



# Thornton

## CONSERVATION AREA ASSESSMENT

October 2003



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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 Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets, or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces create unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Bradford Unitary Development Plan

contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

## 1.2 Why Produce Conservation Area Assessment for Thornton?

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

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

character of each conservation area and put forward proposals for their enhancement.

This Conservation Area Assessment aims to provide guidance on how the preservation or enhancement of the character or appearance of the Thornton Conservation Area can be achieved, based on a full understanding of the history, character and present day circumstances of the village. This document will provide a framework for the controlled and positive management of change in Thornton 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.**

A draft Conservation Area Assessment for Thornton was placed on deposit for consultation in June 2002 and a summary of this document, map of the proposed boundary, comments sheet and invitation to a public workshop was distributed to all addresses local to the Conservation Area. This final Conservation Area Assessment document has been compiled following the public workshop held on the 17<sup>th</sup> of July 2002 in Thornton. Policies and proposals have been redrafted and prioritised in light of public opinion and support expressed at the workshop or via post, telephone or e-mail. The proposed conservation area boundary put forward in the draft document has also been reassessed in order to properly consider changes suggested by the public.

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

### 1.3 Thornton Conservation Area

Thornton Conservation Area was originally designated in 1978. As part of the review of the conservation area in producing this assessment, the boundary has been extended to include the weavers' cottages and medieval field system between Thornton Road and Pinch Beck, adjoining Prospect Mills and Green Lane.

The area is almost unique in the Bradford area by virtue of Thornton Road built in 1826 bypassing it and thus retaining the ancient highway and historic core of the village. Focussed on Market Street the conservation area retains the aspect and proportions of the early to middle 19<sup>th</sup> century and is typical of a South Pennine village. Thornton is characterised by small narrow stone setted streets, branching off the central Market Street and interlinked by pedestrian alleyways, and is an enclosed environment. A mill and associated housing highlights the industrial development of Thornton. The settlement is set on a ridge of land overlooking open countryside, which includes the wooded Pinch Beck Valley.

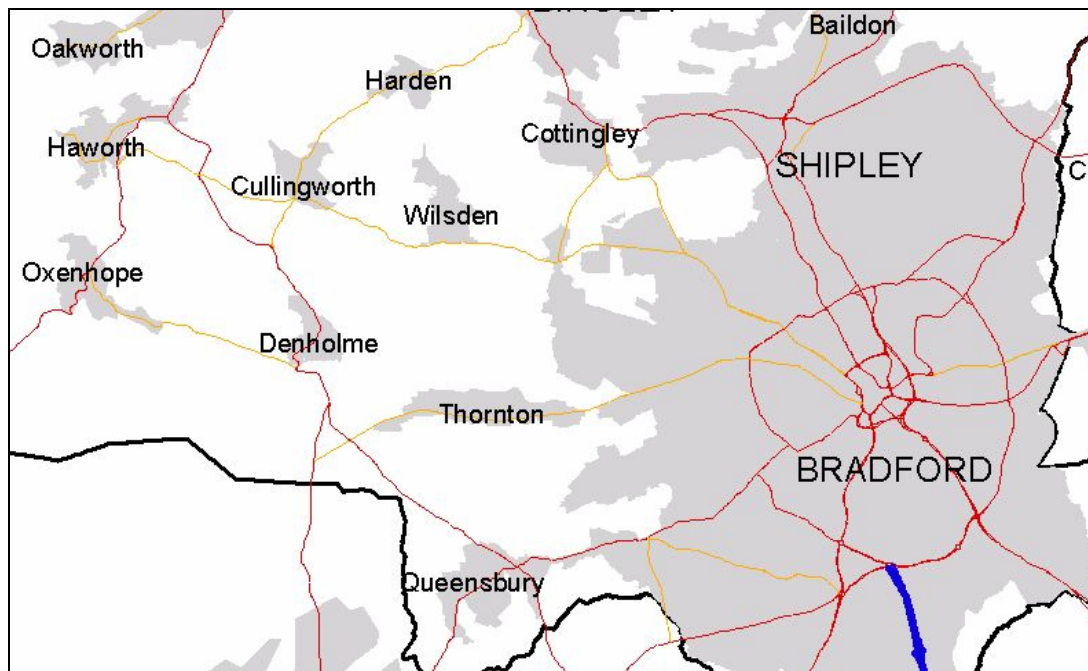
The conservation area offers the full hierarchy of building types associated with such a system, together with the spatial relationship between them, all of which are constructed in a uniform and unifying material naturally harmonious with its location. This hierarchy encompasses the mill itself, mill owner's house and garden, and mill workers' housing in the form of various terraces, including back-to-backs. The variety in terraced housing perhaps not only reflects the relative worker-status of its occupants, but also that this housing was not provided by one industrial magnate but was here connected with the enterprises of a number of entrepreneurs. Various religious buildings in the conservation area also bear witness to the importance of organized religion at this time. Furthermore, continued development of Market Street as the main commercial street after the construction of Thornton Road has left a rich legacy of later nineteenth century shop frontages.

## 2. Location and Population

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Thornton is a village located on the north side of Pinch Beck Valley, a tributary of Clayton Beck. The village is approximately five miles to the west of Bradford but is physically separated from the urban area and this lends the village a rural aspect which is reinforced by the village atmosphere and local pride. The main thoroughfare through Thornton is Thornton Road, which follows the contours of the Pinch Beck Valley and allows easy access to Bradford to the east and Denholme to the northwest.

In 1991 Thornton Village Neighbourhood Forum had a population of 6,699 and has a population structure similar to that of the Bradford District as a whole. It is a predominately white area (98.5% of the population) with a small ethnic minority. Thornton is one of the more prosperous parts of the District with above average levels of economic activity, employment, and car and home ownership.







## 3. History

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### ***Summary of Historical Interest***

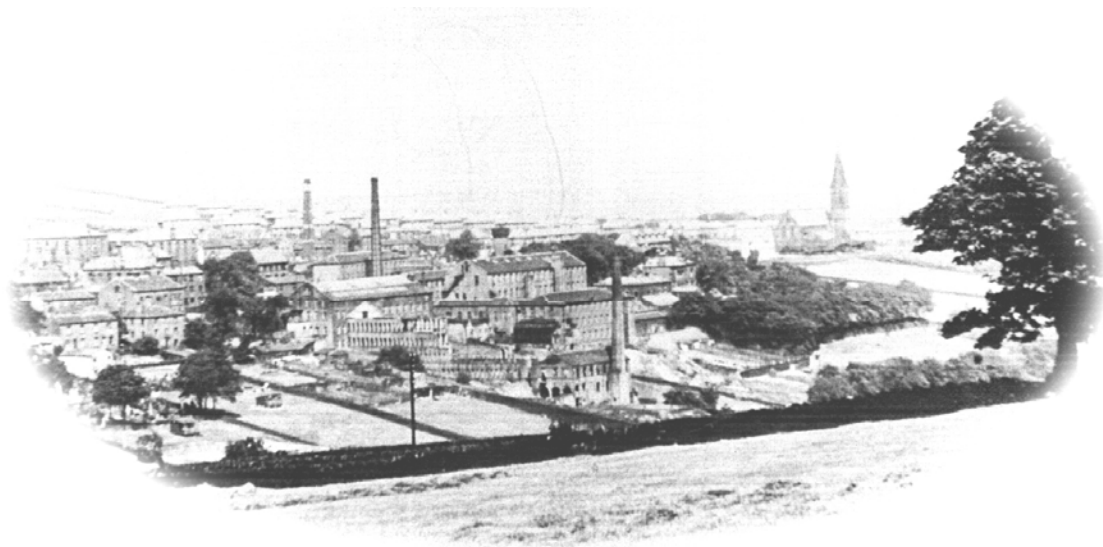
The historic significance of the area can be judged by the extent of the survival of elements that testify to the past ways of life in the village, such as the street pattern, built form, and architectural details. If an area has historic association a famous historical figure or event, or has traditionally been of local importance as an important centre of trade and industry, the historic interest can be considered to be greater. The quality of what has survived naturally has a bearing on the level of interest.

The factors which make the area covered by the Thornton Conservation Area of historical interest are:

- The settlement was established as early as the ninth century. There is also evidence of medieval crofts and a few agricultural buildings which date from before the eighteenth century.
- Most of the buildings within the conservation area were built in the late eighteenth and early nineteenth centuries which saw Thornton become established as a hub of cottage industries such as weaving and shoe and boot making. The survival of most of these cottages is testimony to the scale of cottage industry in the village and the domestic/industrial functions of these buildings.
- The Bronte family lived at 72-74 Market Street between 1815 and 1820, when the family moved to Haworth Parsonage. This building was the birthplace of Charlotte (1816), Emily Jane (1818) and Anne (1820), who in their adult life wrote seminal

works of English literature. Their brother Patrick Branwell, a painter, was also born here in 1817.

- The construction of Thornton Road in 1829 made Market Street a backwater and meant that later development was along Thornton Road, leaving the older core of the village relatively unchanged.
- The mid to late nineteenth century saw the industrialisation of Thornton, with three mill complexes being erected during this period with Prospect Mills being the only one of the three still standing. This period saw an increase in the development of workers housing and the expansion of the village with an infill of Victorian houses and commercial buildings within the conservation area. The survival of related features such as the mill owner's house (Ashfield House) and the mill pond add further interest.
- The self-contained nature of the village meant that a range of services and facilities were established to cater for the needs of the more populous village. To this effect many older buildings in the village centre had shopfront inserted in the late nineteenth century. These are of interest in their own right and show how Thornton adapted and evolved as a consequence of the industrial revolution. Other facilities established during this time include new church buildings, and the church school. Later buildings such as the swimming baths, medical centre and community centre reinforce the strong village pride of Thornton.



Originally a medieval hamlet, seemingly connected with a manorial system, Thornton had developed a cottage industry of weaving by the eighteenth century, upon which the factory system of the industrial revolution was subsequently and progressively imposed throughout the nineteenth century, giving it the vitality of a small town.

Weaving at the half-dozen or so mills in the area was undoubtedly the predominant source of employment in the late nineteenth century, although the local population also found employment in stone quarrying and a limited amount of coal mining. Despite its proximity to Bradford and the coming of the railway in the 1870s, Thornton remained a fairly independent settlement until the advent of twentieth century, though there are rural and urban components in its character. Thornton became incorporated within the Borough of Bradford in 1899, but, despite this and the village's proximity to the city, Thornton retains its separate identity.

The origins of the village go back before the Norman Conquest, when Thornton belonged to the manor of Bolton. It is spelt in the Domesday Book as Torenton meaning 'enclosure of Thorns', but it is possible that the district had been settled prior to the ninth century as a number of funeral urns have been excavated over the years at Thornton and its immediate vicinity.

Little is recorded about Thornton during the 16th and 17th centuries as it was at that time an insignificant ownership, and

even though Bradford came under siege during the Civil War, districts such as Thornton completely avoided such historic events. According to John James, a noted local historian, as early as 1150 a family by the name of Thornton held large possessions in Thornton, and as a consequence obtained the privileges of a manor, the first notable lord being Hugh de Thornton. The Bollings of Bolling Hall were descendants of the Thorntons, and after them the manor passed by marriage to Sir Richard Tempest of Bracewell (Lancs.) until, in 1620, it was sold. About 1638 the manor was sold again turning to local ownership by being bought by the Midgley's, and through them it was retained until 1715, when it was conveyed by Josiah Midgley along with the Headley estate and Hall where he resided, to John Cockcroft, Attorney of Bradford.

It was while Thornton was in the possession of the Tempest family that a medieval deer park was formed. The park, of which there is a reference in the name Doe Park (now a reservoir which supplies Bradford with water), encompassed several miles and was well stocked with red deer for hunting. It consisted of the high park and the low (Doe) park. It is thought that Denholme Gate as it is now named formed the main entrance. Another principal entrance remains at Thorn-gate and there was probably another gate at Cullingworth. A considerable part of the park wall existed well into the 20th century. In 1746 a moiety, a half share, of the manor including Headley was purchased by a John Stanhope and another moiety by the Horton family. This

descended with the manor of Horton to one Captain Rhyss, on his marriage to the daughter of Sir Watts Horton. From him the manor went to W S Stanhope, Esq. and Lady Stocks. Following the Enclosure Acts, and the enclosing of the moors and wastelands of Thornton in 1771, the manor was effectively dispersed. The amount and type of land enclosed under these Acts, over 900 acres of moor alone, gives a certain substance to the many writers comments that 'Thornton was a wild, bleak and desolate place' up until the early 19<sup>th</sup> century.

The lack of a sizable permanent population due to the area's general unsuitability for arable farming and remote location meant that in the Medieval period Thornton was a group of scattered dwellings and hamlets with no focal point such as a religious house. A group of Independent Congregationalists worshipped illegally at **Kipping Barn**, built in 1679, and were persecuted and imprisoned in York Castle for not attending the established church at Bradford. Village legend tells of a secret tunnel running from the house next door as an escape when bailiffs came to arrest them. **Kipping Independent Chapel**, originally built in 1769 then enlarged and rebuilt in 1843, is a significant historic building within Thornton. As late as 1800 there were still only twenty-three dwellings forming the village and three of these were public houses. The centre of this cluster of hamlets was the present day Market Street which was the main road between Bradford and Halifax until the carriageway at Thornton Road was constructed in 1829.



Thornton is historically associated with the foundation of a literary phenomenon and being the birthplace of the **Bronte** sisters Charlotte (1816), Emily Jane (1818) and Anne (1820). Their brother Patrick

Branwell was also born here in 1817. The Bronte family moved to Haworth in 1820.

By the 1830's, Thornton had established itself as a self-contained centre for manufacturing, retail and services. Thornton chapelry was one of the more populous in the region with 5,968 inhabitants in 1831. According to Pigot's Commercial Directory of 1834, the chapelry of Thornton contained seven blacksmiths, seven boot and shoe makers, four butchers, one yarn manufacturer, seven public houses and inns, eight retailers of beer, five joiners, twelve grocers/general dealers, two shuttle makers, eighteen stuff manufacturers, two surgeons, six tailors, two wheelwrights and one worsted spinning company.

It was not until the mid-1800's when entrepreneurial housing development started to have an impact on the character of the settlement. It was at this time that the textile trade was consolidated, and, between 1826 and 1870, a number of mills were built in and around Thornton notably **Upper Mill**, which is since demolished, and **Prospect Mill** on Thornton Road. The Thornton Mechanics Institute was conceived in 1835 and a building constructed in 1870. The stone trade was also an important industry locally with up to thirty quarries being recorded in the Thornton area in the 1870's. The original sandstone quarries were only small, and known locally as delfs, but large commercial quarrying was established in the early 1800's. This defined the essential characteristic building material for Thornton village. There were several collieries too, and alongside this seam of coal ran a good band of fire clay, and between 1870 to 1880 a fireclay trade of some size was established at Thornton. Gas was supplied into the area by the Clayton, Allerton and Thornton Gas Company and the Thornton branch of the Bradford, Halifax and Keighley Railway was commenced on 11 March 1874 and opened as far as the village in 1878. This led later to the erection of one of the most outstanding features of the Pinch Beck Valley at Alderscholes the **Thornton Viaduct**. The railway viaduct is 36m high, 275m long and has twenty semi-circular arches on slender tapering piers supporting the bed of the former single track line. It was built between 1876-78 with locally quarried stone, by Benton and

Woodiwiss, under the supervision of John Rowlands. The viaduct became redundant in 1955.

**St James' Church**, outside of the conservation area, is a landmark building located at the east end of Thornton. Copies of the entries in the baptismal register for Elizabeth, Charlotte, Emily, Branwell and Anne Bronte, the font from the Old Bell Chapel and a stained glass window designed by William Morris can be viewed at the church.

Despite incorporation with Bradford in 1899 and steady expansion Thornton has retained the essential identity and setting of a community village.



## 4. Topography and Setting

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

The topography of Thornton has defined the style of development and character of the conservation area. The gradient and aspect of the conservation area makes its setting particularly prominent as a green backcloth in key vistas.

- The steep incline of the Pinch Beck valley has resulted in development either stepping downhill or running with the contours. Many buildings incorporate additional basement floors to compensate for the fall of the land. These specially designed buildings, mainly cottages, are unusual and are characteristic of the conservation area.
- The agricultural use of the Pinch Beck valley and the existence of other greenspaces abutting Thornton Conservation Area gives it a rural character and ensures the village centre maintains associations with its original context and setting.
- The high elevation of Thornton within the Pinch Beck valley means that open countryside can be seen in the distance, contrasting with the built-up and intimate scale of the village when looking south.
- The medieval crofts to the south of Thornton Road are particularly important to the immediate setting of the village and have been included in the conservation area.

Thornton is built on a shoulder of land dividing the valleys of Pinch Beck and Pitty Beck with the village extending upon the southern slope of the ridge which divides the two valleys. The brooks that run down the valleys unite at Leaventhorpe from where they flow down and form the Bradford Beck. The village owes much of its character to its location in the valley and this has to an extent dictated the pattern of development and the orientation of streets and buildings.



*The lie of the land has determined whether rows of cottages are level as at Market Street (above) or stepped as at Bridge Street (below)*



Market Street, and Thornton Road (which replaced Market Street as the main through road along valley) run in an east-west direction, following the contours of the valley to provide a level path. Development directly adjoining these roads, such as the terraced rows along Market Street, the main building of Prospect Mills short rows and along Thornton Road have steady, continuous frontages with a constant, repeated rhythm. Beyond the land immediately adjoining these main roads, the slope of the hillside is such that lanes, paths and alleyways rise steeply to the north and descend sharply to the south, causing the buildings along them to be stepped in a fashion which reflects the gradient. Buildings typically step downhill in pairs, making the stone roofscape of the conservation area one of its prominent features. An interesting contrast is made by the few buildings where the roofline is constant and ignores the slope of the valley. The most dramatic example is at Springfield Street, where at the junction with Market Street, the end cottage (number 2) is four storeys high. The roof height of the row of cottages is constant, but the slope of the land means that the final cottage under this roof (number 14) is only two storeys in height. Other examples include the 'Coffin End' building and the Prospect Mills complex. On a smaller scale, the topography of Pinch Beck valley means that buildings incorporate additional floors to compensate for the gradient. For example, 323-327 Thornton Road has a two-storey front elevation, but their back-to-back neighbours, 2-6 Dole Street, have a three-storey front elevation due to the sudden fall of the hillside to the south of Thornton Road. This response to the topography is a feature common to many of the buildings in the conservation area and contributes to its unique character and interest.

The topography also provides an imposing setting for some of the later buildings along Thornton Road such as number 402 or Thornfield Hall, which overlook the road from a lofty position.



*Springfield Street is the most striking example of cottages which do not step down as the hillside falls. The right hand end of the row is two separate dwellings, one on top of the other.*

A final, but crucial role played by the topography is to visually link Thornton with its setting. The independent, rural character of the village is upheld by the green fields of the open countryside which surround it and interact with the conservation area. To the south, southwest and east of the conservation area, the farmland and golf course are safeguarded by Green Belt designation in the Bradford UDP, ensuring its open green character is not adversely affected by new development. The aspect of the conservation area means that it overlooks this expanse of greenery and that the interplay and contrast between it and the compact, enclosed nature of the built form is a vital component of some of the conservation area's key vistas. This rural setting ensures that the conservation area can be understood in its wider context as it provides a backcloth filling the breaks between buildings or announcing the edge of the village at the end of streets and lanes.

The conservation area has been extended to include the open fields between Thornton Road and Pinch Beck for their contribution to the setting and historical importance. The majority of this land has retained the medieval field pattern of long, narrow, parallel strips of enclosed land. This has influenced the sequence and pattern of development at the Thornton Road end and contrasts with the field



pattern of the surrounding land, which were enclosed and laid out in the late eighteenth century. In visual terms these fields provide an immediate setting that befits the character and origins of the conservation area. The majority of this area, like the adjacent fields in the valley, is protected through Green Belt designation. The inclusion of these fields within the conservation area also ensures that those elements outside of the Green Belt are protected from development which would be detrimental to the character of the conservation area.



*The open fields and other greenspace to the north of the conservation area provide a breathing space between the village core and newer housing such as Oakhill Park seen on the horizon.*



*The fields in the foreground of this photograph were established in medieval times and have been included in the conservation area for their historic interest and crucial value to the setting of the village. The land beyond is protected by Green Belt designation ensuring that the conservation will continue to benefit from overlooking the open countryside.*





## 5. Traditional Building Materials

### *Summary of Traditional Building Materials*

The traditional natural building materials of the conservation contribute greatly to its cohesiveness and character. These are:

- Local stone (for structures);
- Stone slate (for roofs);
- Timber (for features such as windows, doors, some gutters and shopfronts);
- York stone (for road surfaces); and,
- Cast iron (for the limited number of railings and gates).

Local geology has also done much to influence the built form and fabric of Thornton. The stone trade was an important industry locally with up to thirty quarries being recorded in the Thornton area in the 1870's. The original sandstone quarries were only small, and known locally as delfs, but large commercial quarrying was established in the early 1800's. It is this sandstone which has been used extensively in the conservation area to buildings, and boundary walls. It is an important unifying element that gives the conservation area a coherent feel and the few buildings and walls which are not made of stone are very noticeable as a result. Stone slate is the predominant roofing material, its chunky rough shape and brown colouring harmonises with the hammer dressed stone of the buildings and makes for picturesque roofscapes

when viewed from the higher reaches of the Pinch Beck valley. This roofing material is also testament to the majority of the buildings in the conservation pre-dating the Victorian era, in particular the establishment of the railway network which could transport cheaper roofing materials, such as slate, to Thornton.

At ground level, the survival of considerable areas of York stone setts and flagstones in the folds and lanes branching off Market Street ensures that these buildings have an authentic and complementary street setting. These historic surfaces are becoming increasingly rare, are of interest in their own right and give the Market Street area a vital consistency of character.



*Field Court, off Market Street is one of many setted and flagged lanes in Thornton Conservation Area. The colour and texture of the surface blends pleasingly with the built structures.*

Many properties in the conservation area have retained timber features such as sash windows and doors. These features are in many cases original, or, in the case of properties at Market Street/Kipping Lane, replacements as part of recent Town Scheme restoration works. The use of these natural materials in a traditional fashion gives streets or rows of housing integrity and unity. These features are often replaced with artificial replacements therefore it is a credit to the owners of properties which have retained timber features and traditional detailing. In reviewing the conservation area boundary as part of this Conservation Area Assessment for Thornton, the retention of these features has been an important factor due to the value of these features to the street scene and the prevailing character of the village.

Timber shopfronts which are traditional in style and proportions are a valuable detail which act as a reminder of the village's past and present retail functions. The Town Scheme has ensured that where shops have been converted to residential use, much of the traditional shopfront has been retained. This has been particularly important in maintaining the character of Market Street, which has been steadily declining as the village's retail heart.

In the locations where it has survived, painted cast iron gates or railings add an element of further interest and authenticity to vistas.



*The replacement panelled doors and timber sash windows of Clogger's Row mean that the appearance of these cottages is more or less unchanged since they were built. It now seems hard to believe, but Clogger's Row was a derelict ruin in the 1980s.*

## 6. Architectural and Historic Qualities of the Buildings

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### *Summary of Architectural Interest*

The architectural merit of Thornton 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 and whether they are examples of fine craftsmanship and building techniques are all factors in determining their significance. The following have all been deemed to contribute to the area's architectural interest and justify its conservation area status:

- It contains one Grade II\* Listed Building of particular importance and 195 Grade II Listed Buildings of special interest. The majority of Listed Buildings form part of a larger group, such as a terrace or fold. In this respect, many of the buildings are of value because of their contribution to a greater unity and are therefore of high townscape value. Many unlisted buildings and groups of buildings also make important contributions to the townscape.
- The majority of the buildings in the conservation area date from the early nineteenth century and late eighteenth century and are of a stone-built vernacular style and were developed in an ad-hoc, piecemeal fashion. The simple vernacular style means that the only architectural features are often heavy stone surrounds to doors and windows, mullions and sometimes

other simple features such as stone quoins. The large numbers of buildings in this style gives the conservation area a strong sense of unity.

- The survival of buildings such as workers cottages, former barns and coach houses and architectural features such as taking-in doors, and shopfront details means that the pre-industrial functions and character of the conservation area is easily recognisable and differentiates the conservation area from the rest of the village.
- There is a significant number of shopfronts dating mainly from the late nineteenth century and where the retail use of these buildings has ceased, the shopfront features have been retained. The shopfronts are of interest in their own right, add interest to the street scene and are testimony to past village life.

The essential defining character of Thornton is small vernacular domestic scale sandstone buildings with stone slate roof material, and chimneystacks with cornice detail. Many buildings retain original features such as panelled timber doors and timber sash windows or shopfronts which make a valuable contribution to the historic authenticity and

unify the overall character of the village. Narrow streets, squares and folds with natural stone setts and natural stone flags and kerbs, defined by stone garden and boundary walls on a steep incline create an intimate environment. Although the conservation area has residential development on much of its fringes, the south aspect is open countryside with field boundaries and a beck.

The historic core is centred around **Market Street**. The buildings consist mainly of cottages with traditional mid 19th century shopfronts and a few converted buildings. Buildings along Market Street form small groups built up to the edge of the carriageway at different angles.



*Cloggers Row (8-30 Market Street)*

The Springfield Public House and commercial property opposite mark the end of later suburban housing built largely in the mid-twentieth century and form the east entry point to the conservation area. Adjacent is **Cloggers Row, 8-30 Market Street**, which is a long row of two storey cottages, circa 1806. **8 Cloggers Row** was formerly occupied by a clogmaker as part of the small cottage industry of Thornton. Ashlar stone surrounds and traditional sash windows and panel doors add to the character. These properties were in a derelict condition but both the fabric and traditional features have been restored with financial assistance from Bradford Council. Opposite, at **19 and 21 Market Street**, is a row of cottages and barn illustrating Thornton's previous agricultural links. Adjacent **11-17 Market Street** is a three storey back-to-back block with an 1830 date plaque. These have two light square mullion windows with a single light window above the doorway. **39 Market Street** is a good example of a

shopfront with a distinctive stone entablature and cast iron columns.



*39 Market Street*



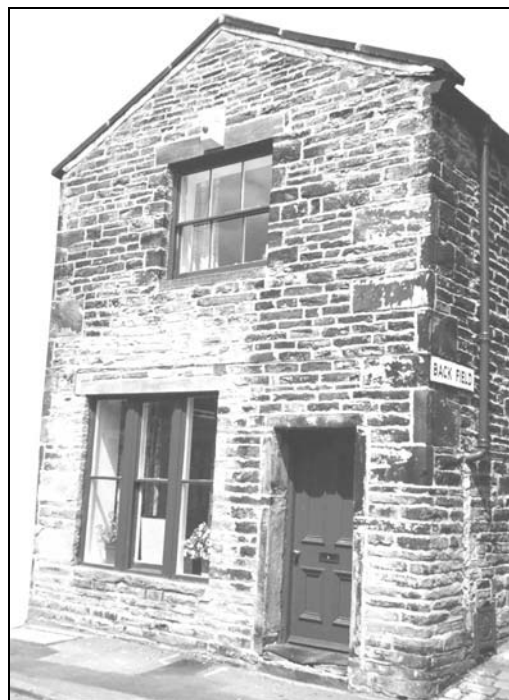
**Kipping Independent Chapel**, (above) was built in 1843 on the site of an earlier chapel, and is an imposing two storey building dominating the roofscape and exhibiting simplified Greek Revival details. Ornate cast iron railings, which have recently been restored, and stone piers form an interesting boundary onto Market Street. The adjacent **Community Centre** is a modern single storey structure with a flat roof which contrasts with the general character of Market Street in terms of scale, orientation, architectural style and materials. Opposite are good examples of

the vernacular style of Thornton. **48-52 Market Street** is a three storey row of cottages with mullioned windows and square jamb doorways and is adjacent to **54-58 Market Street** a two storey row of cottages which is part back to back. **74 Market Street** is Grade II\* Listed. It is historically significant as being the birthplace of the authors the Bronte sisters. It is a small two storey three bay house dated 1802 with number 72 being a mid 19th century extension with a built out shopfront.



*The Grade II\* Listed 74 Market Street was the birthplace of the Bronte sisters. The later single storey shop extension is to the right.*

**76 and 78 Market Street** is the former stable and coach house to 74. Although now converted to a residential use the barn to the rear of 72 illustrates the agricultural history of Thornton. Further along Market Street are nos **90, 90A** and **92** which are early 18th century, or possibly late 17th century, cottages and have mid 19<sup>th</sup> century shop frontages although 90 has a modern design shop front. **94 Market Street** is possibly of 17th century origin, but re-fronted in the late 18th century, and is a two storey building with an end gable facing Market Street. Traditional sash windows and panel door have been reinstated under a previous grant scheme.



*94 Market Street*



**112-116 Market Street** (above) occupies a prominent position at the junction with Kipping Lane. The properties are a former pair of cottages dated 1757 and have been altered to accommodate a shopfront. **45-51 Market Street** is a row of cottages that have been doubled in depth and has an elevation of circa 1830 to Market Street. The south elevation has three and four light square mullion windows with a single light over the doorway which also has a round headed window to the side. The gable end of 45 has evidence of taking-in doors, now closed with stonework, which illustrates the cottage industry development of Thornton.

**2-6 Ackroyd Court** is a row of cottages, built circa 1840, which have simple two light square mullion windows and projecting corbels at the eaves. The court is accessed through a narrow stone sett carriageway. The properties have a rendered painted finish and stonework which also has a painted finish which is detrimental to the character of the cottages. Adjacent is **55 and 57 Market Street**. **55**, an early 19th century cottage with projecting corbels at eaves level, traditional sash windows with glazing bars and a traditional panel door. **57** exhibits an interesting pilastered shop front with narrow, round headed thin headed mullioned lights and a fascia over the shop front.

Several stone sett carriageways, such as Sapgate Lane and Bridge Street, meet Market Street with steep upward inclines to the north side and downward inclines to the south side. These tranquil and intimate enclosures are characteristic of the small lanes, squares and folds branching off Market Street. The stone setts are complimented by the stone elevations, walls, and chimneys, giving these spaces an unsullied, harmonious appearance. The survival of the historic street pattern around Market Street has meant much of the organic eighteenth century development of the village can be appreciated and understood as set pieces of historic townscape.

Due to a significant change in the viability of retailing many of the retail units along Market Street have since been converted to residential use. Whilst sensitive alterations have retained the visual character of shop fronts the residential use has created a placid atmosphere.

**Fountain Street** runs south from Market Street on a steep decline and has a late Victorian mixture of commercial and domestic properties.

Market Street meets **Kipping Lane** and **West Lane** at a wide junction. A K6 type telephone box, 1935, provides an interesting feature at the junction. **14 Kipping Lane** is an impressive house with stone boundary wall and railings. Further down is an interesting frontage at **6 and 8 Kipping Lane** presently occupied by the Post Office. Kipping Lane falls down to the junction of Thornton Road. **West Lane**

leads upwards from the junction of Market Street and Kipping Lane. The Black Horse public house and cottages, with small industrial buildings such as the blacksmiths forge, are located opposite forming the boundary of the conservation area.



*14 Kipping Lane*

Lower Kipping Lane is a narrow carriageway and falls steeply from the main Thornton Road. Properties are located up to the edge of the footpath creating a strong building line. **Kipping Barn**, although presently vacant, is a fine example of Thornton's agricultural origins. It is an early to mid 17<sup>th</sup> century aisled barn and has a two storey end gable fronting Lower Kipping Lane with a prominent undulating stone slate roof. The barn has an historic stone sett courtyard in front of the cart entry.



*Kipping Barn*

Below the barn is **1 and 3 Lower Kipping Lane, (Kipping House)**, which is of 17<sup>th</sup> century origin. The house exhibits corniced chimneystacks, ashlar quoins,



square jamb doorways and windows with cornices and consoles.



*Kipping House*

**5 and 7 Lower Kipping Lane** are cottages that are probably part of the original Kipping House. **7** has an end gable fronting Lower Kipping Lane and adds variety to the general streetscape. **9 and 11 Lower Kipping Lane** is a simple pair of early 19th century cottages and forms the boundary to the conservation area. The adjoining open fields to the west of these cottages provide a sympathetic setting for the conservation area. This space also provides the setting for the Thornton Viaduct, which heralds the approach to the village and is protected as a Grade II Listed Building.



The Methodist Chapel at Lower Kipping is not sympathetic with the character of the conservation area. Just outside the present boundary of the conservation area the delightful stepped-entrance to one of the local ginnels leads to some pre-nineteenth century houses at Lane End on the south side of Hugill Street. Formerly connected with the now demolished Old (or Lower) Mill, these properties may well extend back in date to the early 1700s. It is regrettable that the recently built row immediately to the south was allowed to extend to such a height, as it detracts from the views into and out from the conservation area.



*The entrance to Sapgate Lane off Market Street*

**Sapgate Lane** is a narrow stone sett carriageway that rises steeply at an angle from Market Street. It consists of two storey cottages, built 1800-20. Regular coursed stone boundary walls, with stone plinths and stone gateposts, contribute to the character and setting of the cottages. **19 and 21 Sapgate Lane** retain traditional railings, with ornate finial detail, which are fixed directly into the coping.

**1-17 Bridge Street** is a stepped two storey row of cottages accessed through a narrow underpass off Market Street. The cottages have single and three light square mullion windows and squared jamb doorways with shallow cornices on plain console brackets. **5 Bridge Street** is unfortunately currently vacant and in a

dilapidated condition. The row forms the one remaining side of a stone sett carriageway, with stone flag footpaths, running steeply down the hill. The stepped roofs are particularly prominent due to the topography and the stone slabs harmonise with the stone elevations and carriageway in a pleasing manner.



*Traditional doorway with a cornice carried on console brackets.*

**Havelock Square** is discreetly located above Market Street. **1 Havelock Square**, locally known as the Coffin End building, is an unusual three storey terminal feature to the row of simple cottages climbing the hillside. Formerly the Star Inn, it was one of three alehouses existing in the village in the 1800's. The cottages, built circa 1820, are stepped in pairs and exhibit two light square mullion windows and doorways with a shallow slab hood. Small gardens to the front have a stone boundary wall. The narrow stone sett carriageway entrance point opens up to a small stone sett courtyard in front of the cottages which leads upwards towards **Havelock Street** which terminates the conservation area boundary. These cottages, built circa 1840 up to the stone flag footpath edge, are on a steep straight incline and the stone sett carriageway terminates in a cul-de-sac. More evidence of Thornton's cottage industry and the irregular and organic expansion of the village, Havelock Street

is unusual in its layout and contains a range of different vernacular cottage designs. The recently re-laid stone sett carriageway and stone flag footpath, to the rear elevation of Havelock Square, leads to **The Church School**. This is a stone built building with slate roof and is located directly behind Havelock Square. Currently vacant, the school is only a reminder of the once-bustling atmosphere of the conservation area.



*'Coffin End', 1 Havelock Square*

Between 92 and 94 Market Street a narrow entrance leads steeply up towards **Back Field**. This section of the stone sett carriageway has recently been re-laid. Whilst this significant characteristic feature continues beyond the entrance the stone setts are undulating. The two storey early 19th century cottages to the west side have small gardens with well-defined natural course stone boundary walls and copings. These formed part of the cottage industry whilst the later 19th century cottages on the east side are domestic, reflecting a change in the location of industry from home to mill as the industrial revolution progressed. The cottages are stepped uphill and have single and two light square mullion windows, plain doorways and dentil brackets to eaves. **3 Back Field** has recently been restored and illustrates traditional sash windows and panel door. An underpass leads to the



remainder of Back Field which terminates the conservation area.

**Thornton Road** is the main thoroughfare of the conservation area. Constructed in 1826, it bypasses the historic core of the village on Market Street. It is a busy vehicular transport route that has in part contributed to Market Street becoming an unnoticed quiet location.

Thornton Road is essentially mid-to-late nineteenth century in appearance, since development came in the decades following the road's construction. However, the route cuts through the medieval crofts to the south of Market Street and one glimpses aspects of the earlier Thornton developed along these crofts prior to the existence of Thornton Road, including Bridge Street. Once past Prospect Mill the road slopes upwards to the west in a straight line, bisecting Lower Kipping Lane in the process. This stretch of Thornton is wider and has a more open feel than the tight-knit nature of Market Street, this characteristic is further exaggerated by the loss of Dole Mill.

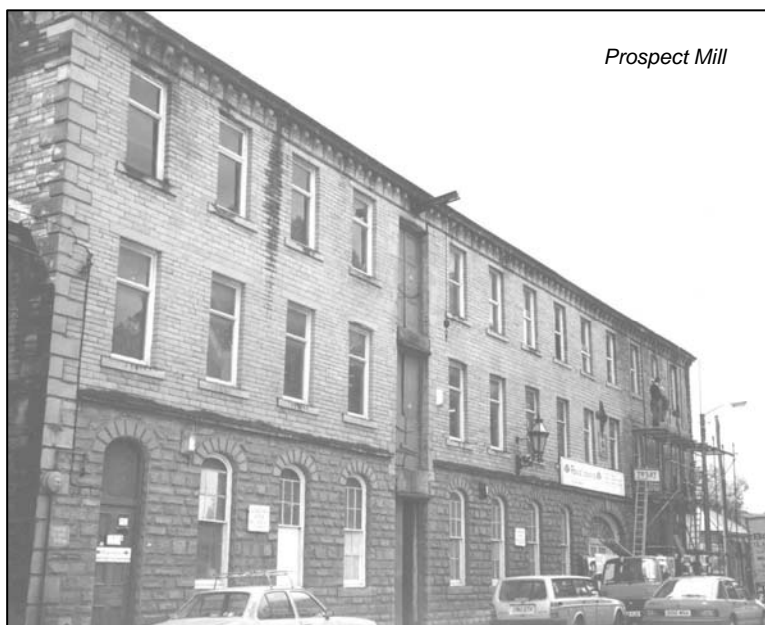
The stone-built public baths a little further west along Thornton Road are a testimony to the improving amenities enjoyed by the community in the early twentieth century.

**Ashfield House** is a substantial villa built circa 1850-60 for the Craven family, owners of Prospect Mill. The villa is set back from the south side of Thornton Road within a large landscaped garden. It has an impressive sandstone ashlar frontage, with slight Italianate details, and includes a Tuscan column porch.

The main block of **Prospect Mill** is an imposing industrial building and is located parallel with Thornton Road and descending the hillside. This three storey main block is dated 1855 and is part of a complex which has four storey range to the rear which is a later addition probably of circa 1850-60. The main block has roughly dressed rusticated stonework to the ground floor and regular coursed split face sandstone to the upper floors. Replacing an earlier structure, its

component blocks were erected between the late 1840s and the 1860s, the five storey warehouse of 1855 fronting Thornton Road featuring a late Regency-style entrance of the highest quality on its rusticated ground floor. There is a large segmental arched waggonway on the front and taking in doors. Stone slate roofing material dominates the roofscape. Although there is some commercial use within the mill the complex is probably underused with an uncertain future.

The land adjacent to the mill, which was formerly occupied by **Dole Mill** and has a remaining gate post with the word 'Dole' inscribed, is open leading down to Pinch Beck where there is a surviving mill pond and dry stone wall feature. The inclusion of these fields within the conservation area helps to preserve the setting to the village including views. However, the Council's Unitary Development Plan (UDP) has designated part of the adjacent land for housing. The views and close relationship with the mill are factors when considering development proposals on this site.



*Prospect Mill*

**283 Thornton Road** is an unadorned Victorian house associated with the nearby Prospect Mill. It has a two-storey frontage, with stone surround traditional sash windows and pilastered doorway with frieze and cornice, and a three storey rear elevation to accommodate the steep fall of the land. **285 and 287 Thornton Road** is a pair of late Georgian houses dated 1831 attached to the mill and has a symmetrical five bay frontage. The houses have interesting sash windows, with fine side

glazing bars, and doorways set within an architrave surrounds with corner blocks. A section of ornate railing detail survives to the rear of the property. Historically these two were connected with Prospect Mill, although they predate the majority of its existing fabric by some twenty years or so. The majority of the properties on Prospect Street, which adjoins the rear of 283 Thornton Road, also predate the existing mill structure, these being typical of early nineteenth century Thornton, with their squat appearance and plain, stone-mullioned windows.



*285 Thornton Road retains original details such as the sash windows with fine side glazing bars but unfortunately the stonework is painted and rendered.*

**323-327 Thornton Road** is a row of back-to-back cottages with two storeys fronting Thornton Road and includes **2-6 Dole Street** at the rear which is three storey and exhibit good sash windows and original doors, although the door of number 6 is unfortunately concealed by a door cover. These properties back directly onto the houses on Thornton Road and Dole Street provides several more examples of the back-to-back housing prevalent in Thornton. In contrast to those of the later nineteenth century on the north side of Thornton Road and Market Street which were constructed in loftier fashion and in long rows, each property enjoying a small curtilage and more elaborate mouldings, the examples here are typical of the earlier nineteenth century. That is, they are arranged in shorter blocks, on the edge of the footpaths, with plain mouldings. These

small groups of back-to-back properties highlight the historic development of housing associated with the textile trade. From here the conservation area extends as far as Pinch Back to include the adjacent fields and preserve the setting of the conservation area that is not already protected through Green Belt designation.



*480 Thornton Road is one of a row of imposing three storey houses (below), some of which incorporate traditional shopfronts at ground level.*



**470-482 Thornton Road**, built circa 1830-40, is an imposing three storey row built up to the footpath edge. It has a hipped stone slate roof with corniced chimneystacks. It is one of Thornton's most impressive and best-surviving commercial-domestic rows. This terrace retains both the majority of its large, six-

paned shop windows and upper-floor sash windows. The survival of the original features is crucial to the cohesive appearance of this row and its contribution to the overall character of the conservation area. **474** is an example of a traditional panel door with arched head top panels, set within squared jambs with console brackets to shallow cornices, and traditional sash windows. This property also has a simple shop front with an interesting large six pane sash window detail. **482** forms an important corner site with a bevelled end. **391-393 Thornton Road** is the former Barclay's Bank building. It exhibits an interesting inter-war stained glass feature, and forms the junction with Lower Kipping Lane. **420 Thornton Road** is a relatively plain detached house set back from the carriageway and on high ground overlooking Thornton Road. Built in circa 1830 it has a symmetrical three bay frontage, with a doorway with shaped consoles supporting a moulded cornice, and a hipped stone slate roof. **366-372 Thornton Road** is a modern terrace consisting of red brick and artificial tile roof. This development unfortunately detracts from the general character of Thornton Road through its use of unsympathetic materials and inferior detailing.

On the north side of Thornton Road the manse to Kipping Chapel is in late nineteenth century form, and although with double-fronted bay windows it is typical of the late Victoria era, this arrangement is actually surprisingly scarce in Thornton. The recently constructed **Thornfield Hall** caused the regrettable loss of part of Commercial Street and Industry Street and, whilst the building itself is not unattractive, such a development does not readily sit well against its smaller-scaled neighbours. Buildings of this size also require greater definition and hierarchy to their proportions in terms of entrances and window detail.

Opposite Thornfield Hall, **317 Thornton Road**, part of a row dating from 1837, displays good mid-nineteenth century features including the shop door, with original metal fixtures, and shop window.

The garage at 329 Thornton Road highlights the commercial activity of the busy Thornton Road. New housing

adjacent here has attempted to be contextual and achieves this in terms of proportions, scale, orientation and materials. Kipping Cemetery is set back behind these houses. On the opposite side of the street the housing occupying the site of the former Sunday School has managed to complement its surroundings. These properties are set back from Thornton Road with gardens and distinct



natural dry stone walls.

Although located off the busy Thornton Road, **South Square** forms an intimate cul-de-sac close of workers cottages built in 1832. This late Georgian development has been converted and restored to create an art, craft workshops, a bookshop and restaurant. The square includes **377 and 379 Thornton Road** which has a three bay frontage onto Thornton Road.

Contemporary to South Square are

*The dry stone boundary walls along Thornton Road are a key streetscape feature.*

backs and stone set carriageways. Of interest here are the small, stone out-houses which remain intact at the bottom of each row and the locally made, cast-iron coalhole covers, which proudly incorporate the manufacturer's name.

The houses on **Green Lane** are fairly typical of nineteenth century Thornton and are set on a steep decline close to the frontage of a narrow winding carriageway. The row of cottages has wide vistas on either side overlooking open fields. The houses are further representative in Thornton of their era in being built as a series of separate developments over some decades. This juxtaposition of buildings of different ages and detailing is

characteristic of the conservation area. The group of four lowest properties are the earliest and in consequence the most simple, with plain stone window dressings and mullions. Towards the village the slightly later properties display the decorative classical mouldings that are a feature of later nineteenth century Thornton, particularly the elaborate door cornices and bracket-consols. Dry stone boundary walls form a rural characteristic feature to Green Lane.

The north side of Thornton Road, beyond the conservation area boundary, are several rows of back-to-back housing and the board school on James Street. These buildings represent the comparatively large-scale expansion of Thornton in the late nineteenth century. The clear difference in the character and appearance of this development sets it apart from the conservation area. The back-to-backs extend westward from Henry Street as far as Vine Terrace and includes the New or Upper Mill complex with mill workers housing on West Lane.

It is unfortunate that here, as in other parts of the village, the majority of period windows and doors are no longer in evidence with plastic replacements being commonplace. Another detrimental aspect suffered here and elsewhere is the painting of stone window and door dressings, and indeed complete house facades. The properties do however retain their natural stone mullions and natural stone roof slates.

The south aspect of Thornton village is open with a medieval field system and provides impressive views with the **Thornton Railway Viaduct**, constructed between 1876-78, forming a robust engineering landmark in the valley background. The crofting field boundaries illustrate the settlement's original land use system.

## 7. Open Spaces and Natural Elements

### ***Summary of Open Spaces and Natural Elements***

The interrelationship of the built form and the open spaces is indicative of the character of the conservation area. 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:

- Many of the open spaces are large scale and in some cases is 'left over' land. This reflects the compact nature of the built-up village core where the majority of houses have little or no curtilage and are concentrated along and overlook hard spaces rather than green spaces.
- The largest area of open green land covers most of the area between Pinch Beck and Thornton Road. The remnants of medieval crofts, the majority of these fields are overgrown and vacant or occupied by established woodland. The foliage encloses the Thornton Road area and separates the built-up area element of the conservation area from the agricultural fields of the Pinch Beck valley.
- The few small areas of formally kept open space (at Kipping Lane, Ackroyd Croft and Havelock Street) are grassed with few trees and have well used paths running through them.
- The private gardens and grounds of housing and institutions lining Thornton Road lend the main thoroughfare an element of greenery which breaks up the frontages of

buildings along it. These open spaces exist because the Thornton Road area was developed at a much later time than the village core.

- There are significant areas of vacant, overgrown open space most notably adjoining Prospect Mills, at Ball Street and the grounds of the former Church School, Havelock Square. These spaces are at present failing to make a positive contribution to the character of Thornton conservation area.



*Woodland, such as this adjoining the track to Kipping Cemetery, separates the majority of the conservation area from the agriculture of Pinch Beck valley.*

The conservation area contains a variety of public and private open spaces which reflect its overall character and pattern of development.



The largest green area by far is the medieval crofts which occupy the majority of the land to the south of Thornton Road. The croft pattern of long narrow fields running from Thornton Road to Pinch Beck differs from the field system outside of the conservation area, which, like much of the region's field pattern, dates from the eighteenth century. Although the historic layout survives, much of this land is no longer used for agricultural purposes and is mainly woodland or wasteland awaiting development, but is still notably different from the agricultural fields and golf course outside of the conservation area. The foliage encloses the Thornton Road area to some extent by blocking views across Pinch Beck valley and ensures that the conservation area benefits from a tranquil setting. Two key areas of woodland are behind 363 Thornton Road and in the grounds of Ashfield House. The latter group of trees is a mixture of mature deciduous and coniferous trees chiefly following the perimeter of the property, providing it with a fitting, secluded setting and contrasting the land use on either side of Green Lane.



*The conservation area contains significant areas of overgrown vacant land such as the former site of Dole Mills, Thornton Road.*

Much of the conservation area's other green spaces line the northern side of Thornton Road. This reflects the time when this part of the conservation area was developed; many buildings were

constructed in Victorian times after Thornton Road was established and there has been significant development along the road in the twentieth century. Public open spaces adjoin Thornton Road at the junction with Kipping Lane and behind Bridge Street. These spaces are relatively recent and are mainly grassed with some young deciduous trees. From Bridge Street to the Swimming Baths, Thornton Road is fronted by the steep grounds of private housing, and the Medical Centre and Kipping Chapel Burial Ground. The greenery and gradient of this open space distances the buildings from the road, lending the main thoroughfare a sense of separation from the village proper.

Among the private gardens between Thornton Road and Market Street is a large area of overgrown vacant land off Ball Street, currently for sale. While this space is not one of the conservation area's key open spaces, development should improve the appearance of the site and respect the character of the conservation area. The same is applicable to the grounds of the former Church School further uphill from Ball Street behind Havelock Square which is at present mainly hardstanding.



*Village Open Space at Havelock Street is well kept and contributes positively to Thornton.*

The small area of Village Open Space opposite the Church School on Havelock Square is a contrast to the derelict and overgrown state of nearby open spaces. This small pocket of well-kept greenspace is enclosed by a characteristic stone wall and contains shrubs and a small number of trees sheltering an area of grass. The cared for character of this open space gives way to the unkempt nature of the steep rise of Village Open Space outside of the conservation area.

## 8. Permeability and Streetscape

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### *Summary of Permeability and Streetscape*

The form, width, materials and orientation of streets and paths through Thornton Conservation Area is a result of the different times and circumstances in which they were established. This has resulted in varying levels of permeability and types of spaces in the conservation area.

- The area to the north of Market Street is characterised by a highly permeable network of streets and folds connected by paths. There are very few breaks in the building line and boundary walls close off these spaces. Several paths run through openings between cottages. Several streets are typified by meandering routes and an inconsistency in width which results in a pattern of narrow openings leading to wider spaces. The layout of roads and paths is highly irregular and might well have been determined by field boundaries.
- Market Street is relatively narrow and gently arcs along its course. It is particularly enclosed at either end by the proximity of the buildings to the street. The irregular building line and heights add interest to the streetscape as do the narrow openings to adjacent streets and paths. More recent buildings are set back from the road, making Market Street more spacious in places. Generally, however, the route of Market Street is strongly defined by the buildings or boundary walls which directly front it.
- The area between Market Street and Thornton Road is quite permeable. There are nine routes between these thoroughfares of which four are accessible by car, but very little lateral routes through the area. Much of the later development consists of large buildings on large plots which has reduced the permeability of the area.
- Thornton Road is the busiest and widest thoroughfare in the conservation area. This open character is exaggerated in places by buildings being set back some distance from the road. This, coupled with the inconsistent age, style, height and mass of the buildings fronting it gives Thornton Road an inconsistent character.
- To the south of Thornton Road, all tracks and paths within the conservation area boundary terminate in dead ends. Nonetheless many of the streets were established in the mid nineteenth century and are straight, narrow and bounded by tall cottages and mill buildings, which contrast these spaces with the open nature of Thornton Road. The crofts to the south are private land with no throughways.

The street pattern of Thornton Conservation Area echoes the organic development of the buildings that line them and contrasts with the uniformity, scale and regularity of the adjacent grid of Victorian workers' housing and later modern housing developments. Market Street/Kipping Lane was the original main thoroughfare through the village and much of the earliest buildings in the village are to be found along these roads or along the former tracks branching off such as Bridge Street or Sapgate Lane, which separated fields. Development in Thornton was limited to spaces adjoining tracks and lanes until the mid nineteenth century, by which time the majority of properties in the conservation area had already been built and the network of streets, lanes and tracks long established. The completion of Thornton Road in 1826 was the catalyst for a number of small scale developments such as at Priestley Street and larger scale developments such as Prospect Mills or Ashfield House in its considerable grounds. These latter developments add further interest and contrast to the streetscape and permeability of Thornton Conservation Area.



*Market Street varies in width and is lined by buildings of varying height age and function.*

Market Street is relatively straight and narrow and has retained much of its original character with a mixture of building types and sizes set at different distances from the street, creating a sense of enclosure at Clogger's Row near back fold where properties closely line the street and a degree of openness at the junction with Craven Avenue where buildings are set back. Market Street is unusual in that the construction of Thornton Road meant it

did not have to cope with large amounts of traffic, while at the same time retaining its role as the commercial, community and spiritual hub of the village. While its commercial role has diminished over the twentieth century, shops converted into housing have retained their traditional shop front features, adding interest and reinforcing the former importance of this now sleepy street. An immediate contrast is made on exiting Market Street as its western end opens to the much wider Kipping Lane while to the east Bronte Old Road is a typical estate road designed for vehicular traffic.



*The cottages at Back Field are set in a roughly perpendicular layout. The two folds are connected by an opening through a row of cottages.*

The lanes and folds of cottages branching off Market Street each have their own distinctive character. Back Field alone incorporates a range of street spaces surrounded by cottages and houses built in three broad eras. Accessed from Market Street through a narrow setted opening, Back Field snakes around number 94 Market Street before widening into an enclosed stretch of setted road surrounded by vernacular worker's cottages with an irregular row of unadorned Victorian housing to the east. The almost perpendicular arrangement of the rows makes this space feel very contained, the stone street surface complementing the stone structures around it. A tunnel through the north row



of houses (built in the eighteenth century) leads to a shorter enclosure flanked by cottages and Victorian terraced housing.



*This path leading into Back Field continues as far as Corrie Street and defines much of the conservation area's northern boundary.*

This seemingly isolated spot is discreetly connected to the rest of the village by a pathway which runs from West Lane, through the conservation area and onward to Corrie Street. Following this path to the east, the abrupt change between the straight edge of the built-up area and the scale of the open space gives some idea of how development followed tracks between fields but encroached on the land as little as possible. With dry stone walls and open field to the north, this pathway retains a rural aspect.



cottages which is no more than a couple of feet wide and is one of many alleys which make the area to the north of Market Street highly permeable.

*Havelock Square consists of an L-shaped fold with a setted area in front connected to the road network by the narrow setted lane in this picture. The open square occupies the break in the right hand wall. Stone walls are important in defining the conservation area's circulation routes.*

To the left after the open space is Havelock Street, which consists of a narrow setted lane flanked by an organic development of cottages dating from the late seventeenth and early eighteenth centuries, which, like at Back Field, are very compact in their layout and contrast with the open spaces surrounding it. Descending past the former Church School the narrow, wall-lined setted lane opens out to fill the gap between the lane and the 'L' shape of Havelock Square, an impressive set piece of stone cottages which is unique in the village. Descending from Havelock Square, the narrow walled-in lane becomes overshadowed by the looming Coffin End Building and the tall buildings facing Market Street.

Springfield Street is canyon like as it is flanked by tall cottages on either side, which are higher than the street is wide. The straight delineation and regular width of Springfield Street is a contrast to the twists and bottlenecks encountered along other side streets in the conservation area. Sappgate Lane incorporates different but key components of streetscape. The lane meets Market Street at an oblique angle through a narrow opening flanked by the edges of buildings. Past the initial bottleneck, the setted surface widens to form a small square adjoining numbers 1-5 before reverting to being a narrow lane, this time flanked by stone boundary walls with the cottages overlooking the lane from an elevated position, creating a strong feeling of enclosure. At number 21, Sappgate Lane turns a near right angle and widens significantly as it continues to rise out of the conservation area. By contrast, Corrie Fold is accessed from this bend in Sappgate Lane through a gap between



*Sapgate Lane twists and turns and is tunnel-like due to the proximity of the cottages along it. It was resettled in the 1990s, but unfortunately lacks the detail of traditionally setted lanes in the village (see photo of Havelock Square on previous page).*

To the south of Market Street, the buildings and roads are generally of a later construction. The oldest street, Bridge Street is accessed through an opening between 49 and 51 Market Street and is a row of various worker's cottages stepping down the hillside and shares much in common with the rows to the north of Market Street. The sense of enclosure is created through the arrangement of the buildings, which closes off three sides and completed by the trees and shrubbery on the vacant land adjoining Ball Street.

The infill of the area of land between Market Street and Thornton Road is slightly less permeable compared to the north of the conservation area because of the larger scale and the larger curtilages of some of the buildings. Nonetheless, Market Street and Thornton Road are connected by nine pathways of which four are also accessible by car. The recent construction of Thornfield Hall resulted in the truncation of Commercial Street and the loss of Industry Street, thereby reducing the permeability of this area through the introduction of an inappropriately scaled building and site. The Craven Avenue and the pathway leading from Ackroyd Court are two pleasant pedestrian routes between the

main streets of Thornton which benefit from their contrasting natural elements. Craven Avenue is straight, setted, closed in by stone walls and overshadowed by the canopies of mature trees in Kipping Chapel burial ground, while the newer path from Ackroyd Court meanders through an open and grassy space with a few young saplings. The straight back wall of the Bridge Street properties defines the boundary of this space. The adjacent recent housing development of 432-452 Thornton Road is particularly successful in that its scale and layout permits pathways to run through it, connecting Ackroyd Court with Fountain Street.



*Craven Avenue is dominated by foliage and is hemmed in by stone walls.*

Thornton Road is much wider than any other roads in the conservation area and gently bends as it passes through the conservation area. This route never achieves the same sense of shelter or tranquillity as other streets in the conservations area and has an inconsistent frontage along it as the nineteenth century buildings beside it directly front the road, while later development is distanced from the traffic. This gives Thornton Road an inconsistent character, reflecting the different ages scale, aspect and layout of the buildings that face it.

Lower Kipping Lane is very much like a village lane. It is bounded to the south by



a collection of some of the oldest buildings in the conservation area, set at different angles from the road and of differing height and aspect, giving the lane a picturesque quality. The lack of boundary wall to Headrow Court creates an opening in what is otherwise a sheltered, intimate space.

To the south of Thornton Road, Green Lane and the path adjacent to Headley Golf Club are the only routes which aren't dead ends. The majority of streets terminate a short distance from Thornton Road. Friendly Street, Priestley Street, South Square Dole Street and Prospect Street are all united by their enclosed and

intimate aspect. These streets are lined by stone built workers cottages which increase in height as the land steeply falls away from Thornton Road, giving these streets their character. South Square is particularly claustrophobic as the narrow street is surrounded on three sides by cottages with no break in the building line. The lofty cottages of Prospect Street are dominated by the tall structures of Prospect Mills, with the largest block and number 2, opposite, forming a 'gateway' to the open spaces beyond. The crofts to the south of Thornton Road are private land and are not permeated by any public means of access.



*At the entrance to the conservation area, Kipping Lane gently meanders passing some of the oldest buildings in the conservation area. The varying height, style and orientation add to the rural village feeling while the sweep of the road creates an interesting vista.*



## 9. Activity

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### *Summary of Activity*

Thornton Conservation Area covers the former industrial and commercial core of a self-sufficient village which had previously been primarily concerned with agriculture. It has undergone much change, alteration and expansion over time, with each change in function impacting the character of Thornton. At this point in time, the influences of change in the activity taking place in the conservation area are:

- A decline in the industrial function with two mills demolished and the majority of the Prospect Mills complex standing empty.
- The relocation of retailing and commercial activity to further westward along Thornton Road or out of the village entirely, reflecting changes in shoppers' habits and the requirements of business. Many former shops have been converted to residential use while retaining traditional shopfront features, yet there is still a minority of vacant shops and commercial buildings.
- A reconfiguration of the services and facilities provided in the conservation area. Although the relatively new community centre and medical centre are well used and valued amenities which complement the village's churches and other institutional buildings, the Church School is currently vacant and the swimming baths have recently been closed

giving the area a sense of despondency.

- Residential new build, in fill and conversion within the envelope of Thornton village centre. This gives the area a more placid feel and suggests that if market forces prevail, the future role of the conservation area might be a predominantly residential one.

The physical form of the conservation area sets the stage for the activity that takes place within its confines, but it is the range of uses and level of activity that bring the place to life. This facet of the conservation area is much harder to control as it is in many ways influenced by market forces, but does however have a direct impact on the character of the area and ultimately on the changes to its built form.

Economic changes have not favoured the region's industry, particularly manufacturing, while changes in retailing and shopper's habits has gravitated towards larger scale shopping destinations. These trends are apparent in Thornton where both Low Mill and Dole Mill have been demolished, while Prospect Mills stands underused and in need of significant repairs and essential maintenance work to ensure it remains in adequate condition. While it is unlikely that an industrial occupier can be found for Prospect Mills, there is opportunity for the buildings to house other uses and possibly several uses in a way which would ensure the long-term future of the building without

compromising its industrial character. The Bronte Works is the only other industrial building in the conservation area still in its original use and contrasts with the dormitory character of the cottages which surround it.



*Prospect Mills, the only mill left in Thornton and a Grade II listed building, is mostly vacant and in need of repair.*

Commercial activity is dwindling in the village, though there remains a range of shop types and commercial activity within the conservation area. Where a commercial use has ceased in a building, conversions have successfully incorporated key shopfront details, meaning the former roles of buildings along Market Street or Thornton Road is understandable. The retail core of Thornton has gradually relocated from Market Street to the stretch of Thornton Road just outside the conservation area where the Victorian and modern shops are more suited to contemporary retailing. Vacant shops and vacant buildings, particularly those occupying prominent positions, give the conservation area an air of decline and subservience to other centres. This despondency is echoed by the vacant Church School building in its unkempt grounds and the closed down swimming baths, although the community centre, churches and medical centre all remain well used and valued facilities. Significantly, there is also a small number of empty dwellings in Thornton Conservation Area, despite the spate of recent residential developments and conversions in the village centre.

The successful conversion of housing at South Square to galleries, community rooms and workspace shows that there is potential in the village for the considerable conversion of buildings to new uses.

*The former Church School building and its grounds are secure but presently vacant. It is one of several significant vacant buildings and sites in the conservation area.*



## 10. Conclusion: Character Specification and Guidance

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To safeguard the special interest of an area, Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of Thornton Conservation Area, things like, the style, form, orientation, massing, height and scale of buildings; the way the built structure interfaces with the spaces created; the width and orientation of streets; the colour and texture of the materials used; the topography and setting of the area; the roofscape and streetscape; how the area interacts with the surrounding environment; natural elements; and local detailing. However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells, are all factors in creating the identity of the historic core of Thornton. 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*).

Thornton Conservation Area covers the multifunctional heart of a self-contained industrial village. The designation envelops remnants of Thornton's agricultural past, its late eighteenth century / early nineteenth century core of cottages and related buildings, development arising from the industrial revolution and more recently established village amenities. Although there are key differences in the nature and character of these varying developments they are united by common features and form a mosaic of organic development.

## Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> <li>• <b>Topography and setting</b> – set on the south-facing side of the Pinch Beck valley. The open countryside to the south and east provides a pleasing backdrop to views across and out of Thornton and gives it a sense of isolation and self-sufficiency. The steep gradient of the valley side results in buildings compensating for the slope of the land or stepping downhill, reflecting the contours.</li> </ul>	<ol style="list-style-type: none"> <li>1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Replacement Unitary Development Plan (UDP)).</li> <li>2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the Replacement UDP).</li> </ol>
<ul style="list-style-type: none"> <li>• <b>Traditional building materials</b> – all of the buildings within the conservation area are constructed of local stone, which serves to unify the diverse forms and create a harmonious whole. Stone slate or slate are the principal roofing materials, timber was traditionally used for windows, doors and shop fronts, and cast iron for a small number of railings and gates.</li> </ul>	<ol style="list-style-type: none"> <li>3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the Replacement UDP).</li> <li>4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the Replacement UDP).</li> <li>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 Replacement UDP).</li> <li>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 Replacement UDP).</li> </ol>
<ul style="list-style-type: none"> <li>• <b>Setted and flagged carriageways and footpaths</b> – these are also made of local stone and complement the stone of the structures, though many are in a poor condition.</li> </ul>	<ol style="list-style-type: none"> <li>7. There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of Replacement Unitary Development Plan).</li> </ol>



<ul style="list-style-type: none"> <li>• <b>Boundary walls</b> – these are evident in back streets and yards to define spaces and the line of the roads and pathways.</li> </ul>	<p>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 Replacement Unitary Development Plan).</p>
<ul style="list-style-type: none"> <li>• <b>Permeability</b> – footpaths and alleyways connect the roads of the area and offer a choice of routes through and across the conservation area.</li> </ul>	<p>9. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Replacement Unitary Development Plan).</p>

## Characteristics of the Conservation Area

Characteristic	Description	Guidance
<b>Architecture and building details</b>	<p>The north of the conservation area is dominated by vernacular style stone cottages, with stone slate roofs. They are usually two or three storeys in height though some are four storeys and incorporate basement dwellings. Typical features include, stone corniced chimney stacks, plain, sometimes painted, chunky stone door and window surrounds accommodating recessed mullioned timber sash windows, recessed timber doors. Some also have dentil courses, and mid-to-late nineteenth century shop fronts along at to the south of Market Street. The individuality in design means that these shopfronts form a varied frontage along the street. Shopfronts are timber and traditional in style, layout and proportions, with some features, such as pilasters, consoles and stallrisers made of stone. Some incorporate ironwork in the form of columns. The small number of Victorian houses are unadorned and are generally two storeys in height and terraced. There are also a few Victorian commercial and industrial buildings which are stone built and Italianate in style with dentil courses, tall narrow windows, round-headed openings, and minimal stone dressings such as stringcourses.</p>	<p>10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Replacement Unitary Development Plan).</p> <p>11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail. Special attention should be paid to the design of new shop fronts: new shop fronts must demonstrate a high standard of design and be sympathetic in design and materials to the building on which they are situated (see Policy BH8 of the Replacement UDP).</p> <p>12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Replacement Unitary Development Plan).</p>
<b>Activity</b>	<p>The area is becoming increasingly residential in character as new build infill housing and the conversion of shops to dwellings have been among the most recent developments within the conservation area. This shift is intensified by the vacancy of the Church School, the swimming baths, a few commercial buildings and shops and the uncertain future and under use of Prospect Mills, the only surviving mill structure in Thornton. Despite this, the conservation area is still home to a range of local services, shops and facilities including three churches, four pubs, a post office, community centre and medical centre. South Square was successfully converted to galleries, workspace and community and meeting rooms. This group of cottages is Grade II Listed and was derelict prior to this change of use around 1990.</p>	<p>13. There should be a presumption in favour of retaining a range of activities, businesses and amenities in Thornton Conservation Area in order to ensure the area retains its vitality.</p> <p>14. Every effort should be made to ensure vacant or underused listed and key unlisted buildings in the conservation area remain in an appropriate use, securing their long-term future and upkeep (see Policy EN24 of the UDP and Policy BH1 of the Replacement UDP).</p>

<b>Street pattern</b>	<p>Market Street - Kipping Lane - Lower Kipping Lane was the original main thoroughfare through Thornton. Tracks between fields next to Market Street became established as streets lined with cottages branching off the main road and owe their irregular shapes and pattern to the layout of these fields and the limited release of land for building. A network of paths and alleyways connects these streets making this area highly permeable. Thornton Road was established in 1829 and provided the village with a straight, wide through road. Fountain Street, Ball Street and Craven Avenue are straight Roads established to link the new road to the core of the village. To the south of Thornton Road, streets are short and end in dead ends, as the majority of the crofts were not released for development.</p>	<p>(see 9)</p>
<b>Open spaces</b>	<p>North of Market Street the compact form of the built environment contrasts with the grounds of the Church School and Village Open Spaces, which are enclosed by stone walls and are predominantly grassy with few trees. Hard open spaces take the form of enclosed streets, folds and squares.</p> <p>The area between Thornton Road and Market Street incorporates the only formal public open space in the conservation area, namely the small park at Kipping Lane. Private gardens, some of which are a considerable size account for the majority of open spaces in this area, with the footpath at Ackroyd Court and the vacant plot of land at Ball Street publicly accessible. The latter is overgrown and contains an area of hardstanding used for parking while the former is pleasant and grassy.</p> <p>The crofts to the south of Thornton Road and the grounds of Ashfield House are the largest open spaces in the conservation area. The crofts are private land are a mixture of grazing, woodland, overgrown wasteland. Kipping Cemetery occupies half of one of the crofts while another contains former allotment gardens, now overgrown. The grounds to Ashfield House contain a number of mature trees and provide a fitting setting for the house.</p>	<ol style="list-style-type: none"> <li>15. 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 Replacement UDP).</li> <li>16. 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.</li> <li>17. Open spaces should complement the built form and provide a positive contribution to the overall character and appearance of the conservation area.</li> <li>18. An essential characteristic of the open spaces is stone boundary walls and vegetation around the perimeter. Any new spaces created, public or private should respect this prevailing characteristic.</li> </ol>



# 11. Preservation and Enhancement Proposals

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## 11.1 Preservation

It is the aim of the District and Parish Councils to preserve and enhance the existing character and appearance of the Conservation Area. Preservation will be achieved by ensuring that planning applications for the demolition of any building or structure are only approved where it can be proved that it is of general benefit to the community and that the demolition will not result in a loss or damage to the character or appearance of the conservation area.

Applications to develop, extend or alter properties will be expected to be of the highest standard of design following the characteristics of the conservation area and using appropriate high quality materials.

In terms of setting, much of Thornton conservation area is surrounded by Green Belt and an area adjacent to its northern boundary has been identified as Village Open Space. These designations guarantee that the character of these spaces will remain green and open for the foreseeable future. Any development in these spaces should not cause any detrimental effects to the nature of surrounding countryside which, as the setting of a conservation area, should be preserved and enhanced whenever possible.

## 11.2 Design Guidance

The aim of conservation area designation is not intended to prevent change, especially changes which would enhance the character of an area and ensure Thornton's continued economic vitality. The general guidance for any work requiring planning permission in a conservation area is that the character and appearance of the area should be preserved in particular:

- *new buildings or extensions should reflect the general pattern of buildings in Thornton especially in scale and proportion, although there is some scope for modern architectural innovation provided that it reflects the character of the conservation area.*
- *Materials should be in accordance with those traditionally used in the particular part of the conservation area, in order to strengthen the textural grain of the conservation area and its visual amenity.*
- *Any new building or extension should be of a local scale and located on its site in a way which reflects the traditional building pattern of the conservation area.*
- *Boundary walls and railings should be incorporated in the development in a way which compliments those already*

*in existence using similar materials and details.*

The Commission for Architecture and the Built Environment (CABE) and English Heritage have recently published *Building in Context: New Development in Historic Areas* which sets out some useful guidelines as to what constitutes good design in conservation areas. The advice provided by this document will influence design guidance for Haworth. As regards new development in conservation areas, *Building in Context* advises that generally:

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site.
- New buildings or extensions should sit happily within the pattern of existing development and routes through and around it.
- Important views and vistas should be respected.
- The scale of neighbouring buildings should be respected.
- The materials and building techniques used should be of high a quality as those used in existing buildings.
- New development should not impinge on any significant open spaces or necessitate the destruction of buildings which contribute to the character of the place.

A positive and imaginative response to infill development will be encouraged, especially those that make a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way, should be avoided.

All planning applications for new development in Thornton Conservation Area should be accompanied by evidence that the context of the site has been considered.

### **11.3 Listed Buildings**

The department of Culture Media and Sport is responsible for the listing of

historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings is available from The City of Bradford Metropolitan District Council.

There are over 200 listed buildings in Thornton Conservation Area that merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the special character of the building, but also that of the conservation area.

### **11.4 The Protection of Unlisted Buildings**

There are many buildings and features within Thornton Conservation Area which have not been listed but contribute substantially to its townscape value and historic appearance. These buildings are subject to increased planning controls because of their location within a conservation area. This protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In Thornton there are a few unlisted buildings retaining much of their historic character seen in the survival of original or installation of appropriate replacement doors and windows. In some cases these details have been reinstated through the Bradford Council's Town Scheme. Stone walling remains unspoiled by modern renders or cladding, and other changes that could damage the conservation area have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of Thornton. The degree to which buildings have retained their original features or contain sympathetic replacements has been an important



factor in determining the conservation area boundary.

Generally, many minor changes that result in a loss of character can be made to dwellings without the need for planning permission and in some isolated cases, this has already happened.

The consultation undertaken in the preparation of this conservation area assessment has found that the community felt that the retention of natural stone and the original features of the buildings and streetscape were crucial to the protection of the character of Thornton. To this effect, there was support for the use of an Article 4 (2) Direction safeguard these significant local features and details which help to create the character and appearance of Thornton. It was also understood by the community that an Article 4 (2) Direction would improve the opportunity to obtain grants for restoration, repair and enhancement schemes within the conservation area.

### **11.5 Enhancement Proposals**

There are a number of areas within Thornton Conservation Area which would benefit from enhancement proposals to bring forward their potential and uplift the environmental quality of the village.

The following statements list the scope for improvement as a series of proposals for enhancement. The members of the community involved in the consultation process in compiling this assessment have identified these issues, which are listed according to priority. The proposals will need to be progressed in partnership with established owners and interested parties and funding will have to be gained via available funding sources in an appropriate manner.

#### **1. Retaining Original Features**

Article 4 (2) directions can be introduced to protect significant traditional features and details on dwellings that enhance the character and appearance of conservation areas.

The Council has powers under Article 4 of the Town and Country Planning (General Permitted Development Order) 1995 to control development which would normally

be allowed without the need for planning permission, but which would lead to an erosion of the character and appearance of the conservation area. Article 4 (2) Directions work by removing permitted development rights from specific buildings thus allowing control over changes to elevations, boundaries, roofline or materials where they contribute to the local character. Consultation with the local community as part of the preparation of this conservation area assessment has found support for this mechanism of protecting the character of Thornton. If introduced, an Article 4 (2) direction would mean that planning permission may be required for all or some of the following:

- *Formation of a new window or door opening.*
- *Removal or replacement of any window or door.*
- *The replacement of painted finishes with stains on woodwork or joinery.*
- *The addition of renders or claddings.*
- *Painting previously unpainted stonework.*
- *Installation of satellite dish antennae.*
- *Addition of porches, carports and sheds.*
- *Changes of roof materials.*
- *Installation of roof lights.*
- *Demolition of, or alteration to front boundary walls or railings.*

#### **2. Restoration and Repair of Original Features**

Where the original or old features and details of a building have survived, they enhance the character of the conservation area and create a sense of place. In Thornton these include traditional windows and doors, chimneystacks, boundary walls and shop frontages. Due to their obvious value, it is essential that the owners and occupiers of properties are provided with guidance and advice on the repair, restoration and upkeep of these features and details.

#### **3. Highway Materials**

The conserving of stone setted and flagged highways and natural stone footpaths throughout the village is essential in retaining the consistent character of Thornton and goes hand in hand with protecting the original features

of the buildings. Thornton is recognised for its predominant use of natural stone as a highway and footway material and this is an important feature of the conservation area. It is important to reinstate and preserve the stone that is in place and highway works should aim to reflect the character of the conservation area by using appropriate and sympathetic materials. Consideration must also be given to avoiding the duplication of road signs in the village as this results in clutter within the public realm.

#### **4. Vacant and Underused Buildings**

It is important that the buildings in the conservation area are fully used and economically viable. This in turn secures their regular maintenance and ensures the village retains its vibrancy. Although a number of buildings have been converted for new uses in an appropriate fashion, it may be necessary to identify vulnerable buildings and ways by which they could be repaired and brought back into a full and appropriate use. There may be the opportunity to secure grant funding from external sources to assist with the process of economic regeneration of historic properties within the conservation area.

#### **5. Retaining Shopfront Details**

Thornton retains many of its original and traditional shopfronts and it is important to preserve their character. The declining retail function of the conservation area has seen the conversion of several shops to residential use and the retention of key shopfront details and features so that the retail appearance of the area is maintained. Design Guidance to include advice on historical origins and details, colours, scale and proportion, the use of timber and detailed sections and how to incorporate shopfront security and appropriate signage for commercial or domestic use will be to help to maintain the traditional character associated with Thornton.

### **11.6 Conservation Area Boundary**

The boundary has been extended as part of this conservation area assessment to include buildings and open spaces which maintain a clear relationship either historically, in form, or architecture to the

prevailing character of Thornton conservation area. Conversely, buildings or open spaces on the periphery which do not make a positive contribution to the character of Thornton have been removed from the conservation area. This approach to re-assessing the boundary ensures that the conservation area can be understood as a unity where the protection afforded by conservation area designation can be applied consistently due to the cohesive characteristics of its components.

Thornton Conservation Area benefits from the high quality environment which provides its setting. This setting includes housing related to industrial developments during the late nineteenth century, twentieth century housing developments, and open farmland which directly adjoining the conservation area in several places. While these areas are attractive in their own right, they can be seen as clear-cut and distinctive from the unique character of Thornton Conservation Area. The inclusion of any of these different areas in the revised Thornton Conservation Area would compromise the potential to preserve and enhance Thornton in a clear and consistent manner. It is also unnecessary to overlap the conservation area with existing Green Belt and Village Open Space designations as these measures afford the setting of the conservation area protection from development which is unsympathetic or would impinge on its open and green character. To this end, the fields to the south of Thornton Road have been added to the conservation area as they are of historic interest and are a key component of its immediate setting, but are not protected through Green Belt or Village Open Space designation. The adjacent built-up area south of Thornton Road (namely Dole Street, South Cliffe Enderley Road) and Kipping Cemetery have also been included as they reflect the small-scale, organic development of the village and its fine grain of land uses.

The boundary follows distinctive features such as boundary walls, and rights of way as much as possible so that it can be easily followed and understood.

## **Appendix 1: Map of Thornton Conservation Area**









## **Appendix 2: List Descriptions of Listed Buildings in Thornton Conservation Area**

# Appendix 2: Listed Buildings in Thornton Conservation Area

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## Grade II\*

### Market Street

#### Nos. 72, 74 with front garden wall and railings

No. 74 is the birthplace of the Bronte sisters and their brother Branwell. A small 2 storey 3 bay house dated 1802, No. 72 being a mid C19 extension having a built out shop front. The Bronte house is built of thin sandstone "brick" and has a stone slate roof with small paired modillion brackets to the eaves cornice. Corniced chimneys. Two light square mullion windows in squared surrounds with single light over doorway. The latter has squared jambs and plain console brackets to moulded cornice over. The projecting mid C19 shop front occupies part of right hand bay, window with shallow entablature. Extending to the left of the doorway and enclosing a small front garden is a dwarf stone wall with low wrought iron railings with fleur de lis and honeysuckle heads. No. 74 served as the parsonage for St James Chapel and here were born, during the Rev Bronte's curacy, before his appointment to Haworth: Charlotte 1816, Branwell 1817, Emily Jane 1818 and Anne 1820.

## Grade II

### Ackroyd Court

#### Nos. 2, 4 and 6

See under Market Street.

### Back Field

#### Nos. 1 to 13 (odd)

Circa 1820 row of 2-storey cottages stepped up hill. Sandstone "brick" with stone slate roofs. Spaced "dentil" brackets to eaves. Two light and single light flush framed, square mullion windows. Plain doorways. Modern bow windows to ground floor of No. 13.

### Back Field

#### Nos. 15, 17, 22 and 24

A single block of circa 1820 cottages running across and over the road. Large lintel between Nos. 17 and 24 supporting first floor over roadway. Two-storeys sandstone "brick"; sill bands; "dentil" brackets to eaves of stone slate roofs. Single and 2 light, flush framed square mullion windows. Some alterations, but important position.

### Back Field

#### Nos. 19 to 29 (odd)

Circa 1820 row of stepped 2-storey sandstone "brick" cottages. Stone slate roofs with spaced "dentil" brackets to eaves. Single and 2 light flush framed, square mullion windows.

### Ball Street

#### Nos. 10 to 20 (even)

Circa 1830-40, 3-storey, stepped, sandstone "brick" row. Stone slate roof, corniced chimneys; 2 light and single light square mullion windows and plain doorways all in flush frames. Included for group value.

### Bridge Street

#### Nos. 1 to 17 (odd)

Circa 1800 good stepped row of 2-storey sandstone "brick" cottages. Stone slate roofs with

block brackets on bed mould to eaves. Single and 3 light square mullion windows on first floor, large 2 light square mullion on ground floor, all in squared surrounds. Squared jamb doorways with shallow cornices on plain console brackets. The row forms the one remaining side of a cobbled close running steeply down the hill.

### **Corrie Street**

#### **No. 1**

Includes No. 18 Sapgate Lane. Early C19 two-storey sandstone "brick" house with rusticated quoins. Stone slate roof with saddlestones and prominent kneelers. Plain corniced stone chimneys. Symmetrical 3 window front with sill band. Tripartite square mullioned, framed windows. The central first floor window round headed with keystone. Plain doorway with cornice on console brackets.

### **Friendly Street**

#### **Nos. 1 to 19 (odd)**

Includes No. 383 Thornton Road. L-plan block of early C19 cottages, built in part as back to backs. Part of the same development as the adjacent Priestley Street and South Square, the latter dated 1832. Nos. 1 to 5 have south facing elevation sandstone "brick" with hipped stone slate roofs. Block brackets to eaves. Two-storeys increasing to 3 as the cottages step down hill from Thornton Road. Two light square mullion windows in squared surrounds. Squared jamb doorways. No. 383 is the return front to Thornton Road, 3 bays with console bracket corniced doorway. Included for group value.

### **Friendly Street**

#### **Nos. 2 to 10 (even)**

Early C19 cottage row back to back with and part of same development as Nos. 1 to 11 Priestley Street. Two and 3-storeys due to slope. Sandstone "brick", stone slate roofs, corniced chimneys. South gable and return is shared with No. 1 Priestley Street. Two light square mullion windows in squared surrounds. Squared jamb doorways. Included for group value.

### **Havelock Square**

#### **No. 1**

Circa 1820 three-storey and basement house as terminal feature of cottage row climbing hillside. Sandstone "brick" with stone slate roof. The narrow south end is shaped as full height canted bay with squared stone surround square mullioned windows; the roof hipped over this end. Two light square mullioned windows to east entrance front and plain squared jamb doorway. The south end is an important feature as seen from Market Street.

### **Havelock Square**

#### **Nos. 3 to 15 (odd)**

Circa 1820 two-storey row of cottages stepped up hill in pairs from No. 1. Sandstone "brick" with stone slate roofs. Two light square mullioned windows with single light above doorways. These have shallow slab hoods. Shallow spaced eaves brackets.

### **Havelock Square**

#### **Nos. 17, 19 and 21**

Circa 1820 group of cottages, sandstone "brick" with stone slate roofs. No. 17 set back with shallow eaves brackets; 2 light square mullion windows. No. 19 has 3 light square mullion windows, otherwise similar to Nos. 3 to 15. No. 21 double fronted modern low windows inserted. Included for group value.

### **Havelock Street**

#### **1 to 29 (odd) and 2 to 36 (even)**

Circa 1840 stepped terraces of cottages or rather artisan dwellings. Climbing hill. Sandstone "brick" with stone slate roofs, corniced chimneys. Two light square mullion windows and revealed sashes with ashlar lintels. Squared jamb doorways with feature of stone slab hoods.

### **Lower Kipping Lane**

#### **Kipping Barn (formerly listed under Lower Kipping)**

Early to mid C17 large coursed gritstone barn with stone slate roof. Two storey gable end to road with central squared jamb entrance (up steps) and small squared surround window openings flanking and set above. Ventilation slits just above ground level. On the east side, facing a stone paved yard, is a central full height portal, 4 window range and small pentice at north end. The interior is aisled, later partitions but 3 posts exposed. Shallow King post trusses. The barn was used as a non-conformist meeting plan for the Thornton Independents in the latter part of the C17 and a license was granted to John Hall, who owned the barn and Kipping House, in 1678.

### **Lower Kipping Lane**

#### **Nos 1 and 3 (Kipping House)**

C17 origin, altered C18 and early C19. Two storey gritstone and sandstone "brick" house. Stone slate roof with saddlestones to gable ends. Corniced chimneys. Flush quoins. Two and four light square mullion windows in squared surrounds. Squared jamb doorway. Small eared architrave surround late C18 windows to east gable end. Plan elevation has 3 C19 sash windows with cornices on consoles.

### **Lower Kipping Lane**

#### **No. 5**

Originally probably part of Kipping House, C17/C18 origin - adapted in early C19 as a cottage pair. Sandstone "brick", stone slate roofs, corniced chimneys. Front elevation 2, 3 and 4 light square mullion windows in squared surrounds. Squared jamb doorways, that of left hand cottage at first floor level with external flight of steps. Rear elevation retains 2 and 4 light chamfered mullion windows with later eared architrave surrounds and an oeuil de boeuf, probably contemporary with the latter.

### **Lower Kipping Lane**

#### **No. 7**

C17/C18 probably part of Kipping House originally. Two storeys, gritstone and sandstone "brick". Stone slate roof, corniced chimneys. Pentice to road with moulded chamfered jamb doorway. Two storey front at right angles with 2 light chamfered mullion window next to passageway. The rear south elevation is roughcast and gabled with kneelers; 2 light, formerly 4 light, chamfered mullion windows.

### **Lower Kipping Lane**

#### **Nos. 9 and 11 (Headley Golf Club)**

Early C19 former cottages. Sandstone "brick", stone slate roofs. Painted front. Two light square mullion windows on first floor, the rest altered or blocked. Squared jamb doorway. Included for group value.

### **Market Street**

#### **Nos. 8 – 30 (Cloggers Row)**

Circa 1806 long row of 2 storey sandstone "brick" cottages. Stone slate roofs, brick chimney stacks. Majority have coupled windows with square section dividing mullion and ashlar surround to ground and first floors with single stone framed window over door. No 8 has round headed window and doorway with small block keys. Panelled doors. Date stone of 1806. Other doorways have plain stone surrounds and lintels. Market Street is part of the old road from Bradford and Nos 8 to 30 from an important introduction to the old township.

### **Market Street**

#### **Nos. 48, 50 and 52**

Circa 1820-30 three storey row. Sandstone "brick". Plat bands; block bracketed eaves, stone slate roof; corniced chimneys. Single and former 3 light square mullion windows in squared surrounds to each front. No. 52 retains mullions on top floor. Plain doorways with squared jambs. Included for group value.

### **Market Street**

#### **Nos. 54, 56 and 58 (Fern Bank)**

Circa 1814 presenting a paired cottage front to road but with entrance to No. 58 to side and therefore back to back in part. Two storeys, sandstone "brick". Paired plain modillion brackets to eaves of stone slate roof; corniced chimneys. Single and 2 high square mullion windows in squared surround. Squared jamb doorways with moulded cornices on plain shaped console chaskets.

### **Market Street**

#### **Nos. 60 and 62**

Dated 1814 with initials A over J S. A small 2 storey, 3 bay sandstone "brick" house, raised on basement. Later subdivision with side door to No. 60. Stone slate roof with paired modillion brackets to eaves. Corniced chimneys. Symmetrical fenestration, revealed sashes in squared surrounds. Narrow to centre of first floor. Squared jamb doorway with rectangular fanlight; moulded cornice over on plain shaped console brackets. The entrance to No. 60 has a wooden porch with small cast iron fretted brackets to lintel and cornice over.

### **Market Street**

#### **Barn to rear of No. 72**

Early C19. Sandstone "brick" barn contemporary with and originally part of No. 74. Stone slate roof with saddlestones. Segmental voussoir archway.

### **Market Street**

#### **Nos. 76 and 78**

Circa 1802 former stable/coach house to No. 74 with dwelling at west end. Sandstone "brick" in deeper courses than those of No. 74. Stone slate roof with block brackets to eaves. Blocked doorway. Cottage has 2 light square mullion windows in squared surrounds. Plain squared jamb doorway. Included for group value.

### **Market Street**

#### **Nos. 90, 90A and 92**

Early C18 or possibly late C17 dwelling, refronted circa 1800 with mid C19 shop fronts. Two storeys, sandstone "brick" front with flush quoins. Stone slate roof, small kneeler to gable end of No. 92. Two light square mullion windows in squared surrounds on first floor. Modernised shop front to No. 90. Small, mid C19 pilaster framed shop windows to Nos. 90A and 92. Plain squared jamb doorways. Side elevation of No. 92 has more irregularly coursed gritstone. Four light chamfered mullion window on ground floor and 2 light one to first floor.

**Market Street****No. 94**

Altered building possibly of C17 origin but refronted late C18. Sandstone "brick" with flush quoins. Gable end to road with kneelers. Higher section to rear going up Field Court with squared surround windows. Included for group value.

**Market Street****Nos. 112 and 114**

No. 114 formerly a pair of cottages (now includes former No. 116) dated 1757; R over I S, projecting from building line of No. 112. Two storeys, thin sandstone "brick". Flush quoins. Stone slate roofs. Saddlestones with kneelers to No. 112. The latter has 3 windows on first floor and one on ground floor, in squared surrounds; modern shop front inserted. No. 114 has single and 2 light square mullion windows on first floor, bow inserted in original squared surrounds on ground floor. Important position in street.

**Market Street****Nos. 11 to 17 (odd)**

Built as "back to backs" with date plaque inscribed: J over N B 1830. Three storeys, sandstone "brick". Stone slate roof, "brick" dentil eaves. Corniced chimneys. Elevations treated as pairs with central passageway. Plinth and sill bands to upper floors. Two light square mullion windows with single light windows above doorways, squared surrounds. Doors of 6 moulded and flush panels, rectangular fanlights, with squared jambs. Carved consoles, flush frieze with incised diamond pattern and support projecting moulded cornices. Similar rear elevation with plain doorways.

**Market Street****No. 19 and Barn**

Built as 3 dwellings, circa 1800-30 row, the western part of slightly later build. Two storeys, sandstone "brick" with stone slate roof and corniced chimneys. The elevation to street is virtually windowless. South front has 2 light and 3 light (formerly 5) square mullion windows in squared surrounds. The barn adjoins to west, similar height and build with large ashlar lintel to doorway.

**Market Street****Kipping Independent Chapel**

1843 rebuilding of C18 chapel which replaced the original meeting house in the Barn, Lower Kipping Lane qv, chartered by Charles II in 1672. The chapel, on a rectangular plan, presents a 2 storey front of dressed sandstone "brick" with ashlar dressings. Simplified Greek Revival details. Three bays, the centre breaking forward slightly. Broad

quoin pilasters, plinth, plat band, bed mould to frieze and projecting cornice broken over quoin pilasters. Hipped slate roof. Outer first floor windows have battered eared architrave surrounds. The central window tripartite with pilasters and entablature. Dated plaque set below. Ground floor has 2 light pilastered windows with entablatures and large central porch of shallow projection. Doric pilasters with rosettes to necking, deep frieze cornice and blocking course. Large double doors with horizontal moulded panels. Plain 2 storey side elevations. Galleried interior, the furnishings partly later C19.

**Market Street****Railings and gate piers in front of Chapel**

1843. Dwarf stone walls with cast iron railings and battered terminal piers. Broad quoin pilastered gate piers surmounted by ornamental cast iron lamp standards.

**Market Street****Nos. 45 to 51 (odd)**

Mid to late C18 cottage row doubled in depth with elevations of circa 1830 to Market Street. Two storeys, sandstone "brick" with stone slate roofs; corniced chimneys. Two light square mullion windows, squared jamb doorways, altered pilastered shop front. Leading through to Bridge Street and the southern front of row, is a covered way where the change in build is evident. This C18 south front has 3 and 4 light square mullion windows with single light over doorways, all in squared surrounds. To the left of each doorway is a small round headed blind window, the head cut out of a single block.

**Market Street****No. 53**

Corner with Ackroyd Court. Circa 1840-50, two storey sandstone "brick" house with shop. Hipped stone slate roof. First floor sill band, 3 windows in squared surrounds, the centre larger, on first floor. Two pilaster framed and corniced original shop windows on ground floor. Included for group value.

**Market Street****Ackroyd Court (Nos. 2, 4 and 6)**

Circa 1840 cottage row abutting rear of No. 53. Sandstone "brick"; stone slate roofs, block brackets to eaves. Two light square mullion windows in squared surrounds. Doorways with squared jambs. Included for group value.

**Market Street****Nos. 55 and 57**

No. 55 is an early C19 small sandstone "brick" cottage with block brackets to eaves of hipped

stone slate roof. Two squared surround windows. No. 57 has been repointed mid C19 sandstone "brick" 4 sash windows first floor. Pilastered shop front with narrow, round headed, thin mullioned lights, fascia over. The rear elevation is of circa 1820-30 with 3 light square mullion windows and 2 single lights to centre over entrance. Squared surrounds to windows and squared jambs to doorway. Included for group value.

#### **Priestley Street**

##### **Nos. 3, 5 and 9**

##### **(formerly listed as Nos. 1 to 11 (odd))**

Includes Nos. 379A and 381 Thornton Road. Early C19 cottage row stepped down hill and increasing from 2 to 3-storeys with slope. Back to back with Nos. 2 to 10 (even) Friendly Street and part of the same development which includes South Square dated 1832, sandstone "brick", stone slate roof, corniced chimneys. Single and 2 light square mullion windows in squared surrounds. Squared jamb doorways. The former No. 1 shares south gable end return with No. 2 Friendly Street. The hipped roof end facing

Thornton Road (No 381) comprises 2 former 2 bay fronts with console corniced doorways, balancing No. 373 Thornton Road on corner of South Square. Included for group value.

#### **Priestley Street**

##### **Nos. 2 and 4**

Early C19 cottages back to back with and forming the south end of South Square. Three-storeys, sandstone "brick". Stone slate roofs, 2 light square mullion windows in squared surrounds, squared jamb doorways. Include for group value.

#### **Prospect Street**

##### **Nos. 4 to 14 (even)**

Circa 1840 row of mill cottages, stepped down hill, and part of the Prospect Mill complex. Two storeys, sandstone "brick". Stone slate roofs with shallow eaves brackets; corniced chimneys. Two light square mullion windows, a few altered. Plain squared jamb doorways.

#### **Sapgate Lane**

##### **Nos. 2, 4 and 6**

Circa 1800-20 cottage row. Two-storeys, sandstone "brick". Stone slate roofs with spaced dentils to eaves. Corniced chimneys. Single and 2 light square mullion windows in squared surrounds. Squared jamb doorways. Included for group value.

#### **Sapgate Lane**

##### **No. 18**

See under No. 1 Corrie Street.

#### **Sapgate Lane**

##### **Nos. 1, 3 and 5**

Circa 1800-20 cottage row raised on terrace above cobbled street. Two-storeys, sandstone "brick". Stone slate roofs with corniced chimneys. Single and 2 light square mullion windows in squared surrounds. No. 5 has modern glazing bar sashes and bow. Squared jamb doorways. Important position at foot of hill. Included for group value.

#### **Sapgate Lane**

##### **Nos. 15 to 21 (odd)**

Circa 1800-20 cottage row similar to Nos. 2 to 6 (even). Stone slate roofs, corniced chimneys. Flat wood gutter to eaves. Single and 2 light square mullion windows in squared surrounds. Squared jamb doorways. Included for group value.

#### **Sapgate Lane**

##### **Nos. 23 to 31 (odd)**

Circa 1800-20 cottage row to north of Nos. 15 to 21 (odd) (q.v.). Sandstone "brick" with stone slate roof, corniced chimneys. Two and 3 light square mullion windows in squared surrounds, some altered. Squared jamb doorways. Included for group value.

#### **Springfield Street**

##### **Nos. 2 to 16 (even)**

Circa 1810-20 terrace decreasing in height from the 4-storeys of No. 2, on corner with Market Street, to 2-storeys and basement as the street climbs hill. No. 16 however is stepped up. Terraced middens with plain railings in front. Platbands between floors. Hipped ends to stone slate roofs. Corniced chimneys. Moulded stone gutter on dentil brackets. Single and 2 light square mullion windows in squared surrounds. Squared jamb doorways. Return front of No. 2 to Market Street has small shop front and 2 light square mullion windows to upper floors. Lead rainwater head and downpipe, dated 1819.

#### **Thornton Road**

##### **Ashfield House**

Circa 1850-60 built for the Craven family, owners of Prospect Mill. A substantial villa of sandstone ashlar with slight Italianate details. Two-storeys with rusticated quoins. Plinth and console brackets to moulded eaves cornice. Hipped slate roof with corniced chimneys. Three bay (east entrance) front. Windows in architrave surrounds with cornices on console brackets, the central first floor window with pediment. Tuscan column porch with deep entablature. Panelled door with radial glazed fanlight. Four bay south garden front with left hand bay breaking forward with rusticated quoins. Similar fenestration except in break which has



tripartite windows with cornices, pilasters dividing and flanking the lights on ground floor. Sill bands. Interior has rich plasterwork and mouldings to doorcases, including anthemion pattern. Staircase has stained glass 2 light arched stair window. Good polychrome encaustic tiles to hall floor. The house has a prominent hillside site with terraced grounds.

#### **Thornton Road**

##### **No. 283**

Circa 1831 house associated with the nearby Prospect Mill. Two-storeys to road, 3 to rear. Sandstone "brick". Moulded eaves to hipped stone slate roof. Corniced chimneys. Three bay front with plain C19 sashes revealed in plain painted squared surrounds. Pilastered doorway with frieze and cornice. Included for group value.

#### **Thornton Road**

##### **Nos. 285 and 287**

No. 287 dated 1831. Pair of houses associated with Prospect Mill. May only be an adaptation of a former mill building. The front elevation is symmetrical with 5 bays and 2 doorways to centre. Painted sandstone "brick", 2-storeys to road 3 to rear. Stone slate roof with corniced chimneys, moulded eaves cornice. Plain squared surrounds to revealed C19 sash windows. Doorways have architrave surrounds with corner blocks. The frieze to that of No. 287 has date and incised ornament. Projecting cornices over doorways. The 3-storey rear elevation has stair turrets with narrow round-headed lights.

#### **Thornton Road**

##### **Main block of 3 parallel ranges with linking blocks at No. 297 (Prospect Mill)**

Three ranges of mill building, parallel with the road and descending the hillside. Early to mid C19 building span. The road block is dated 1855 and is of 3-storeys with 4-storeys to rear. Sandstone "brick" with roughly dressed rustication to ground floor and shallow ashlar quoins. String course over ground floor. Console brackets to eaves cornice. Stone slate roof. Fourteen bay elevation, one bay incorporating superimposed hatches. Ground floor windows have segmental voussoir arches. Large segmental arched waggonway with grooved ashlar surround and voussoirs. To the centre of the front at first floor level, is a fine cast iron bracket supporting an octagonal lamp. Date plaque has ivy pattern surround and has a relief carving of a hanging fleece. Linked by a single-storey building, the middle rear range is of 3-storeys sandstone "brick" and may be the earliest part of the mill complex or a rebuild of 1855. Fourteen bay side elevations. The gable ends have Venetian

windows at attic level. Round-headed windows to south side with sill bands. The southernmost range is also of 3-storeys, with 4 to south. Sill bands to each floor and console bracket eaves cornice. Corner turrets contain staircases and have 4 windows to front. Sashes with keys and impost band. All the windows retain glazing bars. This southernmost range is probably of circa 1850-60. The mill chimney has been felled.

#### **Thornton Road**

##### **Nos. 323 to 327 (odd)**

Includes Nos 2 to 6 (even) Dole Street with which they are a back to back cottage row. Circa 1830 two-storeys with 3 to rear, sandstone "brick" stone slate roofs with spaced dentil brackets to eaves, corniced

chimneys. Two light square mullion windows in squared surrounds; single light over doorway of No. 323. Squared jamb doorways with small consoles supporting shallow cornices.

#### **Thornton Road**

##### **No. 420**

Circa 1830 small detached house set back from road in garden. Two-storeys, sandstone "brick" raised on basement. First floor sill band. Moulded eaves cornice to hipped stone slate roof. Three bay symmetrical front, the windows plain sashes revealed in squared surrounds. Doorway, approached by flight of steps, has squared jambs and shaped consoles supporting moulded cornice. The frieze has incised diamond pattern.

#### **Thornton Road**

##### **Nos. 470 to 482 (even)**

Circa 1830-40 three-storey row with bevelled corner and return to Kipping Lane. Sandstone "brick". Hipped stone slate roof with moulded eaves; corniced chimneys. Single and 2 light square mullion windows in squared surrounds. Doorways in squared jambs with console brackets to shallow cornices. Friezes decorated with incised geometric patterns. Pilastered shop windows to both fronts of No. 482 with doorway on corner. Important corner site.

## **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 issue of this assessment. These will be subject to constant review.**

## **Legislation to Protect the Character and Appearance of Conservation Areas**

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

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It

should also be a consideration for proposals that affect the setting of the conservation area.

- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area. (For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

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

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently (June 2001) published the first deposit of the 'Replacement Unitary Development Plan', which will ultimately, following a period of consultation and amendment, form the basis of decision making on

planning applications in the district. The adopted *Unitary Development Plan* has only two policies relating to conservation areas:

**Policy EN23**

*Development within conservation areas shown on the proposals map or subsequently designated, including extensions or alterations to existing buildings, should be sympathetic to the character and appearance of the conservation area by satisfying all the following criteria:*

- 1) *Be built of materials which are sympathetic to the conservation area;*
- 2) *Incorporate appropriate boundary treatment and landscaping;*
- 3) *Be of a scale and massing appropriate to the immediate locality;*
- 4) *Must not result in the loss of open space which contributes to the character and appearance of the conservation area.*

*Development close to the conservation areas which is highly visible from within or has a significant impact on their setting should ensure that the scale, massing and materials are appropriate to the character and appearance of the conservation area.*

**Policy EN24**

*Planning applications for the reuse or conversion of large historic buildings in conservation areas will be granted, provided that their important characteristic features are retained, proposals for the demolition of large historic buildings in conservation areas will not normally be permitted.*

The first deposit of the Replacement *Unitary Development Plan* increases the number of policies pertaining to conservation areas, which are listed below. These are likely to be subject to alteration in the course of the consultation process. The intention of increasing the number of policies is to provide a more consistent and effective control to ensure the conservation of our local heritage.

**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 respect the character and*

*appearance of the conservation area. The council will actively support the use of new designs and materials for infill schemes as an alternative to traditional building methods where the applicant can demonstrate the highest standards of design and detailing whilst respecting the scale of development setting and historic value 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 normally 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, walls or features which make a positive contribution to the special architectural or historic interest of the area.*

**Policy BH10: Open spaces within or adjacent to conservation areas**

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

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

**Policy BH11: Space about buildings**

*Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration may be 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**

The visual impact of traffic management schemes, parking, provision of street furniture, the reintroduction of historic features and the introduction of new features into a conservation area.

- 1) The design, materials and layout of traffic management and parking areas must minimise the adverse visual impact which may arise from such development.
- 2) New and replacement street furniture should be appropriate design and materials that preserve or enhance the character of the surrounding street scene.
- 3) Proposals for resiting an historic feature or for the introduction of a well designed new piece of public art or street furniture will be encouraged where it can be shown that enhancement of the character or appearance of the conservation area will result.

**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. In principle, 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 area:

**Adopted Unitary Development Plan**

**Policy EN20: Alterations to Listed Buildings**

Planning permission for the alteration or extension of listed buildings will normally be granted provided all of the following criteria are satisfied:

- i. The essential character of the building is preserved;
- ii. Features of special interest are preserved;
- iii. Materials sympathetic to the listed building are used;
- iv. The development would be of appropriate scale and massing.

**Policy EN21: Setting of Listed Buildings**

Planning permission for development close to listed buildings will be granted provided it does not adversely affect the setting of listed buildings.

**Policy EN22: Listed Agricultural Buildings**

Planning permission for the conversion of listed agricultural buildings to residential use will not be granted unless the developer can clearly demonstrate that the character and essential features of the building will not be harmed.

**First Deposit Replacement Unitary Development Plan**

**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 supported where the applicant can demonstrate that the original use is no longer viable 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 in 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 planning benefits for the community which would decisively outweigh the loss resulting from the building's demolition.

**Policy BH3: Archaeology Recording of Listed Buildings**

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

**Policy BH4: Conversion and Alteration of Listed Buildings**

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

- 1) Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;

- 2) Is appropriate in terms of design, scale, detailing and materials;
- 3) Would minimise the loss of historic fabric of the building.

**Policy BH5: Shop Front Policy For Listed Buildings**

Proposals for the repair or 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 consent 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 were to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.

Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.