



# ***Wrose***

## **CONSERVATION AREA ASSESSMENT**

February 2004

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# Acknowledgements

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Idle and Thackley Heritage Group for providing us with a copy of a historic map of Idle Township

Bob Lee, Martin Humphreys and all at Wrose.net for assistance with the History of Wrose

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# Content

1. Introduction .....	3
1.1. What does conservation area designation mean? .....	3
1.2. What is the purpose of conservation area assessments? .....	3
1.3. Wrose Conservation Area .....	4
2. Location and Population.....	5
3. Origin and Historic Development.....	7
4. Topography and Setting.....	11
5. Traditional Building Materials.....	13
6. Architectural and Historic Qualities of the Buildings.....	15
7. Open Spaces and Natural Elements.....	23
8. Permeability and Streetscape.....	25
9. Conclusion: Character Specification and Guidance.....	27
10. Preservation and Enhancement Proposals .....	31
10.1 Preservation of the Character and Appearance of Wrose Conservation Area	31
10.2 Design Guidance.....	32
10.3 Enhancement Proposals.....	32
10.4 Wrose Conservation Area Boundary.....	34
Glossary of Architectural Terms	35
Further Reading	36
Contacts	36
Appendix 1: Map of Wrose Conservation Area.....	37
Appendix 2: List Descriptions of the Listed Buildings in Wrose Conservation Area.....	39
Appendix 3: Legislation and Council Policies Relating to Conservation Areas .....	41

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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 What is the Purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of Wrose 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 document will provide a framework for the controlled and positive management of change in Wrose 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 Wrose was placed on deposit for consultation in May 2003

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and a summary of the draft document, map of the proposed boundary, comments sheet and invitation to a public workshop was distributed to all addresses within and local to the Conservation Area. This final Conservation Area Assessment document has been compiled following the public workshop held on the 5<sup>th</sup> June 2003 at Wrose Community Centre. Policies and proposals have been redrafted and prioritised in light of public opinion and support. 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 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 Wrose Conservation Area**

Wrose Conservation Area was originally designated in 1977. It currently covers all that remains of the old hamlet, which is presently all but surrounded by

twentieth century estate housing, the construction of which occasioned the demolition of some of the old buildings. The hamlet is centred on the junction of Towngate and Snowden Road which was formerly part of a common or green, while the main thoroughfare, Wrose Road, forms the southern boundary. Agriculture was the main function of the settlement and farm buildings and houses from the seventeenth and eighteenth centuries constitute the core of the settlement. This strong pre-industrial agricultural character of the hamlet remains as the majority of subsequent houses and cottages built in the conservation area were ancillary or secondary to the original farm buildings and are generally attached to larger structures. The only exceptions are the freestanding Wrose Hill Chapel and a substantial Georgian house which is now the Wrose Bull pub. The original pattern of streets and pathways survives, as does an enclosed remnant of the green, the most important open space in the conservation area. Wrose is of local heritage value since many other settlements in the region experienced considerable expansion and redevelopment in the nineteenth and twentieth centuries and as such many buildings from the pre-industrial era have been lost.

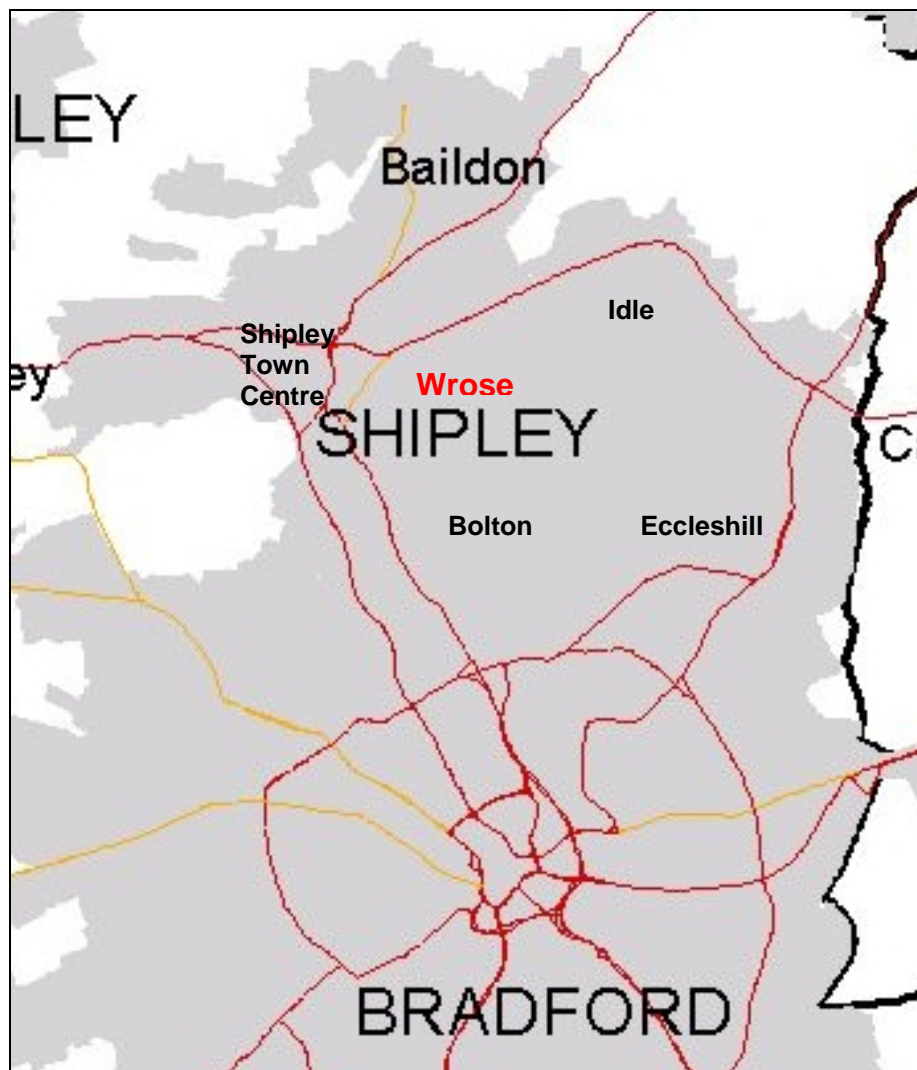
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## 2. Location and Population

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Wrose stands on the plateau of land at the top of the steep incline of Wrose Brow which separates the hamlet from nearby Windhill and Shipley which are respectively 0.5km and 1.25km to the northwest of the conservation area, though the incline of Wrose Brow makes these distances seem much further. Idle is nearly 2km to the east of Wrose, while Bradford City Centre is some 3.5km to the south. In 2001 the population of Wrose Neighbourhood (which includes the conservation area and the suburban housing around it) stood at

3,768 with a population structure which roughly mirrors the district as a whole. The population of Wrose is mainly white (94.3%) people of mixed race (1.4%), Indian (1.3%) and Black or Black British (1.1%) constituting the next largest ethnic groups. The neighbourhood is generally quite prosperous with higher levels of economic activity, employment, car ownership and home ownership than the district as a whole.



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## 3. Origin and Historic Development

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### *Summary of Historic Interest*

Historic interest and the extent to which historical features, such as the buildings, street pattern and open spaces, have survived are fundamental to the designation of conservation areas. Wrose is deemed to be of local historic interest for the following reasons:

- The hamlet was established as an agricultural settlement dependant on the Manor of Idle which held control over lands in and around the conservation area until the late nineteenth century and influenced the way in which Wrose developed.
- The conservation area contains a number of substantial houses and farm buildings dating from the seventeenth and eighteenth centuries which were built on the site of earlier buildings and constitute the core of Wrose as we know it. Three of these buildings are listed Grade II for their special architectural and historic interest.
- Unlike many other settlements in the region which expanded with industrialisation, Wrose experienced very little expansion with few buildings dating from after the mid-nineteenth century. These later additions are secondary in importance to the larger buildings to which they are attached, underlining the continued importance of the old farms and the control over development held by the lord of Idle Manor.
- As well as the farmsteads and cottages themselves, buildings such as Wrose Hill Chapel, School House and St Anthony's Presbytery and the old green are testament to old ways of life in the hamlet.

The name *Wrose* and its early variants including *Wrayse*, *Wrosse* and *Whrose* refer to the hamlet's position at the top of the steep-sided or 'broken' (from the Saxon *wrase*) incline known as Wrose Brow, which literally means 'broken hilltop'. The

hamlet is historically part of the township of Idle, which is thought to have originated as an Anglo-Saxon settlement. The discovery of prehistoric flints on the alluvium deposits of the River Aire, to the northwest of Idle Township, and Roman coins and brooches dating from the first and second centuries AD at Catstones Quarry to the northeast of Wrose, testify to early activity in, if not the inhabitation of, the region. A quernstone, possibly Roman in date, was also found off Westfield Lane, which was originally part of the track between Wrose and Idle.

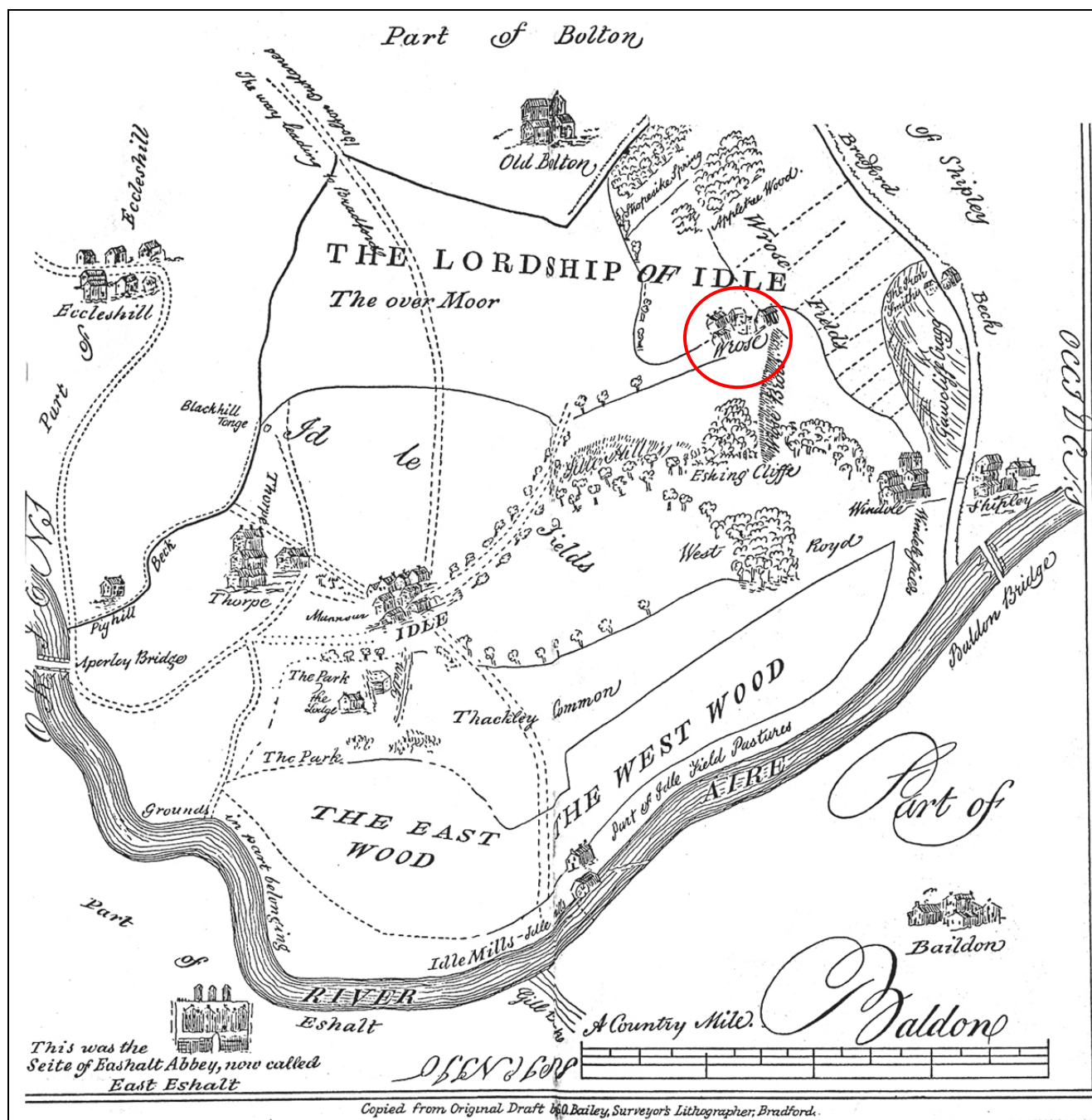
*Wrose Brow – the 'broken hilltop'*



The first mention of the hamlet itself is in the poll tax returns of 1379. Until recently, there was one survival from the late medieval period. The timber-framed **threshing barn at Tudor Barn Court** dated from the early 16<sup>th</sup> century and was testament to the agricultural function of the hamlet which clearly had an element of arable farming. The barn was demolished in 1998 due to its poor condition, though one of the walls is still standing as a boundary wall among the new housing at Tudor Barn Court. The original oak frame, the oldest element of this building, has been dismantled and is in storage. The survival of the original oak timber frame gives an indication of how other buildings were constructed and would have appeared in medieval times.

*The boarded-up threshing barn at what is now Tudor Barn Court a year before its demolition in 1998. The oak frame had been in place for over five hundred years.*





Map of Idle Manor 1583-4, courtesy of Idle and Thackley Heritage Group. North is at the foot of the map. Wrose is circled. To the south of Wrose are the shared commons at Strove Syke and Appletree Wood.

A comprehensive survey of the Manor of Idle undertaken in 1583-4 on behalf of the Earl of Cumberland reveals more about Wrose in Tudor times (outlined in Tanner, n.d. and Cudworth, 1895). At the time of the survey the Manor was held by Queen Elizabeth I "as of her honour of Pontefract" (Cudworth, 1895). The map produced for the survey shows that Wrose, along with Windhill and Thorpe, was secondary in importance and size to the central 'town' of Idle, where all of the main roads through the township converged. Wrose was situated just off what at the time was the most convenient route between Idle and Shipley.

While the fields around Wrose were hard work to farm, Idle Township also contained an abundance of timber and stone. Tanner (n.d.) estimated that at the time of the 1584 survey there was an area of 250 acres of woodland and plantation in the Manor, Wrose being well placed near the Eshing-cliffe, Wrose Fields and Appletree plantations which contained an abundance of oak. Smaller quarries or delfs within the vicinity of Wrose as well as the nearby Gaisby Quarry, the source of much of the stone used to build many buildings in Bradford during the nineteenth century, including City Hall in 1863 were another source of employment.



*The former Wrose Brow Quarry*

One of the oldest farm houses still standing in Wrose, **3-5 Snowden Road** is dated 1616, and was built by Thomas Craven whose family is first recorded in the hamlet in 1560 and it is therefore likely that he was one of the six freeholders in the hamlet and was no doubt prosperous, given the size and quality of his stone-built house. The building itself was rebuilt in the late nineteenth century, but contains the original oak frame of a much older structure. A similar pattern of rebuilding took place over the seventeenth, eighteenth and nineteenth centuries with older structures being torn down to make way for more suitable, contemporary structures. At first this would have been replacing buildings made of timber with those of stone, or as was the case with the medieval threshing barn at Tudor Barn Court, simply cladding the timber with a stone exterior. This ad-hoc replacement and renewal of buildings has resulted in the range of building ages and therefore style and mass which belies the fact that the hamlet grew very little since the sixteenth century. Cudworth (1895) commented that there was “no increase in the number of houses in Wrose in living memory” and that the hamlet had “made little headway” since the survey of 1584.

The next oldest buildings and structures in the conservation area include **17-19 Snowden Road**, a pair of houses dated 1636; **33-35 Towngate**, originally a single large farmhouse (probably belonging to one of the six freeholders like 3-5 Snowden Road) dated 1722; and **24-26 and 34-36 Towngate** which all date from the early eighteenth century. Survivals from this pre-industrial era are rare as many towns, villages and hamlets were progressively redeveloped. Within living memory a small number of buildings from this era have been demolished, particularly to the north of Wrose Hill Chapel and at the west end of Snowden Road.

Unlike many other settlements locally, such as Shipley, Windhill or Idle, Wrose did not expand

significantly as a result of the industrial revolution. While certainly cloth would have been woven by hand on some of the farms or in cottages, it was never done to the same level of scale or organisation as elsewhere and as such no local clothiers employed a significant number of weavers or spinners or woolcombers. Indeed, the most clearly industrial building in Wrose is **School House**, which was built c.1800 originally had an external staircase leading to a first floor taking-in door. The upper floor of the building would have been used as a workshop, employing the family who lived on the ground floor and other workers (Sheeran, 1986). A similar opening at the **Wrose Bull** might relate to the textile industry, or possibly as a service entrance for the large Georgian house.

Generally speaking, Wrose remained primarily agricultural in its function, with other economic activity including stone quarrying, the supply of lumber and later coal mining. None of these industries required the large numbers of people that the textile industry did, the difference being even more so when cloth production shifted from the cottage to the mill. This general lack of involvement in the textile industry is almost pre-ordained, given the topography of the area, which favours other locations for manufacturing, while the local supply of stone and timber was more plentiful than elsewhere in the region.

Although the hamlet never became industrialised, there were a number of dwellings and other buildings erected in Wrose in the nineteenth century. Control over the land was still held by the lords of Idle Manor at this time and as such new buildings could not be erected on the pasture or commons and therefore new building occurred in the curtilage of existing houses and farmsteads. The best examples of where this occurred are at 17-19 Snowden Road, where three Victorian cottages have been attached to the eighteenth century building or the construction of houses either side of 34-36 Towngate, number 32 being dated 1809. An exception to this pattern of infill development is the large block and wing of what is now the **Wrose Bull Pub**, originally a house dating from Georgian times which first appears on the plan of Idle Township dated 1838. Dating from the early nineteenth century, **Wrose Hill Chapel** was originally a Sunday School which was sponsored by Martha Dawson, whose family lived in Wrose for at least thirteen generations. **Our Lady and St Anthony's Catholic Church**, demolished in 1995, was built in the twentieth century on what is now St Anthony's Gardens. The former **Presbytery**, built as a substantial house in a vaguely Italianate style with a formal front gateway dates from the mid-to-late nineteenth century towers over the houses built on the site of the church. Further evidence of social

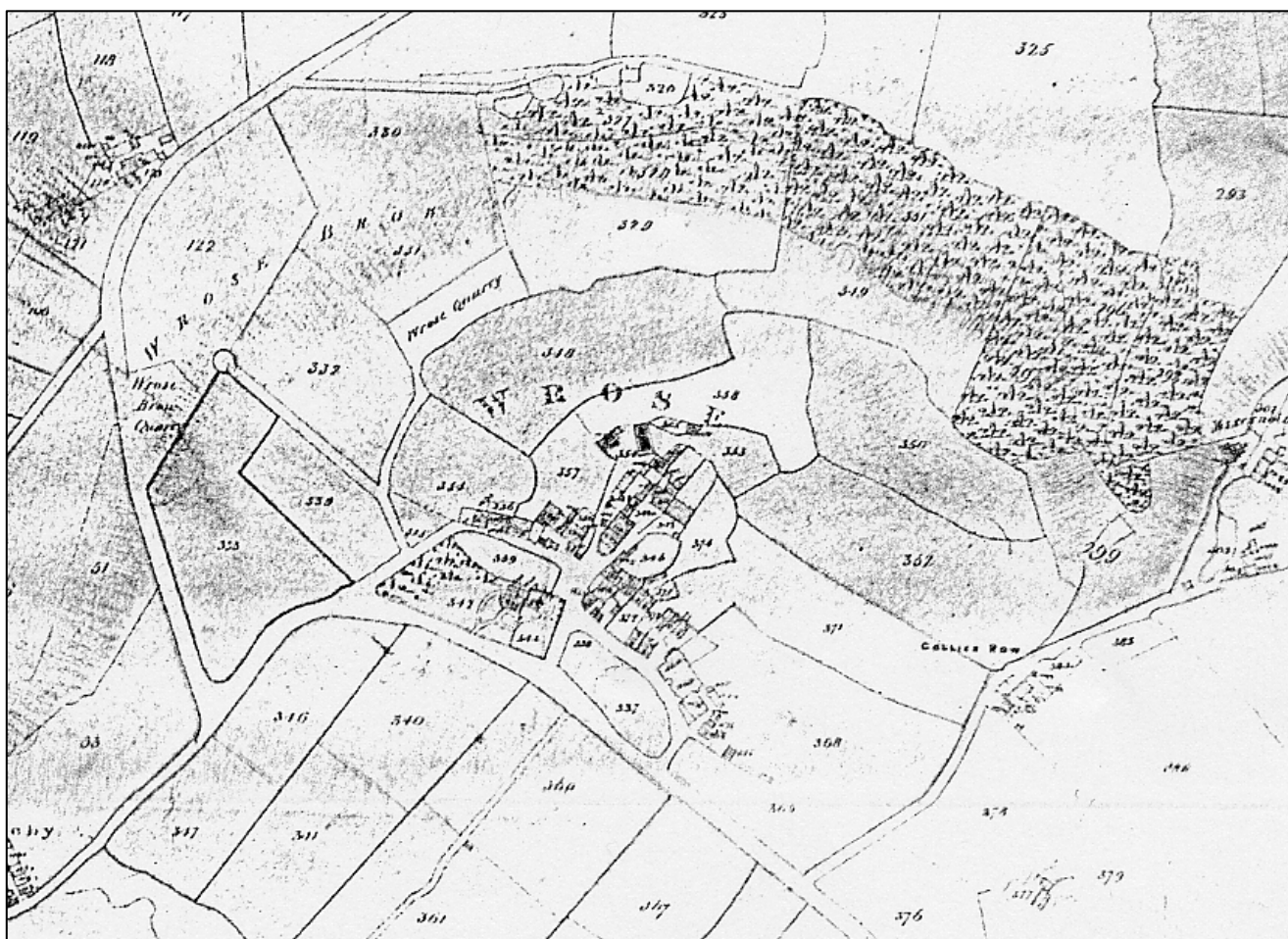


progress in the hamlet is **School House**, which appears to have originally been part of a group of buildings, the rest of which have been demolished. School House dates from c.1800 and had an external staircase leading to a first floor classroom, with the schoolmaster's dwelling underneath, a minimal adaptation of the previous textile workshop/cottage function of this building.

The eventual enclosure of the fields and common (apart from the Green) in and around Wrose from 1810 onwards had led to improvements in the quality of the land and hence the hamlet became more prosperous as a result. The coal mining and timber industries had ceased, while the manufacture of bricks at Wrose Brow complemented stone quarrying operations. Facilities in the hamlet included an alehouse at the **Wrose Bull**, which was originally sited in 22-26 Towngate and known as the Hare and Hounds

Hotel, a National and a Sunday School an off-licence, and a few local shops. By the time the township of Idle was incorporated into Bradford in 1899, Wrose was very much a fairly self-sufficient agricultural hamlet.

The twentieth century expansion of Bradford led to the construction of modern-era estate housing on the fields surrounding the conservation area, leaving the conservation area with precious little of its original setting including many of the isolated groups of cottages and farms around Wrose. With the new houses came new local facilities such as shops, places of worship and pubs. Although this has had obvious impacts on the conservation area it retains its pre-industrial pastoral and self-contained character and sense of community and is a good example of what was an isolated hamlet in the region.



This map of Wrose dated 1838 is the earliest detailed map which shows the various clusters of farmsteads and cottages. The northernmost buildings were Low Ash Farm which was demolished to make way for the new houses in the 1950s. Similarly the farmstead north of the Green was demolished in the twentieth century.

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## 4. Topography and Setting

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### *Summary of Topography and Setting*

- The siting of the hamlet at the top of the elevated and precipitous Wrose Brow allows a panoramic view of the Bradford urban area, Shipley, Saltaire and the surrounding countryside of Airedale to be had, allowing Wrose to be placed in its regional context and establishing its elevated position.
- The conservation area stands on a flat area of land and is bounded by twentieth century suburban housing which forms an impenetrable and unsympathetic visual barrier to the north, east and south of the conservation area.

Wrose is dramatically situated at the top of Wrose Brow, approximately 190m above sea level and some 90m higher than Shipley and Saltaire which the hamlet overlooks. The sight of Shipley Town Centre and Salts Mill are part of panoramic views to the northwest of the conservation area up and down Airedale from Snowden Road, at the top of Wrose Brow. More immediately, at the foot of Wrose Brow is Windhill, which can be viewed from an almost top-down perspective. Views of Airedale as it continues to the north of the conservation area, however, are blocked by the houses of Low Ash Drive and Low Ash Avenue. The massive shed and tall chimney of Manningham Mills, perched above Frizinghall, can also be seen to the southwest of the conservation area from Snowden Road. From Wrose Road, glimpses of Bradford City Centre forms the backcloth of vistas down the nearby streets of Wrose Grove and Wrose Avenue. The areas overlooked by the conservation area encompass the built-up 'bowl' of urban Bradford, which extends northwards and coalesces with Manningham, Heaton, Frizinghall, and eventually Shipley and Saltaire; and the contrasting open green uplands of the Airedale, such as Heaton Shay and Baildon Moor as it heads northwards towards Keighley. Due to the elevation of the conservation area and its position, it is easy to understand the extent of Bradford, which extends as far as Wrose itself, while the layout of the towns

and villages within the geography of Airedale is also plain to see.

The conservation area itself stands on a flat area of land without any watercourses running across it. To the northeast of the conservation area is Idle Hill, which is higher still than the top of Wrose Brow at 228m above sea level, though on the ground it is largely obscured by the considerable expanse of twentieth century estate housing which all but surrounds Wrose conservation area and fills the majority of the high plateau the hamlet stands upon. This development has deprived the conservation area of its original setting and closes off many views into and out of the conservation area, although the sheer stone faces of Wrose Brow makes for an atmospheric approach from Windhill. The Wrose Brow plantation, in existence from well before the sixteenth century, occupies the precipitous northern slope of Wrose Brow, though it is now separated from the hamlet by streets of estate houses.



*Low Ash Avenue is one of many mid-twentieth century suburban streets surrounding the conservation area.*

Today, the old hamlet can be seen as an important core element in a much larger estate; Low Ash First School, Highcroft Youth Centre, a parade of shops, a garage, a post office, library, community centre and pub are all located at the fringe of the conservation area along Wrose Road and Snowden Road, placing the conservation area central to the local community, though few of the facilities are

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located within the conservation area itself. In terms of urban design however, it is unfortunate that the conservation area is almost encircled by development of a single era with an unrelated layout, scale, grain, use of materials, detailing and different overall character. In most cases no effort has been made to design buildings and spaces

which have regard for the context provided by the old buildings and streets of Wrose Conservation Area, although it must be said that the majority of the development around the conservation area took place before Wrose was recognised as being of heritage value.



*To the west of the conservation area, the open grassland around Highcroft Youth Centre provides some semblance of the hamlet's original setting. This sloping open land ends abruptly at the vertical face of Wrose Brow. This photograph gives an indication of Wrose's elevated position: in the centre is Salts Mill in Airedale, and to the left, Shipley Town Centre. Shipley Glen and Bingley lie beyond the mill.*



*Manningham Mill is a prominent landmark in views to the southwest of the conservation area into Bradford. Below the mill is Frizinghall. Note how quickly the hillside in the foreground falls away.*



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## 5. Traditional Building Materials

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### *Summary of Traditional Building Materials*

The building materials used in the conservation area form a key component of its overall unity, these are:

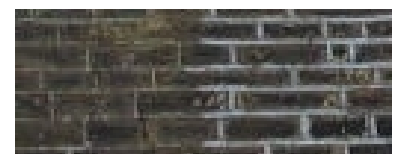
- Local sandstone for structures. Even in the same structure, the colour of this stone ranges from a light creamy hue to a dark brown though, despite these irregularities, the appearance is harmonious.
- Local sandstone for walls. The use of mortared stone with moulded copings is a common boundary treatment in the conservation area.
- Stone slate for roofs;
- Timber (for features such as windows, doors, and some gutters); and,
- Cast iron (for the limited number of railings and gates).



*The texture and appearance of locally quarried stone unites buildings regardless of their age and style. A characteristic of the stone is its inconsistent yet pleasing colouring.*

Turner (n.d.) commented that there were “great quantities of stone for walls and roofslates” in Idle Manor. Wrose Brow was easily workable for stone and contained two large quarries at the time of a survey of the area in 1838, the substantial Gaisby quarry was a few hundred metres from the hamlet and there were doubtlessly other smaller quarries or dells dotted about the area. This stone is used throughout the conservation area for structures, roofs and boundary walls and is an important in unifying element of the conservation area. The airy position of Wrose and its lack of industry have meant that the stone has not been uniformly blackened by smoke and as such even the oldest structures in the conservation area display various shades of sandstone. The cleaning of stone elevations is not recommended as this gives buildings an incongruous appearance, particularly where they form part of a group which has not been cleaned. The inappropriate rendering of walls has a similar impact on the appearance of buildings; too much mortar or brightly coloured mortar can dominate facades by boldly displaying the pattern of stonework and thereby altering the appearance of

the building. As with stone cleaning, an inappropriately mortared building undermines the unity of groups as the consistency of colour and texture is lost. A number of buildings and elevations in the conservation area are rendered. Although this is not recommended where there is no historical precedent or if the building forms part of an unrendered group, traditional renders should be employed. The painting of stone undermines the group value of buildings in Wrose.



*Mortars which are not suited to the stone can differentiate neighbouring houses.*



Property boundaries and the boundary of the Green are traditionally marked by stone walls which are by and large mortared and feature large coping stones and monolithic gateposts. Several houses have retained iron gates, oldest and most ornate of which can

be found at 33-35 Snowden Road.

Local stone is also to be found as roofslates in Wrose Conservation Area. The variety of dark brown shades of roofslate and the texture of the stone complement the stone 'bricks' used to construct the buildings themselves and boundary walls. Virtually all roofs in the conservation area are covered with stone, reflecting the age of the buildings – from a time before improvements in communications which meant that cheaper, lighter materials such as slate could be imported into the region. The use of stone on roofs from the nineteenth century might well be explained by the abundant local supply of stone and the hamlet's isolated and elevated position. A small number of replacement roofs have used slate or artificial tiles making them conspicuously different from other buildings in the conservation area.

Although the majority have been since replaced with unsympathetic replacements made of artificial

materials, window frames in the conservation area are traditionally made of timber. The older seventeenth and eighteenth century buildings have narrow window openings containing timber casement windows, while the larger windows of the later buildings in the conservation area typically had a sash opening. Doors were also traditionally made of timber in either a panelled or vertical arrangement. The timber used in openings should be painted rather than stained and recessed so that it is not flush with the face of the wall. Several buildings have retained their moulded timber gutters, which are another interesting detail adding authenticity to the area.

Despite the readily available supply of stone locally, it appears that very few of the streets and paths were surfaced as the conservation area now features tarmaced roads, pavements and pathways. It might well be the case that this feature was removed with other 'improvements' to the area in the twentieth century which included the demolition of a number of buildings in the hamlet. At any rate it is known that the junction of Towngate and Snowden Road was part of the grass-covered green until improved highways were established in 1867. Traditional street surfaces in the conservation area are limited to some York stone flags, which are almost exclusively found on private land. Only 37 Snowden Road has stone paving flags on the pavement in front of it, while most of the road around St Anthony's Gardens is lined with York stone kerbing.



*Little by little, alterations to houses can erode the value of the conservation area. The replacement of original features such as timber sash or casement windows or a stone roof with an unsuitable and uncharacteristic replacement is not recommended. The cleaning, rendering or painting of stone serves to further differentiate buildings. Unfortunately in several cases in the conservation area original details are missing and the appearance of buildings has been considerably altered.*



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## 6. Architectural and Historic Qualities of the Buildings

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### *Summary of Architectural and Historic Interest*

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

- It contains three Grade II listed buildings that are deemed to be of special interest. All three are farmhouses which were built in the seventeenth and eighteenth centuries and are good examples of their type.
- It contains a small number of unlisted houses and barns from the seventeenth and eighteenth centuries, which, along with the listed farmhouses, have evolved to become the cores of groups of attached buildings as most new houses and cottages were built in an ancillary manner to existing buildings and communicates the gradual and organic growth of the hamlet.
- The conservation area shows the evolution of Vernacular architecture as the oldest buildings feature hoodmoulds, kneelers and rows of windows separated by mullions while late eighteenth and nineteenth century buildings feature less adornment with paired mullioned windows, bold margins and dentil blocks being common decorations.
- Although the Vernacular style dominates, there are good examples of other styles including the Georgian architecture of 22 Towngate and the Wrose Bull and the Italianate 43 Wrose Road.

Wrose Conservation Area covers the development of the hamlet in various stages ranging from the early seventeenth century to

the late twentieth century reflecting its agricultural origins and function and evolution to a fairly self-sufficient community to part of a residential suburb. Each phase of development has been accompanied by variations in the style, mass, height, orientation, and, in some cases, functions of the buildings which cumulatively contribute to the overall character of the conservation area. Although there are clear differences in the detailing of the buildings in Wrose conservation area, the general architectural style can be seen as Vernacular as there are very few stylised buildings in Wrose. Vernacular architecture generally dates from times before common architectural styles were used in rural England. Buildings were made by local stonemasons and craftsmen using readily available materials and are hence testimony to local engineering and craftsmanship rather than the skill and vision of a designer. This approach to building means that there are regional variations in the style and materials used in vernacular buildings, which cannot be said to the same extent for, say, Georgian, or Edwardian or modern movement architecture which are by comparison universal and easily recognised. The skill of the mason means that many Vernacular buildings are not lacking in decoration or eye-catching features, despite the lack of input from an architect.



3-5 Snowden Road (Grade II listed), a 17<sup>th</sup> century Vernacular style farmhouse.

On entering the conservation area from the east, the first property encountered along Snowden Road are numbers **3-5**, one of the oldest Vernacular farmsteads in the settlement which is dated 1616 and listed Grade II for its architectural and historic interest. Originally a single farmhouse belonging to one of the six freeholders in Wrose, it was rebuilt c.1890 using the same coursed rubble and contains the oak frame of the original building (Cudworth, 1895). Following subdivision, number 3 served for some time as the premises for the village off licence. Its massive asymmetrical eastern gable is punctuated only by the one of the original doorways, the monolithic jambs of which support a bulky chamfered pentagonal lintel. At first floor level is a blocked window with a vernacular-style hoodmould. The front elevation has a strong horizontal emphasis with a fire window and two long rows of what were originally six-light windows, each under a hoodmould. Most of the chamfered mullions have been removed to accommodate larger windows. To the left is a door added when the farmhouse was subdivided. Above the right hand row of windows is a square tablet which reads "T.C I.C. 1616", referring to Thomas Craven and his wife, the original occupants. At first floor level, half of the chamfered mullions have been removed from what were three four-light windows with irregular margins. The coped stone roof has a chimney at both apexes of the gables, the taller corniced western chimneystack being an addition from when the house was rebuilt and is identical the chimneys of **7-11 Snowden Road**, which suggests that they were probably built at the same time as the rebuilding of numbers 3-5. These late Victorian terraced houses are fairly unadorned with a dentil course and chamfered lintels the only decorative stonework. Original features such as the doors, transoms, porches and sash windows have been replaced by modern timber alternatives. Number 11 features a square carriage entrance. A map of the area dated 1832 suggests these houses replaced a much larger building, possibly a range of barns.



7-11 Snowden Road (unlisted), a relatively late addition to the conservation area.

Attached to the later houses is **13 Snowden Road**, originally the barn to the farmhouse at 3-5 Snowden Road and now the premises of a building firm. Unfortunately this building has been changed almost beyond recognition through the enlargement of the cart entrance to form a large rectangular opening with an iron girder lintel above and retractable curtain doors. The front and rear coursed stone walls have been covered with white render. The recessed door and window give an indication of the thickness of the barn walls while the attractive undulating stone roof reveals the age of this much-altered squat structure, which might well have been built from an older barn which made way for 7-13 Snowden Road.



The low height, long mass, undulating stone roof and thick walls of 13 Snowden Road (unlisted) is actually an old barn which has undergone some major alterations.

The final building in this group which grew around the farmhouse and barn is **1 Snowden Road**, a detached house tucked behind the farmhouse. This unadorned house has a regular symmetrical layout of openings, with the painted cills and lintels its only decoration. The symmetry of the front elevation is strengthened by the corniced chimneystack at the apex of either gable and the coping below. Little original detail apart from a moulded timber gutter has survived, as the door, windows and transom have all been replaced with modern substitutes made of artificial materials. This house might well be contemporary with 7-11 Snowden Road.

Returning to Snowden Road, across the pathway from number 13, is another old **barn**, presently undergoing conversion to a residential use, which was originally part of the farm centred at 33-35 Snowden Road or possibly the farm at 17-19 Snowden Road. The L-shaped stone barn range was used as garages with an unsympathetic twentieth century red brick with corrugated roof insertion prior to becoming vacant and derelict. Conversion has seen the insertion of a new roof structure and the relaying of the old stone slates and a new front façade which has replaced two large garage door openings with a segmental





The barn at Snowden Road (unlisted) is presently undergoing conversion to a residential use (above). Its appearance is already an improvement from its previous state as disused garages with unsympathetic large openings and materials such as red brick and a corrugated roof (below).



archway with an enlarged keystone and jambs made of irregular sandstone blocks. This new façade is also flanked by irregular block quoins similar to those found on the northern gable, which features a new arrangement of sympathetic yet domestic openings which have replaced some dove holes with shelves near the apex of the gable and two more unsympathetic garage door openings at the ground floor. The dove holes indicate that this barn was owned by one of the six freeholders in the village as only the owners of land were permitted to keep pigeons or doves. This quoined northern gable also features moulded kneelers which suggest this part of the barn dates from the eighteenth century. The much-altered eastern gable has been reconfigured to a more suitable appearance as part of the conversion.

Passing between the barns, another cluster of attached buildings of different ages comes into view. **17-19 Snowden Road** is a pair of houses which might have housed two crofting families. Number 17 displays a 1636 datestone above the doorway, although the build appears to actually date from the mid to late eighteenth century. The

most striking thing about this pair of houses is how their alterations have cumulatively undermined their unity. The stone roof of number 17 has recently been replaced with slate, the most prominent example of this occurring in the conservation area, while number 19 retains its original stone roof. Similarly, the stone of 17 has been cleaned and its quoined east end is now flanked by an extension while number 19 is a colour which reflects its age. Both houses retain their original pattern of openings with squat recessed timber doors and three-light square-mullioned windows while the monolithic margins of the openings to 17 have been painted white. The eastern gable to 17 and the chimneystacks of both houses have been covered in a render which is out of sympathy with the appearance of the houses in terms of colour and texture. Attached to 17-19 are **15 and 23-25 Snowden Road**, which date from the mid nineteenth century and follow the pattern of newer structures being constructed adjoining older buildings in the conservation area. These plain houses are interestingly laid out in relation to the older pair of houses but are very plain in appearance with all original door and window detailing removed and a few alterations to the size and position of windows and doorways. The houses all have corniced chimneys, bold monolithic door surrounds, coped gables and a dentil course supporting the guttering. Also in this group, attached to numbers 19 and 23 is a plain gable-fronted structure with a coped stone roof, most likely an outbuilding to one of the farmhouses and contemporary with number 23 (see *photograph, below*). The gable end features a large doorway with wooden double doors, though it looks like there at one time was a larger opening on the east wall of the building which opened out into what is now the front garden of number 19, suggesting this building was a crofter's barn.





The next group of buildings along the pathway are 33-35 Snowden Road and 30 Towngate. **33-35 Snowden Road** is another old farmhouse (now divided into two dwellings) and has a central stone dated 1722 and bearing the initials W.S. and S.S., perhaps referring to the Sowden family, two members of which were freeholders at Wrose in 1583 or possibly Scurrah or Skirrow family which is first recorded in Wrose in the Calverly Registers in 1660. The Grade II listed freeholder's farmhouse features vernacular features which reflect its age. The original central doorway has a chamfered monolithic surround while the windows at either side feature slightly recessed square mullions. The door to number 35 was inserted in the nineteenth century. The coursed stone front façade terminates with large quoins of various sizes. The eastern gable, which is unfortunately coated in a grey render, is topped by stone coping with moulded kneelers. Another unfortunate alteration is the rendering of the western chimney and the replacement of the eastern chimney with one made of red brick, a material which is alien to the conservation area. Attached to the western gable of 35 Snowden Road, **30 Towngate** is a fine Victorian house which stands slightly taller than its older neighbour. The house has more decorative features than most other nineteenth century houses in the conservation area; the chimney is corniced, the gutters are on a stone shelf supported by paired dentil brackets and a roundel with a decorative surround under the apex of the gable, which has a projecting porch and symmetrical fenestration. The majority of the windows are in groups of three separated by square mullions with cills and lintels of an identical width. This is one of the few houses in the conservation area to retain its timber sash windows. The standard of decoration of this house and its detailing suggest it might have been built to house the preacher of Wrose Hill Chapel. Behind 35 Snowden Road is an outbuilding belonging to 30 Towngate. This small stone-roofed building is believed to have been the brew house to the former Hare and Hounds pub at Towngate.



*33-35 Snowden Road (Grade II listed) is a farmhouse dated 1722. The left hand door is a later addition to an otherwise symmetrical elevation. The taller structure on the left is 30 Towngate (unlisted, front elevation below) which was built in the nineteenth century. Its detailing suggests it was an important dwelling in the hamlet.*



*Towngate. From left to right numbers 32, 34, 36 and 38 (all unlisted) and the rear gable of 37 Snowden Road (unlisted)*

Turning from the path and onto Towngate there is a row of five houses which has evolved in an organic manner. The oldest part of this group is seemingly **34-36 Towngate**, a pair of cottages dating from the late eighteenth century. The quoins to the front and rear between numbers 36 and 38 suggest that 34-36 are the original buildings with **38 Towngate** added on later under the same ridgeline. Despite the difference in age, these cottages are almost identical with what was originally a regular layout of openings and corniced chimneystacks. The first and second floor windows would originally have been in pairs but all of the mullions have been removed and new windows inserted. The fourth

cottage to be built is **32 Towngate**, which is dated 1809 and bears the initials B.J.S. This smaller, lower cottage features similar details to the older cottages (minus the quoins), although the mullions to the front windows have recently been reinstated. Attached at a right angle to 38 Towngate, and necessitating the blocking of the pair of windows at its gable is **37 Snowden Road** which dates from the second half of the nineteenth century. This house features modest decoration, namely a corniced chimney, a dentil course and ornate brackets supporting the door hood. Unusual to the conservation area, this house has a hipped roof and central chimney.



37 Snowden Road (unlisted)

The other grouping of buildings along Towngate has the Grade II listed pair of houses, **24-26 Towngate**, at its core. The houses were originally a single farmhouse which was built in the early eighteenth century and features many details similar to the much earlier 3-5 Snowden Road and was therefore most likely to have been built by a prosperous freeholder. The thinly coursed rubble wall is on each floor interrupted by what was originally a row of four, six and two windows separated by chamfered mullions. The removal of some of the mullions has destroyed this pattern, as has the insertion of the existing doorways in the nineteenth century which occasioned the removal of two of the ground floor windows out of the central row of six. The continuous hoodmould, which runs across the front of number 26, indicates where the original window openings were prior to the insertion of the doors. The only other decorations to this front façade are the moulded kneelers at either end of

the coped roof and the bold quoins at the northern gable end.



24-26 Towngate (Grade II listed) originally a single farmhouse and later an alehouse, this Vernacular building dates from the eighteenth century and is the oldest building in its group.

Attached to 24 Towngate is a relatively more recent building, the Georgian **22 Towngate**, an austere-looking house, which, along with 24-26 Towngate, became the hamlet's alehouse, called the Hare and Hounds until it was transferred to the premises it now occupies under its new name, the Wrose Bull in 1956. The cream-rendered building has its main elevation at its gable end which features the main doorway containing a panelled timber door with a classically influenced timber hood supported by moulded brackets. Above this doorway is the tall, round-headed stairlight with a prominent keystone and a sash opening. The doorway and stairlight are flanked first and second floor windows, which like the other openings on this building, have bold projecting margins which have been painted white. Unusually, this symmetrical arrangement of openings, a hallmark of the Georgian style, is positioned off centre in the gable. Other openings to this building have been replaced with less sympathetic modern equivalents.



22 Towngate (unlisted) is Georgian in style and is one of the few buildings in the conservation area which adheres to architectural fashions.





28 Towngate (unlisted)

The northernmost component of this group of attached buildings is **28 Towngate** a low, long structure which might have originally been two or even three cottages, although this is difficult to discern as the house is rendered and new large openings including bay windows have altered the fenestration. 28 Towngate appears on a map of Wrose from 1832 and its undulating stone roof suggests it might date from the mid to late eighteenth century. The majority of the first floor windows retain their dividing mullions while the main door is well recessed.



Wrose Hill Chapel (unlisted)

Standing parallel to 26 Towngate is the similarly long **Wrose Hill Chapel**, originally built as a Sunday School in the early nineteenth century. The long main hall has four bays of tall round-headed windows with alternating projecting and flush voussoirs providing a subtle decoration. Above, dentils made of two stone blocks each support a stone shelf holding the guttering. Above this is a coped stone roof. At the southern gable, below the chimney is a plaque commemorating the sponsorship of the Sunday School by Martha Dawson, whose family was based in Wrose for centuries. A descendant of this family, Dawson Jowett, at one time lived in the house which is now the **Wrose Bull** public house. The regular, grid-like

arrangement of openings on the main façade of the old house and its restrained decoration means this house is Georgian in style. Other decoration includes a stone string between ground and first floors and a dentil course holding up the guttering. An important contribution is made by the retention of the six-pane timber sash windows, which are another motif of Georgian architecture. The rear elevation is blank, save a tall opening at first floor level which appears to be a taking-in door rather than a stairlight, suggesting that the original occupant was involved in the manufacture of textiles. The lower eastern element, with paired windows separated by square mullions appears to be contemporary with the main house, with the probable date of construction being c.1800-1820. These cottages are clearly subordinate to the main house and probably formed the service wing. Several ground floor extensions have been added during the lifetime of the pub use of this building and these are quite sympathetic, being made of horizontally coursed stone with tall, mullion sash-effect multi-pane lights.



Wrose Bull Pub, Wrose Road (unlisted) is a good example of a Georgian-era house

Behind the Wrose Bull, on Snowden Road, is the lone survival of what was another cluster of buildings in the conservation area. **School House** was built c.1800 and originally had an external stone staircase at the eastern gable which would have led to a first floor textile workshop. The ground floor was occupied as a cottage, presumably by part of the workforce who laboured the workshop. By the second half of the nineteenth century, this original use would have definitely ceased and the building was re-used as the village school, with the classroom on the first floor while the schoolmaster lived on the storey below. Original details such as the doors, windows and mullions have been removed.



*43 Wrose Road (unlisted) is a detached house with a symmetrical front façade which is emphasised by the positioning of the chimneystacks, the central front gate and even the ash trees to the rear of the property.*

The final element of the conservation area is the late twentieth century houses at **St Anthony's Gardens** and the former Presbytery which was built in the mid to late nineteenth century. The church itself was built much later than the house which became its Presbytery and was demolished in recent years, though the new development sits

within the walls of the former churchyard, which were once the grounds to **43 Wrose Road** (known first as Well Close and later St Anthony's Presbytery), a substantial 3-bay house with a rear wing referred to on some maps as Well Close, referring to its position near the hamlet's well. It is generally restrained in its decoration and apart from an Italianate-style porch with an archivolted doorway and pilasters, looks very much like the main block of the Wrose Bull pub. Its east gable was linked to the now demolished Church of Our Lady and St Anthony which was built in the twentieth century to accommodate the increase in the number of worshippers in the area as the suburbs of Bradford expanded. The single storey houses of St Anthony's Gardens occupy the former site of the church and its churchyard.

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## 7. Open Spaces and Natural Elements

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

Wrose Conservation Area contains a variety of open spaces and natural features which interact with the buildings and create the sense of place and are therefore an important element of the conservation area as they have a strong bearing on the overall character of the area. The main open spaces and key natural elements are as follows:

- The large remnant of the Green is the largest open space in the conservation area and contains the greatest concentration of mature ash trees. It forms an attractive gateway feature to the conservation area, but is unfortunately inaccessible and poorly maintained.
- A line of ash trees stretches along Wrose Road, although the large areas of hardstanding at the Wrose Bull and St Anthony's Gardens provide a poor contrast.
- The ash tree in a stone planter provides an attractive focal feature in the heart of the conservation area at the junction of its two main roads.

By far the largest open space in Wrose conservation area is the surviving remnant of the Green, a common which extended into the heart of the settlement and until 1867 doubled as part of the main thoroughfare through the hamlet. Quite high stone boundary walls define the roadside boundary, while only a low timber picket fence separates it from the Wrose Bull. This wall has been altered and patched up in some places but is damaged in others, giving the Green an air of neglect. A blocked gateway to the Green with monolithic round-headed posts can be found on Snowden Road, alluding to the former use of the Green as a common for livestock. Today, however, the space is dominated by a number of densely packed mature ash trees which announce the edge of the conservation area at the junction of Snowden Road and Wrose Road. Although from a distance the Green provides an attractive and prominent element of foliage, the actual space enclosed within the walls is inaccessible, overgrown and in some places strewn with windborne rubbish. The lack of a strong boundary to the Wrose Bull has meant that this curtilage of the pub has begun to encroach on what is a neglected asset to the hamlet.



*Above: The Green is the largest greenspace in the conservation area and its trees form a pleasant gateway to the conservation area.  
Right: the old gateway to the Green.*



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The ash trees of the Green also have the function of forming a fairly regular line of foliage along Wrose Road, which is continued in front of the Wrose Bull and help to further define the line of the conservation area and the road itself. These trees and the small planters at their foot are the only greenery in what was originally a substantial garden to a private house. Today however, this space is covered with tarmac from the foot of the boundary wall and planters to the foot of the pub building creating an expansive hard space which detracts from the character of the conservation area. Furthermore, the line of trees is interspersed with a number of large red signs advertising the pub.

Across Towngate, at St Anthony's Gardens the line of trees along Wrose Road becomes more spaced out as it continues along the southern boundary of the conservation area. The perimeter of St Anthony's Gardens, originally the garden of the detached house known as Well Close, which became the Presbytery of St Anthony's Church which was built to the east of Well Close in the twentieth century but demolished to make way for the new houses, is defined by a coped boundary wall with a few mature ash trees behind it. These trees and the stone boundary of St Anthony's Gardens help to link the new development with the older parts of the conservation area. The rest of the space consists of private gardens which are enclosed by the boundary wall, and above this, a timber fence. To the front of the houses, however, is an expansive area of car parking which gives the impression that the buildings are commercial or contain a well-used facility such as a health centre rather than private dwellings. This use of the space

about the dwellings is not in keeping with the conservation area. The original relationship between the front of Well Close and the gateway in front of it is in tact with a pathway flanked by grass, giving the building an imposing presence.

All of the houses along Snowden Road have small front gardens, the exception being 33-35 Snowden Road which has a considerable front garden, which might well have been the original farmyard. It retains a rural character because of its part-mortared stone boundary wall, as does the neighbouring large grassed communal garden behind 34-38 Towngate which has not been broken up by domestic boundary treatments.

At the junction of Towngate and Snowden Road is the final important green element within the conservation area; an ash tree in a circular stone planter which is inscribed with the commemoration of the improvement of the highway in 1867 and planting of an elm tree, which became known as the Wrose Elm. This tree succumbed to Dutch elm disease in 2000 and the ash tree replaces it and will in time grow and become the prominent focal point at the heart of the hamlet.

On exiting the conservation area along Snowden Road, the open character of the grassy fields at the head of Wrose Brow provide the conservation area with the closest thing it has to a sympathetic setting and contrasts with the built-up modern-era development around Wrose. From here views over the Aire Valley unfold, although even here the utilitarian brown brick mass of the Highcroft Youth Centre breaks up any panoramic vistas.



*The greenspace around 43 Wrose Road was previously part filled by St Anthony's Church but is now filled by the houses at St Anthony's gardens which unfortunately have an expansive tarmac forecourt.*



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## 8. Permeability and Streetscape

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### *Summary of Permeability and Streetscape*

The irregular street pattern of Wrose reflects the haphazard arrangement of the original farmsteads and subsequent organic growth with the historic field pattern and the broad bypass provided by Wrose Road being other influences on the width, form and orientation of streets and paths in the conservation area. The main permeability and streetscape characteristics and features of Wrose Conservation Area are as follows:

- High Permeability – the enclosed Green is the largest space not to be crossed by a road or pathway and as such it is easy to get around the hamlet on foot.
- A lack of historic street surfaces – nearly all of the roads, pavements and paths in the conservation area are surfaced with tarmac and in many cases this provides a poor contrast to the buildings and natural elements.
- A focal point – the junction of Towngate and Snowden Road was the heart of the hamlet, although now it lacks this status due to the way the space has been transformed into a hard suburban road junction. This is the most open roadway in the conservation area but is now a poor relation to the smaller and more confined spaces.
- A sweeping pattern of roads and paths – Snowden Road curves in a way which creates interesting vistas, as does the pathway which runs behind the barn and 33-35 Snowden Road. The pathway reveals the fine grain of development and is testament to the organic growth of the hamlet.
- Well-defined carriageways – the roads and paths are tightly bounded by stone boundary walls and in many cases the buildings themselves.

The street layout of Wrose appears to have changed very little over a number of centuries. The main through road has always appeared to be Wrose Road off of which branch the principle streets of the hamlet itself: Towngate and Snowden Road. The nominal course of Wrose Road can be seen on the plans of Idle Manor dating from 1583 and 1775. Today it is a busy wide suburban road which skirts along the edge of the conservation area as the main access to the cul-de-sacs and crescents of suburban Wrose as well as being a well used route between Shipley and Idle. As it passes the conservation area, its course is defined by the boundary walls to the Green, the Wrose Bull and St Anthony's Gardens and a line of mature ash trees behind it. Much like the suburban estate houses lining the rest of Wrose Road, the Wrose Bull and the houses at St Anthony's Gardens are set quite far back from the thoroughfare.



*View into the conservation area from Wrose Road.*

The first detailed plan of Wrose which was surveyed in 1812 shows a near identical layout of roads as today, and it is known that there had been very few changes in the hamlet since medieval times. The east end of Snowden Road sweeps westward as it branches off Wrose Road, creating a vista incorporating the different masses and heights of 1-7 Snowden Road which are all set back from the

road behind gardens with stone boundary walls. The southern side of the road is shaded over by the stone wall and high timber fencing of St Anthony's Gardens. The rear wing of 43 Wrose Road and the barn opposite close off the road as it straightens out and beyond them it has a more open aspect as the houses beyond are set back from the road behind gardens, although the stone boundary walls continue to define the public roadway.

Between the two barns on Snowden Road is a tarmac carriageway and pathway leading to numbers 15-25. This space was perhaps originally a farmyard to 17-19 Snowden Road, possibly shared with the to neighbouring farms. The width of this hard space is irregular as it snakes behind the barn and opens up between numbers 23 and 33. The tarmac surface is in a fair condition, though its edges are rough and loose, providing a poor setting for the buildings around it. The width of the carriageway becomes too narrow for vehicles as it turns behind 33 Snowden Road and becomes a footpath. This straight stretch of the path is hemmed in by the rear elevation of the farmhouse and the side of 30 Towngate on one side and the brew house and mortared walls on the other. Another footpath branches northwards and links the conservation area with Elm Road, following an old field boundary.



*The conservation area contains no street surfaces made of natural stone. The tarmac surface of the pathway behind Snowden Road is in a poor condition as well as inappropriate in terms of material.*



*The junction of Towngate and Snowden Road is open and anonymous. One of its few features is the 'Wrose Ash' in a stone planter on the corner opposite.*

The path behind Snowden Road meanders between the buildings and gardens of 30 Towngate, 2-4 Tudor Barn Court and 32 Towngate and leads into the junction of Snowden Road and Towngate. According to Cudworth (1895), one of the most significant changes to the hamlet in the nineteenth century was the improvement of the grass-surfaced junction of Snowden Road and Towngate which was until 1867 part of the shared Green but had become a quagmire under the increased tramp of foot and hoof. The Wrose Elm (now replaced with an ash) was planted at the corner of this newly improved junction in commemoration of the improvements. This junction is the most open street space in the conservation area and its status as the focal point of the hamlet was probably much more pronounced when the Hare and Hounds pub was located at 22 Towngate, 2-6 Low Ash Grove contained shopfronts and the Wrose Elm was still in place. Today, however, this junction is now a gateway to the houses on the much broader estate roads of Low Ash Drive and Low Ash Avenue. The frontages of 2-6 Low Ash Drive (outside of the conservation area) lack any shopfront details, while the space in front of 22 Towngate is surfaced with tarmac and used as a car park. The new ash tree will grow to an imposing size although the setting provided by the bollards, grass verge and tarmac street surface and pavement makes this junction feel more suburban than village-like. On the east side of Towngate, Wrose Hill Chapel, the high boundary wall of numbers 22-26, the front elevation of numbers 32-38 and the side elevation of 37 Snowden Road mean that this street has a strongly defined line.

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## 9. 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 Wrose 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 core of the hamlet of Wrose. 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*).

Wrose Conservation Area covers the entirety of what remains of this hamlet situated at the edge of a suburb of Bradford which overlooks the city, Shipley and Airedale from an elevated position above Wrose Brow. Until assuming a residential function in the middle of the twentieth century, the hamlet was primarily involved in agriculture, although stone quarrying, timber and coal mining have all been important industries to Wrose. The conservation area contains a number of farmhouses and barns from the seventeenth and eighteenth centuries on the site of long established farmsteads. The gradual infill of the hamlet and redevelopment on the site of some buildings has led to a close-knit mixture of building ages, though the stone and other natural local materials used provides an element of consistency. The layout of the hamlet has changed very little and as such the haphazard, organic arrangement of buildings survives. This section will outline and summarise the common characteristics of the conservation area and then the other interesting features which enrich the character of Wrose.




## Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> <li>• <b>Topography and setting</b> – situated on the edge of a plateau of land at the top of Wrose Brow, a steep, in places vertical incline separating the hamlet from nearby Windhill and Shipley. The west end of the conservation area overlooks Shipley and Saltaire in Airedale. The conservation area is flat and has no watercourses running through it. Apart from the area of Urban Green Space at its west end, the conservation area is surrounded by mid-twentieth century suburban estate housing which lacks any sympathy with the conservation area.</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 and structures within the conservation area are constructed of local sandstone and gritstone, which serves to unify the diverse forms and create a harmonious whole. Stone slate is the principal roofing material. Leaded metallic casement windows are traditionally used on buildings from the seventeenth and early eighteenth centuries, while timber was traditionally used for doors and the sash opening windows of later buildings.</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 a contemporary group of 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>Boundary walls</b> – these define the line of the roadway and the extent of private space. Walls to domestic buildings are typically made of mortared stone and rubble with rounded topstones and monolithic gateposts.</li> </ul>	<p>7. 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 and Street Pattern</b> – The southern boundary follows Wrose Road, the main road through suburban Wrose. The conservation area is concentrated around the straight Towngate and the sweeping Snowden Road, which both branch off Wrose Road. Their junction was the focal point of the hamlet. A pathway running behind Snowden Road makes the conservation area more permeable and the twists and turns of the path and Snowden Road reflect the organic growth of the hamlet.</li> </ul>	<p>8. 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>
<ul style="list-style-type: none"> <li>• <b>Streetscape</b> – There are virtually no historic street surfaces in Wrose Conservation Area. The majority of buildings are set behind small front gardens with stone boundary walls, although a few buildings front the road directly. The junction of Towngate and Snowden Road is a wide space probably functioned like a village square. The pathway between Snowden Road and Towngate is the only closely packed right of way in the conservation area.</li> </ul>	<p>9. There should be a presumption in favour in maintaining the traditional townscape of the area in terms of the mass and orientation of buildings and the size of spaces between them. New development should integrate with the existing built form (see policy BH11 of the replacement UDP)</p>

## Characteristics Which Vary Across the Conservation Area

Characteristic	Variations	Guidance
<p><b>Architecture and building details</b></p> 	<p>The oldest buildings in the conservation area date from the seventeenth and eighteenth centuries and are connected with agriculture. This has led to variations in building type, such as barns, farmhouses, houses and cottages which each feature variations in architecture which relate to their function. The large farmhouses feature rows of tall windows separated by chamfered mullions with long drip moulds above. All of these building types are of a vernacular style; built by local stonemasons using readily available materials. The level of detailing or the complexity of the structure is down to the ability of the mason and the status of the building. The common vernacular features are kneelers, corniced chimneys, quoins and bold, sometimes monolithic, surrounds to openings which are simple parallelograms.</p> <p>Buildings of the nineteenth century are also mainly of a vernacular style but are much more regular in their fenestration and stonework. Generally they are unadorned with bold surrounds to openings (which are larger than those of their earlier counterparts), kneelers and quoins. Buildings of a higher status such as 22 Towngate, The Wrose Bull Pub and 43 Wrose Road feature stylised decoration: the latter is in an Italianate style while the former two have the austere minimal decoration and regular fenestration of Georgian houses.</p>	<p>9. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Replacement Unitary Development Plan).</p> <p>10. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the Replacement UDP).</p> <p>11. New development within the conservation area should reflect the predominant building form of the character of the area. 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>
<p><b>Open spaces</b></p> 	<p>The Green is the largest open space in the conservation area and contains the majority of its mature trees. This space is surrounded by a fairly high stone wall and is inaccessible and overgrown. With the Urban Green Space across the road, the Green provides a soft edge for the conservation area while its trees mark the beginning of a line of mature ash trees which run the length of Wrose Road as it passes the conservation area. The other spaces behind this line of trees are no longer gardens, but are substantial car parks to the Wrose Bull pub and the new housing at St Anthony's Gardens. Private gardens make up the rest of the green spaces in the conservation area, though only St Anthony's Gardens contains any other significant trees.</p>	<p>12. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the Replacement UDP).</p> <p>13. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>



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# 10. Preservation and Enhancement Proposals

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Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, Wrose Conservation Area is a fine grained enclave of vernacular farm buildings and houses on the edge of a sprawling twentieth century housing estate which has deprived the hamlet of its original setting and function. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this assessment) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see *Appendix 3: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

## 10.1 Preservation of the Character and Appearance of Wrose Conservation Area

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in its *Unitary Development Plan* to control further change within the conservation area. Most importantly:

- There will be a strong presumption in favour of preserving both listed and unlisted properties and spaces that contribute to the special interest of the conservation area, as well as the surviving elements of its setting that are intrinsic to its rural aspect.

- In making decisions on proposed new developments within the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance.

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of Wrose Conservation Area. These are outlined in section 10.3 of this report along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Wrose, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

The department of Culture Media and Sport is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings is available from The City of Bradford Metropolitan District Council. There are three listed buildings in Wrose Conservation Area (listed in *Appendix 2* of this assessment) 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.

There are other buildings and features within Wrose Conservation Area which have not been listed but

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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. That protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In Wrose there are a few unlisted buildings retaining much of their historic character seen in the survival of original and/or the installation of appropriate replacement doors and windows. Stone walling remains largely 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 Wrose.

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

## **10.2 Design Guidance: Additions, Alterations and New Build**

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design. This will ensure that the uniqueness of the hamlet is maintained. This does not necessarily mean that development should replicate what is already there. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of existing buildings.

A recent publication by CABE (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* sets down some useful guidelines as to what constitutes good new design in conservation areas. 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. This ensures that new development would respect the context provided by the hamlet of Wrose and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. In Wrose the building pattern is fairly irregular, although the majority of buildings are slightly set back from

the road and generally run parallel to the roadway. Dwellings are usually attached to each other in short rows or small clusters of buildings of different height, mass, detailing and distance from the road.

- Important views and vistas within, across, into and out of the conservation area should be respected.
- The scale of neighbouring buildings should be respected. In Wrose, nearly all of the historic properties are two storeys in height, although the scale of the building varies according to age, original function and status. New development should not be conspicuous by ignoring the general scale of buildings in the conservation area.
- The materials and building techniques used should be as high quality as those used in the existing buildings. Stone for structures, some roofs and boundary walls unites the buildings and enclosures of Wrose despite the differences in style, mass, age and function of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation area.
- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place.

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

## **10.3 Enhancement Proposals**

Naturally there are some elements of the conservation area that are not conducive to the predominant historic pastoral backwater feel of the place and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. The proposals have been identified and prioritised in light of the public consultation by post, telephone and e-mail over May-July 2003 and the workshop held on June 5<sup>th</sup> 2003 at Wrose Community Centre which followed the deposit of the draft of this assessment. The proposals, in order of priority are as follows:

- **Street Improvements** – Wrose Conservation Area contains almost no historic street surfaces at all and the roads, pavements and paths have been engineered to give it a similar character and appearance to those of the surrounding suburbia. As traffic along Towngate and Snowden Road is almost entirely local and residential, there is an opportunity to treat the street spaces in a manner which is more sympathetic to the appearance of the conservation area while still meeting the needs of local traffic. Measures might include alterations to the width of roads and the materials used. Prime candidates for improvement are the former village square at the junction of Towngate and Snowden Road around the 'Wrose Ash' and the pathway behind Snowden Road. Wrose Road should remain as an important through road, although its appearance would benefit from a reduction in the clutter of business and traffic signs and a more appropriate pedestrian barrier at the school crossing.



- **The Reinstatement of Original Features** – Many buildings have had their original features replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental as many buildings form part of an attractive vista and this affects the integrity of its group value. Due to the irreplaceable value of original features and details, it is essential that the owners and occupiers of properties are provided with

guidance and advice on the repair, restoration and upkeep of these features and details.

- **The Preservation of Original Features** - Where houses have retained traditional features such as a stone roof, low doorway with timber door, stone mullions, fenestration, stone boundary walls or corniced chimneys, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity and interest of the individual buildings. Unfortunately nearly all of the unlisted buildings in the conservation already lack some details such as timber sash and multi-pane windows, while many stone walls have been coated with unsuitable renders. The extent to which original features have been retained has been an important factor in assessing the boundary of Wrose Conservation Area. Article 4 (2) directions can be introduced to protect the remaining significant traditional features and details on dwellings that enhance the character and appearance of conservation areas. 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. 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.*

- **Environmental Improvements** – the largest open space of Wrose Conservation Area could all make a more positive contribution to the area's sense of place. The Green, although it contains a large number of mature ash trees, is inaccessible and overgrown and could be

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improved so that it integrates better with the rest of the conservation area. Two of the Wrose's historically soft open spaces, the curtilages of the Wrose Bull and 43 Wrose Road are now covered with tarmac, and, despite retaining some mature ash trees, present an uncharacteristic hard frontage to the conservation area along Wrose Road and would be more in keeping with the conservation area if they contained a greater element of greenery.

- **Design Guidance** – much of the character of Wrose Conservation Area is derived from the organic growth of the hamlet, creating an unusual layout of buildings, which themselves are different shapes, masses and heights. It is therefore critical that any development in the conservation area complements the qualities of the conservation area. Design guidance for new build, extensions or other features such as garages would ensure that new development would be sympathetic to its surroundings. The guidelines given in section 10.2 of this assessment is a starting point.
- Planning applications will be monitored more closely in line with the guidance given in the previous section of this document. This guidance complements and expands upon policies set out in the Unitary Development Plan and applies them to the special circumstances of Wrose.

#### 10.4 Wrose Conservation Area Boundary

Wrose Conservation area was designated in 1977, and the built form of the conservation area has since then seen some significant changes which are responsible for the realignment of the conservation area boundary so that it reflects what is of heritage value today. Comments received during the consultation period of the draft of this conservation area assessment led to a re-evaluation of the proposed boundary to give Wrose a new boundary which will remain in place until the conservation area is reviewed in the future.

The most significant development within the confines of the original conservation area has been the demolition of the Grade II listed timber-framed barn which was in a very bad condition at what is now **Tudor Barn Court**, a low-rise development of fourteen flats. Although the flats are made of a sympathetic stone and match the general grain of the conservation area, in some respects, such as roof material or window detailing they are out of keeping with the prevailing character of the conservation area. The site was formerly quite green and the only remaining mature tree, a large cherry tree to the north of the site, is unlikely to live long due to damage to its trunk. Moreover, given that Tudor Barn Court contains only a minor fragment of its architectural and historic interest from the when the conservation area was originally designated, the new development has been excluded from the conservation area.

Tudor Barn Court and the other buildings and sites adjoining Wrose Conservation Area are subject to policy BH7 of the replacement Unitary Development Plan which will ensure that changes to the setting of the conservation area will not harm its character and interest.

Other alterations to the conservation area boundary have been minor and ensure that the conservation area boundary is legible on the ground and follows property boundaries and physical features such as roads or walls. To this end, the only change to the proposed boundary for Wrose Conservation Area following consultation has been the realignment of the boundary along Wrose Road and the western portion of Snowden Road so that it follows the kerb line rather than a nominal course along the middle of these roads.

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## Glossary of Architectural Terms

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<b>Archivolt</b>	A decorative <b>moulding</b> carried around an arched opening.	<b>Jamb</b>	The vertical part of a door or window which supports the <b>lintel</b> .
<b>Casement Window</b>	A window which opens on side hinges.	<b>Keystone</b>	The stone at the crown of an arch.
<b>Chamfer &amp; Double Chamfer</b>	A narrow face created when the edge of a corner in stonework or plaster is cut back at an angle, usually 45 degrees. If two opposite corners are cut back it is said to be a double chamfer.	<b>Kneeler</b>	Stone at the end of the <b>coping</b> at the gable end of a roof which projects over the wall below. Usually <b>moulded</b> or carved.
<b>Cill</b>	The horizontal feature at the bottom of a window or door which throws water away from the face of the building.	<b>Lintel</b>	Horizontal beam bridging an opening in a wall.
<b>Coped Roof or Coping</b>	Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copings can be made of any material which does not absorb water.	<b>Margins</b>	Margins frame an opening. Most project forward from the wall.
<b>Cornice</b>	The top course of a wall which sometimes might be <b>moulded</b> and/or project forward from the wall.	<b>Moulding</b>	The profile given to any feature which projects from a wall.
<b>Coursed Rubble</b>	Type of wall created by the layering of stone in an irregular horizontal bed of mortar.	<b>Mullion</b>	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone.
<b>Dentil</b>	A small projecting rectangular block forming a <b>moulding</b> usually found under a <b>cornice</b> . Usually in rows.	<b>Pilaster</b>	An upright architectural member that is rectangular in plan and is structurally a pier but architecturally treated as a column and that usually projects a third of its width or less from the wall.
<b>Dove Hole</b>	A small recess on the exterior of a building to house pigeons and doves.	<b>Quoin</b>	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size, or projection.
<b>Fenestration</b>	The layout of windows on an elevation of a building.	<b>Sash Window</b>	A window which opens by sliding. Can be side hung or top hung.
<b>Georgian</b>	The period from the accession of King George I in 1714 to the death of King George IV in 1830. Based largely on Greek Classicism to create regular shaped buildings with austere frontages.	<b>Segmental Arch</b>	An arch whose shape is a section or part of a circle.
<b>Hoodmould</b>	A projecting <b>moulding</b> over an arch or <b>lintel</b> designed to throw off water, as dripstones. They can be quite ornate.	<b>Transom</b>	A window directly adjoining the top of a door or another window.
<b>Italianate</b>	A style of architecture which is an English romanticism of Italian	<b>Vernacular</b>	A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose built by local craftsmen.
		<b>Voussoirs</b>	The radiating wedge-shaped blocks which form an arch.

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## Further Reading

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### Historical Resources

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[http://www.wrose.go-legend.net/wrose\\_history.htm](http://www.wrose.go-legend.net/wrose_history.htm)

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Turner, J H (1901) *Historical Notices of Shipley, Saltaire, Idle, Windhill, Wrose, Baildon, Hawksworth, Eccleshill, Calverly, Rawdon and Horsforth*  
Shipley Express Office, Idle

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Grieve, N (2001) *The Urban Conservation Glossary*  
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Allanwood Books, Stanningley, West Yorkshire

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City of Bradford Metropolitan District Council  
(1998): Bradford Unitary Development Plan.

Department of the Environment (1994): Planning Policy Guidance 15 (PPG15) – Planning and the Historic Environment.  
HMSO, London.

### Contacts

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# **Appendix 1:**

## **Map of Wrose Conservation Area**

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# **Appendix 2:**

## **List of Listed Buildings in Wrose Conservation Area**

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

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### Grade II

#### **3 and 5 Snowden Road**

Two houses, possibly formerly one house. Dated 1616, but may have been reconstructed, possibly in the C19. Thinly coursed rubble. Stone slate roof. Two storeys. Three 1st floor windows. C19 doorway to left, 2-light fire-window to right, in between, one 5-light and one 6-light window, each with only 2 mullions remaining, and both under a hoodmould. The 5-light window has some recent repairs. Square tablet over the 6-light window reads:

"T.C. I.C."

1616

Two 4-light and one 3-light window to 1st floor each with only a centre mullion. All windows double-chamfered with recent casements. Gable copings. Truncated ashlar stack to right gable. Continuous outshut to rear with recent or altered openings. Right gable end has an entrance with plain jambs but massive triangular chamfered lintel.

Interior not inspected.

#### **33 and 35 Snowden Road**

House, now two. Late C18. Squared coursed rubble. Stone slate roof. Two storeys, 2 bays. Quoins. Central doorway with chamfered surround. Inserted C19 doorway to left of this. One 3-light flat-faced window with slightly recessed mullion to left and right on both floors and, over central door, a reset, square tablet with roundel the corners initialled and dated: "WS. SS. 17. 22."

Gable coping on moulded kneeler to right. Rendered gable stacks.

Interior not inspected.

#### **24 and 26 Towngate**

Two houses. Early C18. Thinly-coursed rubble. Stone slate roof. Two storeys. Two 1st-floor windows. Quoins. Two inserted near-central C19

doorways. Double-chamfered mullioned windows. To left, under hoodmould, is a 4-light window (central mullion removed). To right is a 4-light window (central mullion removed), the right-hand doorway replacing a 5th light and further to right a 2-light window (mullion removed), both windows under one hoodmould. 1st floor has a 4-light window (2 mullions removed) and a 5-light window (one mullion removed), and to right a later single light. Recent casements. Chamfered gable copings on moulded kneelers. 2 gable stacks with strings. Interior not inspected.

#### **\*Barn in Old Bull Yard, 25m north-east of No 28 Towngate**

Threshing barn. Early C16, clad in stone mid C18. Oak timber-framing and thinly coursed hammer-dressed stone with a stone slate roof. 3 bay with single aisle to the south. South entrance front has central cart entrance with double plank doors, the C18 flanking stone walls have collapsed. Blank stone gable walls to north and south. Rear, north wall had central cart entrance, this has been blocked. To the right a doorway and window both with flush ashlar surrounds, now blocked. Interior: north wall has wall plate and 3 posts with braces to the tie beam. Truss A is part built into the west gable wall with posts, braces, mid rail and brick lower wall, plus tie beam and king post. Trusses B and C have slightly curved principal rafters, tall king posts straight braced to square set ridge beam. Single trenched butt purlins to each roof pitch. Rafters in one piece to continually scarfed arcade plate with secondary rafters to south aisle wall plate. Hay loft occupies bay 3. This is an important and rare survival of a late medieval timber-framed barn.

\* This building was demolished in 1998.

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# **Appendix 3:**

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

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# Appendix 3: Legislation and Council Policies Relating to Conservation Areas

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This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to 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 and under the Advertisement Regulations) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.
- Before works can be carried out to trees of more than 7.5cm diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15)

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

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

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

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently (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*

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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

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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 is 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.