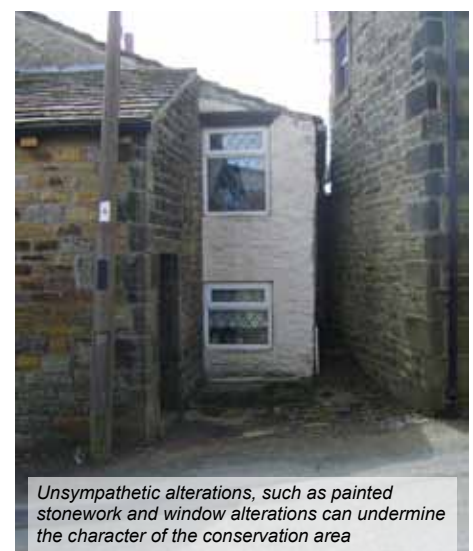
Strengths

- A significant number of the buildings have retained a significant of their traditional features and details
- The street pattern has changed very little which is irregular and unique
- Significant areas of traditional streetscape materials are still in situ
- Key open spaces maintain their traditional character
- Traditional roofscape and skyline due to retention of chimneys and original roofing materials more so than almost all other conservation areas surveyed so far.
- Traditional views and vistas have been maintained where the gaps between the houses have not been in filled
- Listed buildings retain an above average number of traditional features and details
- The large majority of the boundary walls remain insitu and are traditional in character
- Industrial village with a definite sense of place
- The settlement has a distinctive and unique value
- Successful reuse of many historic buildings
- Variety of street spaces and survival of ginnels and footpaths
- Various barns successfully converted to dwellings



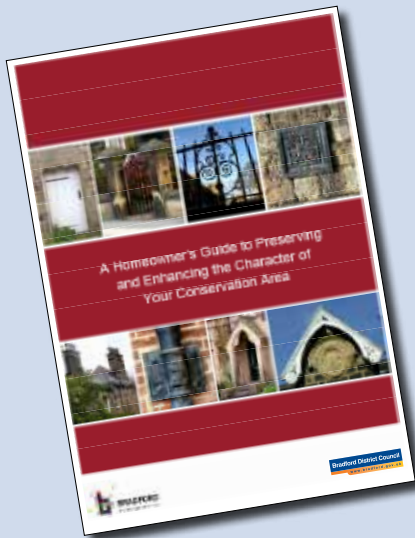
Weaknesses

- The overall authenticity score of 74% for the conservation area is an average score
- Lots of properties have painted elevations which detract from the area's character and the group value if buildings.
- Most traditional windows and doors have been lost
- Alteration and removal traditional rainwater goods
- Traffic calming measures not sympathetic to the conservation area
- Road signage clutter
- None of the modern porches are appropriate to the conservation area.



Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and Conservation Team.
- Recently published **Repair and Maintenance Guidance** should help property owners make better informed decisions.



This property retains many traditional features but is in need of some maintenance and repair

- Bringing vacant and underused buildings and sites back into full use.
- Enforcement action against unauthorised development and works to trees.
- Redevelopment of buildings and sites currently detracting from the character and appearance of the conservation area.

Threats

- Continued removal of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Development of key open spaces (including private gardens) and loss of mature trees.
- Loss of historic street surfaces and traditional character of public realm.

- Continued vacancy and underuse of buildings and sites.

Unsympathetic alterations can harm the character of the conservation area







Stanbury Conservation Area

Character Contributions



Key

-  Conservation Area Boundary
-  Areas providing a **positive** contribution to character
-  Areas providing a **negative** contribution to character
-  Areas providing a **neutral** contribution to character

NB The 'positive', 'negative' and 'neutral' areas relate to the contribution the site/building currently makes to the character of the Conservation Area. The classification in no way means that the site/building has no special architectural, historic or archaeological interest.

Stanbury Conservation Area

Open Spaces, Trees, Views, Listed and Key Unlisted Buildings



Key

- | | | | |
|---|----------------------------|---|-----------------------|
|  | Conservation Area Boundary |  | Listed building |
|  | Key open space |  | Key unlisted building |
|  | Important tree(s) | | |
|  | Key view or vista | | |














NB This map does not identify key trees individually, but merely indicates where there is at least one important tree.

Stanbury Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Educational		Gravel
	Retail / commercial building		Residential		Stone setts / flags
	Place of worship / religious		Vacant building / floor space		Un-surfaced / partially surfaced
	Industrial / Agricultural		New development		Tarmac / concrete
					Traffic measures

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2005 are detailed below.

Changes affecting the Conservation Area

New Development

Planning permission was granted for a new dwelling **115 Main Street**. The property is a detached dwelling which is made from reclaimed stone with good quality artificial roof slates and incorporates traditional features and details. However, the window and door details and rainwater goods are inappropriate to the conservation area.

NEUTRAL CHANGE

LESSON: In conservation areas external detailing is very important. Developers and decision makers should be aware of this.



Buildings

20 and 22 Main Street - still remains vacant since the publication of the Conservation Area Assessment:

NEGATIVE / NO CHANGE

There are no buildings which have become vacant since the Conservation Area Assessment was written and remain vacant.

POSITIVE / NO CHANGE



Works to Highways

There have been no major works to highways or replacement of street lighting or street furniture in the conservation area since 2005.

NO CHANGE

Trees and Open Space

No trees have been lost in the conservation area since the publication of the conservation area assessment.

POSITIVE / NO CHANGE

Boundary

The boundary of Stanbury Conservation Area is deemed to be appropriate at present.



Panoramic views south towards the reservoir

Negative Impacts

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted.

Whilst a minority are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as inappropriate pointing and paintwork to stonework, inappropriate signage, poorly detailed shopfronts, and dormer windows. Other significant blights on the area are unused and underused buildings and sites. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on the repair and maintenance of historic properties has recently been made available and is available on the Council's website at www.bradford.gov.uk/repairs.



Management Proposals

The overall aim of the Conservation Area Management Proposals is to preserve and enhance the character of the Conservation Area, by ensuring that the Council and the community work together to maintain historic features and details and limit the loss of character.

The objectives aim to:

- improve service delivery.
- raise awareness and understanding about the special character of the conservation area.
- improve decision making so that all repair, development and alteration result in a positive contribution to the character of the place.

The objectives of the Management Proposals are based on the issues identified in the Stanbury Conservation Area Assessment and prioritised by members of the community who took part in the Stanbury Conservation Area Assessment public consultation.

	Objective	Actions	Timescale
1	Design and Conservation team to maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues. • What is the service? What can the local community expect? What we have achieved Contacts • Web Site 	Yearly 2009-2015
2	Improved communications between Council Officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm and water courses in Stanbury	<ul style="list-style-type: none"> • Closer working relationship between Design & Conservation and other council departments. • Production of design guidance for the enhancement of the public realm 	2006-2011 As resources permit
4	Promote good quality new development	<ul style="list-style-type: none"> • Produce of guidance on appropriate sympathetic design to suite the character of the conservation area. • Request the publication of design briefs (where appropriate) 	2008 - 2013 as resources permit
5	Preserve and enhance features and details that contribute to the character of Stanbury	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings was published by the Design & Conservation Team in 2007. 	Review guidance periodically
6	Monitor Planning Applications to add Value to the historic Environment	<ul style="list-style-type: none"> • Design & Conservation team to work more effectively within the wider planning service 	Continual
7	Maintenance of footpaths and boundary walls	<ul style="list-style-type: none"> • Closer working between the Design & Conservation Team, property owners, Highways and Rights of Way Team 	Continual
8	Ensure all Inward Investment is contributing to the character of the conservation area.	<ul style="list-style-type: none"> • Maintain links and discussions with internal and external partners to ensure best practice and value for money are achieved. 	Continual
9	Address any illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaise between the Design & Conservation Team and the Planning Enforcement Team 	Continual
10	Retain important trees	<ul style="list-style-type: none"> • Liaise with the tree officer in respect of Works to trees 	Continual
11	Monitor Change loss/gain and feedback to local community and officers working in the conservation area	<ul style="list-style-type: none"> • Design & Conservation team to review Stanbury conservation area within five years in line with Best Value indicator 219a 	Review by April 2013

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