



Conservation Area Appraisal

Wrose



This appraisal reviews the Wrose Conservation Area Assessment, which was undertaken in 2003. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Wrose Conservation Area will be undertaken by March 2012.

May 2007

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

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

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings (see 'Current Condition' on page 5).
- An assessment of the issues facing the conservation area at present (see pages 6 and 7).
- The survey and update of map data relating to the conservation area (see pages 8, 9, 10 and 11).
- A review of the appropriateness of the conservation area boundary (see page 13).
 - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (see pages 11 - 13).
 - The formulation of management proposals for the area (see page 15).

What is a Conservation Area?

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

Wrose Conservation Area was originally designated in 1977. A review of the boundary of Wrose Conservation Area was undertaken in 2003 as part of the district wide assessment of all the conservation areas within the Bradford District. Local residents were consulted about the assessment and a well attended workshop was held in June 2003. The boundary of Wrose conservation area was amended following consultation and the conservation area redesignated in March 2004.

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

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

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

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www.bradford.gov.uk/listedbuildings

Background and Brief History

Wrose Conservation Area boundary covers the old hamlet of Wrose which retains elements from various stages in its early history and development. The following timeline briefly summarises its development.

1379

The hamlet was first mentioned in the poll tax returns. However, it is thought to have originated as an Anglo Saxon settlement some years earlier, little is known of its development at this time.

16th, 17th and 18th Centuries

Wrose was established primarily as an agricultural settlement and was dependant upon the Manor of Idle which held control over the land until the late 19th century. A number of substantial houses and farm buildings were built; three of these are listed Grade II for their architectural and historic importance. The oldest farmhouse, 3-5 Snowden Road, is dated 1616; this was later followed by 17-19 Snowden Road in 1636 and 33-35 Towngate in 1722.

19th Century

Unlike many other settlements, Wrose experienced very little expansion during the industrialisation era with few buildings dating after the mid-nineteenth century. The School House was built c.1800 and the original Wrose Bull Pub c.1838.

20th Century

The setting of Wrose was completely altered as a result of the expansion of Bradford which saw the construction of housing estates on the fields surrounding the hamlet. Despite this, Wrose still retains its special interest, sense of community and the original hamlet is still legible.

32 - 36 Towngate



Key Characteristics

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

- Organic development based around former green;
- Strong group value of buildings and spaces;
- Good examples of local vernacular and Georgian architecture;
- Traditional, natural building materials;
- The form, width and orientation of the streets and paths;
- Natural elements such as trees and open spaces complement the fine grain of the buildings;
- Distinct settlement with open rural aspect with a number of key views and vistas.

Traditional timber sash windows at 30 Snowden Road



Well maintained roofscape, Snowden Road



Top: Traditional stone slate roofscape;
Middle: Full height chimney stacks;
Above: Cast iron gates are a feature of Wrose

Summary of Important Features and Details

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

- Local sandstone for structures;
- Predominance of two storey development;
- Leaded metallic casement windows for seventeenth and early eighteenth century buildings;
- Timber (for features such as windows, doors, and some gutters);
- Local sandstone for walls, some with monolithic gate piers (use of mortared stone with moulded copings);
- Cast iron (for the limited number of railings and gates);
- Historic street layout and lack of alteration to some streets;
- Stone surfaces, where these remain in situ;
- Trees and natural elements.

Current Condition

AUTHENTICITY 73%

- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches and bay windows. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential and retail buildings constructed prior to 1956 are scored.
- 25 properties were assessed for the purpose of the study; this is 66% of all properties within the conservation area.
- The listed buildings had an average rating of 85%.



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

Strengths

- Wrose retains much of its character as a small residential hamlet, with a mixture of building uses which means that the hamlet acts as a focal point to the surrounding residential areas.
- A high quality built and natural environment that is generally well maintained.
- Most buildings retain a significant number of traditional features and details.
- The original street pattern is still traceable despite later alterations to aid surrounding residential development.
- Stone is used as the principal building material and is used as roofing material on the majority of the buildings. This gives the conservation area a strong sense of place.
- Some areas of traditional stone surfacing are still in situ, generally within property boundaries.
- The retention of stone boundary walls creates a strong sense of place.
- Listed buildings have generally retained a high degree of authenticity.
- The retention of a number of small stone outbuildings around Snowden Road
- The retention of groups of important trees within the former green area and those that line Wrose Road.
- The Green is the largest enclosed open space contributing to the high permeability within the conservation area.



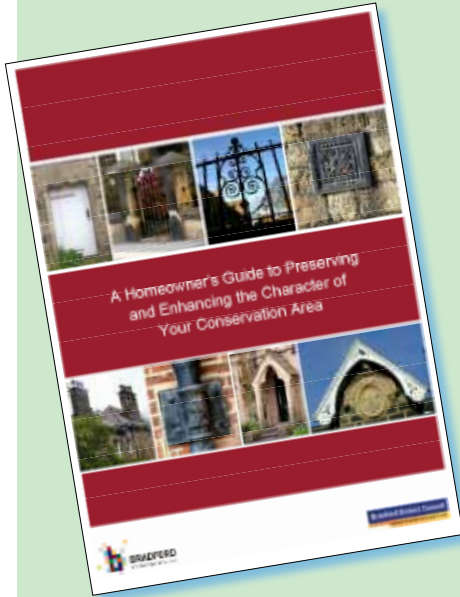
View of a listed building on Snowden Road

Weaknesses

- The loss of traditional windows and doors is common throughout the conservation area. These make an important contribution to the appearance of the building and area as a whole.
- A number of insensitive alterations such as stone cleaning, rendering, inappropriate pointing and satellite dishes are diminishing the quality of the environment.
- Small proportion of vacant / under-used buildings, particularly outbuildings.
- Lack of maintenance to neglected and underused outbuildings off Snowden Road.
- Inappropriate and insensitive signage/advertising to front of The Wrose Bull public house.
- Lack of maintenance of the former green area to the corner of Wrose Road and Snowden Road.
- Poor repair and maintenance of stone boundary walls throughout conservation area.
- High proportion of modern engineering to main streets.
- Lack of maintenance of un-adopted roads off Snowden Road.
- The section of highway to the centre in front of the Wrose tree is particularly bland and does not contribute to the character of Wrose.

Opportunities

- Regular maintenance of the large open space will enhance the conservation area.
- Bringing vacant and underused buildings and sites back into use.



Wrose Road, well detailed house

- Improved decision making by stakeholders (the Planning Service, Highways, property owners and utility companies).
- The Repair and Maintenance Guidance document should help property owners make better informed decisions.
- The Shopfront Guidance should improve the quality of new shopfronts and signage.
- Use of planning enforcement to address unauthorised works to buildings and trees.

Threats

- Uninformed decision making that detracts from the special character of the area.
- Incremental loss of traditional features and details from buildings in the conservation area.
- Loss of historic street surfaces and traditional character of public realm.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highways management, and trees.
- Continued vacancy and underused buildings and sites.



*Far right: Poor use of signage.
Right: Poor pointing that damages the wall.*







Wrose Conservation Area

Character Contributions



Key

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

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

Wrose Conservation Area

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



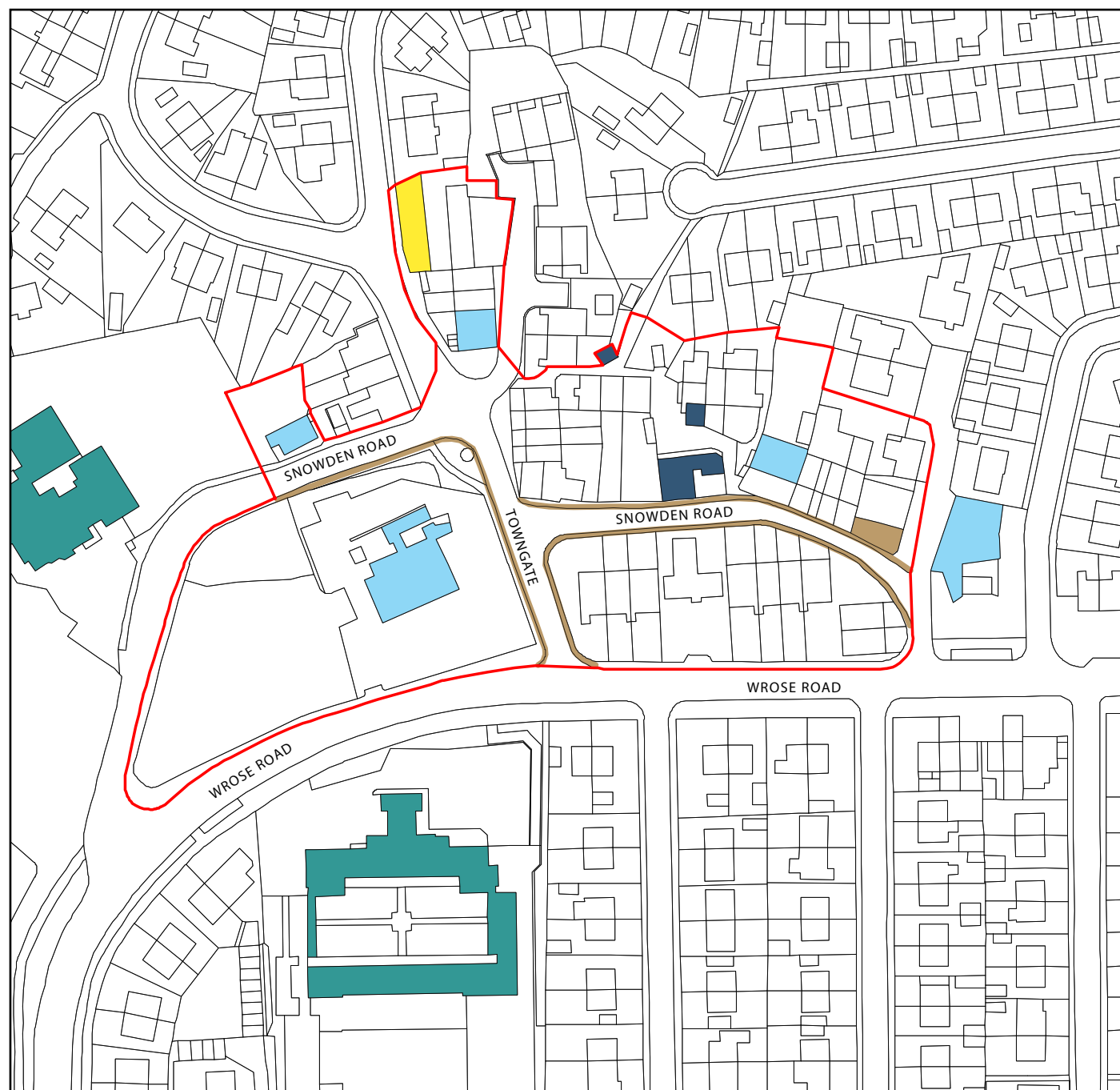
Key

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

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

Wrose Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Stone setts / Flags
	Retail / Commercial building		Tarmac/Concrete
	Vacant building / Floor space		
	Educational		
	Ecclesiastical / Education / Public building		

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2004 are detailed below.

Changes affecting the Conservation Area

New Development

20 Snowden Road has been converted from a residential dwelling to offices. The style, colouring and material of the new signage placed on the front elevation is inappropriate on this property; a plainer design with muted colours would have been a better solution. This scheme has had no further external alterations.



NEUTRAL IMPACT

Lesson: In future applications should specify a higher standard of design and materials before approvals are issued.

31 Snowden Road, formerly Snowden Barn, has been successfully converted into a dwelling. The sensitive alterations to this formerly derelict barn have contributed greatly to the character an appearance of the conservation area. This property is currently vacant at time of writing.

IMPACT: POSITIVE



Buildings

The plain gable fronted structure attached to **19 and 23 Snowden Road** remains vacant or underused.

CONCERN



Works to Highways

There do not appear to have been any additional works to the highways above and beyond general maintenance since the last assessment.



Boundary

The boundary has been reassessed and no changes are proposed at this time.

Trees & Open Space

There has been no significant loss of open space or trees within the conservation area.

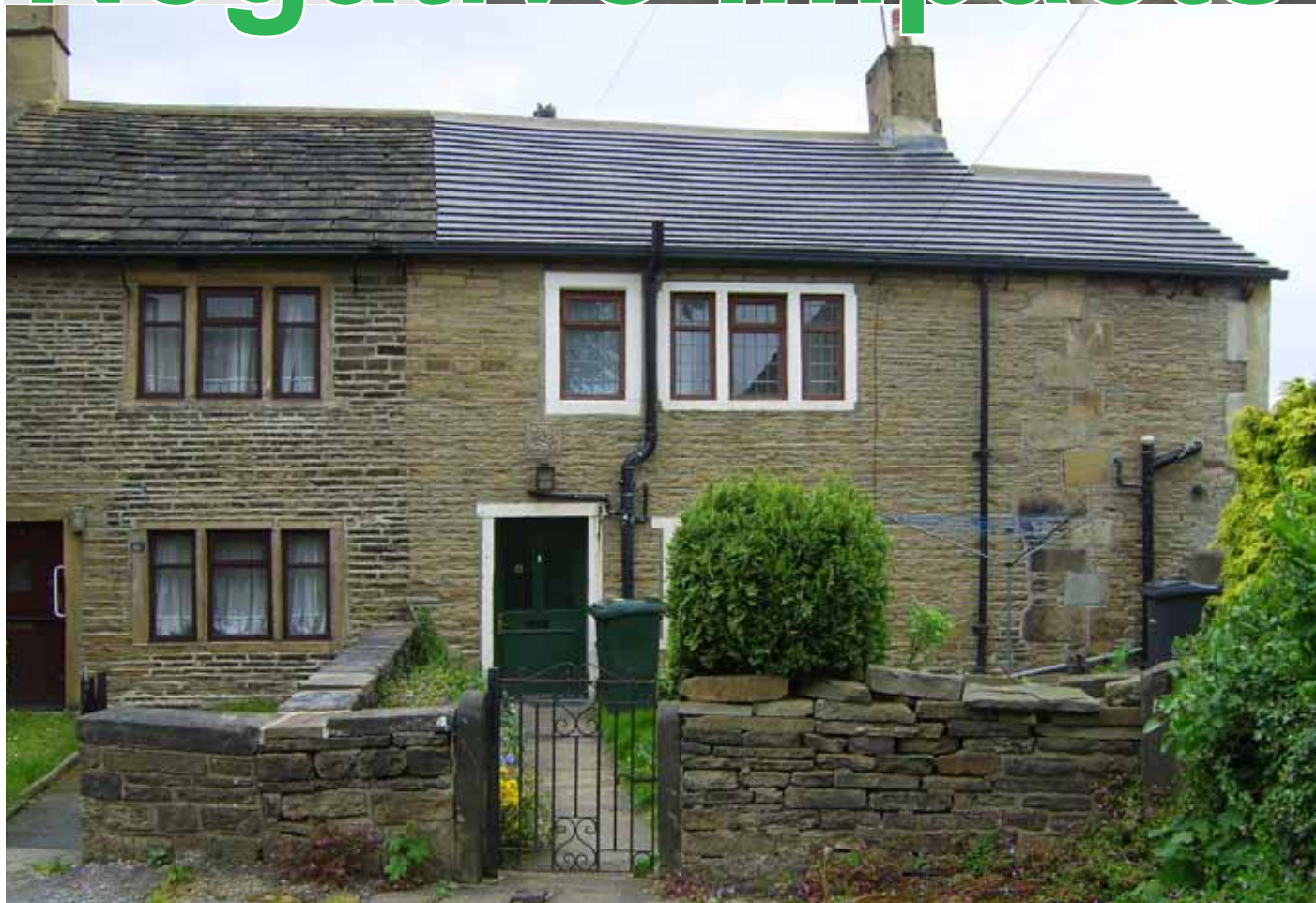


As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted.

Whilst a minority are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as inappropriate signage, rendering and painting of elevations. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on repair and maintenance of historic properties will be made available.



Negative Impacts



Management Proposals

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

The objectives aim to:

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

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

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2007 - 2013
2	Improved communication between Council officers and key external partners with an interest in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Wrose	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm 	Continual As resources permit
4	Preserve and enhance features and details that contribute to the character of Wrose conservation area	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings to be published by the design and Conservation Team in 2007. 	Publish in 2007 and review periodically
5	Promote good quality new development	<ul style="list-style-type: none"> • Produce guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate 	2007 - 2013 as resources permit
6	Monitor Planning Applications to add value to the historic environment	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning department 	Continual
7	Address illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
8	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team 	Continual
9	Monitor change loss/gain and feedback to local community and Council officers working in the conservation area.	<ul style="list-style-type: none"> • Design and Conservation Team to review Wrose Conservation Area every five years in line with Best value indicator 219a 	Review by May 2012

