



Conservation Area Appraisal

East Morton



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

The next appraisal of East Morton Conservation Area will be undertaken by November 2012.

April 2008

What is a Conservation Area Appraisal?

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

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

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

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

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

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

What is a Conservation Area?

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

East Morton Conservation Area was originally designated in 1977. A review of the boundary was undertaken in 2002 and then adopted in October 2005.

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

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

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

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Background and Brief History



View out of East Morton conservation area

East Morton Conservation Area covers the historic core of this rural originally agricultural village. The conservation area follows a linear pattern along Main Road, the main thoroughfare which forks into the Otley Road, which crosses Morton Beck, and the higher Green End Road, which led to mills higher in the valley. The following timeline briefly summarises its development.

Pre 1086

The area is thought to have become permanently occupied during the Anglo-Saxon invasion of the 5th and 6th centuries, although, like many places in the region, the first mention of East Morton is in the Domesday survey of 1086, when the Manors of East and West Morton were held by the King.

13th century

Morton was an area of agricultural origin and moorland location. The majority of the farmland was grazed by sheep. Kirkstall Abbey and Fountains Abbey had the right to rear sheep on their holdings in Morton in the 13th century.

18th century

The centre of the conservation area contains a number of farmhouses, cottages, barns and some outbuildings originally built in the 17th and 18th centuries. These buildings and their arrangements give an insight into life in pre-industrial East Morton.

19th century

The development of factory machinery to carry out textile manufacturing that was previously

done by hand led to the establishment of water powered cotton, spinning and worsted mills powered by the waters of Morton Beck between 1792 and the early-to-mid 19th century, by which time three of the eight mills manufactured paper. Most of the mill workers' housing built in the mid-to-late 19th century is clustered around the various places of worship.

20th century

The 20th century saw the end of the mill based industry in East Morton with the closure of the three remaining factories, Freedom Mill, Holroyd Mill and Botany Mill. Following the closures of the Mills, the agricultural function of East Morton became the primary activity of the village.

21st century

Most of the buildings erected in East Morton have been commuter dwellings while the mills have either been demolished and housing built on the site or the buildings converted. Similarly the barns and farm buildings and retail and commercial premises have one by one ceased their original uses and are now dwellings.

Key Characteristics

The following summarises the key elements of the character of the East Morton conservation area:



- A mix of building ages and types reflecting different periods of development.
- Traditional natural building materials.
- Presence and size of gardens relates to original status of dwellings.
- The village clearly illustrates the social and historic development

of East Morton's agricultural and industrial past.

- Predominantly domestic, rural development and architecture Green End Lane, Little Lane meets Main Road and Otley Road.
- A mixture of housing types from terraced to detached.
- Important views across the valley.
- Fine grain of development.
- Use of local stone for buildings, walls and roofs.



*Top: View across the valley from Freedom Barn.
Middle: Views out of East Morton conservation area.
Bottom: Views through the centre of East Morton.
Below: Traditional row of terraced properties, a common feature in East Morton.*





From top right: Silk Mill - converted to flats with minimal impact on the character of the property. The Square contains traditional highway materials.

Traditional stone steps still in situ in East Morton. Green End Road - high amounts of traditional sash windows.

Summary of Important Features and Details

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

- Original / traditional architectural detailing and stylisation of houses reflecting past architectural styles, particularly the local vernacular.
- Terraced houses of high group value.
- Boundary walls to most buildings.
- Stone street surfaces (where these remain in situ).
- Lack of alteration / modern engineering to some streets.
- Clear clustered groupings of farm buildings and mill buildings.
- Open views created by Green End Road being made higher than Otley Road.
- Survival of key open spaces and such as fields and mill ponds.
- Organic permeable layout of old farm buildings in the core of the village.
- Road and lanes delineated by buildings and boundary walls.

Current Condition

AUTHENTICITY 75%

- Each historic building in a conservation area will have originally features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.
- 171 properties were assessed for the purpose of the study; this is 91% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 81%.



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

Strengths

- A significant number of the buildings have retained a significant proportion of their traditional features and details.
- The street pattern has changed very little.
- Significant areas of traditional streetscape materials are still in situ.
- Key open spaces maintain their traditional character.
- Strongly traditional roofscape and skyline due to retention of chimneys and original roofing materials.
- Traditional views and vistas have been maintained where the gaps between the houses that have not been in filled.
- Listed buildings retain an above average number of traditional features and details.
- The large majority of the boundary walls remain in situ and retain their traditional character.
- Dense tree cover along Otley Road.
- The area contains attractive features such as the Mill pond and river.
- There are very few/no vacant buildings or sites.
- Different parts of the conservation area retain their distinctive climate.



Main Street - traditional features retained such as stone slate roof and timber sash windows.

Weaknesses

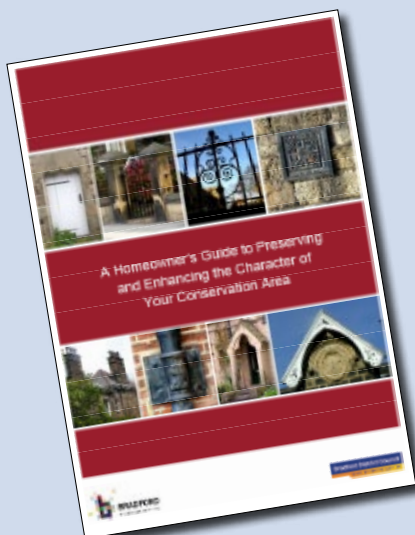
- Alterations to wall materials with the use of render or paint instead of natural stone is detracting from the street scene.
- Most traditional windows and doors have been lost.
- Inappropriate stonecleaning to houses within a terrace has detracted from the street scene.
- Houses with large amounts of clutter detract from the street scene.
- The neglect of certain roads in East Morton has left them unsightly and in need of improvements.
- Inappropriate porches are detracting from the areas character.



Amblers Mews contains large amounts of clutter on their principle elevations

Opportunities

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



- Recently adopted **Shopfront Design Guide SPD** should result in better planning decisions in applications involving shopfronts.
- Enforcement action against unauthorised development and works to trees.
- Redevelopment of buildings and sites currently detracting from the character and appearance of the conservation area.



Green End Road

Threats

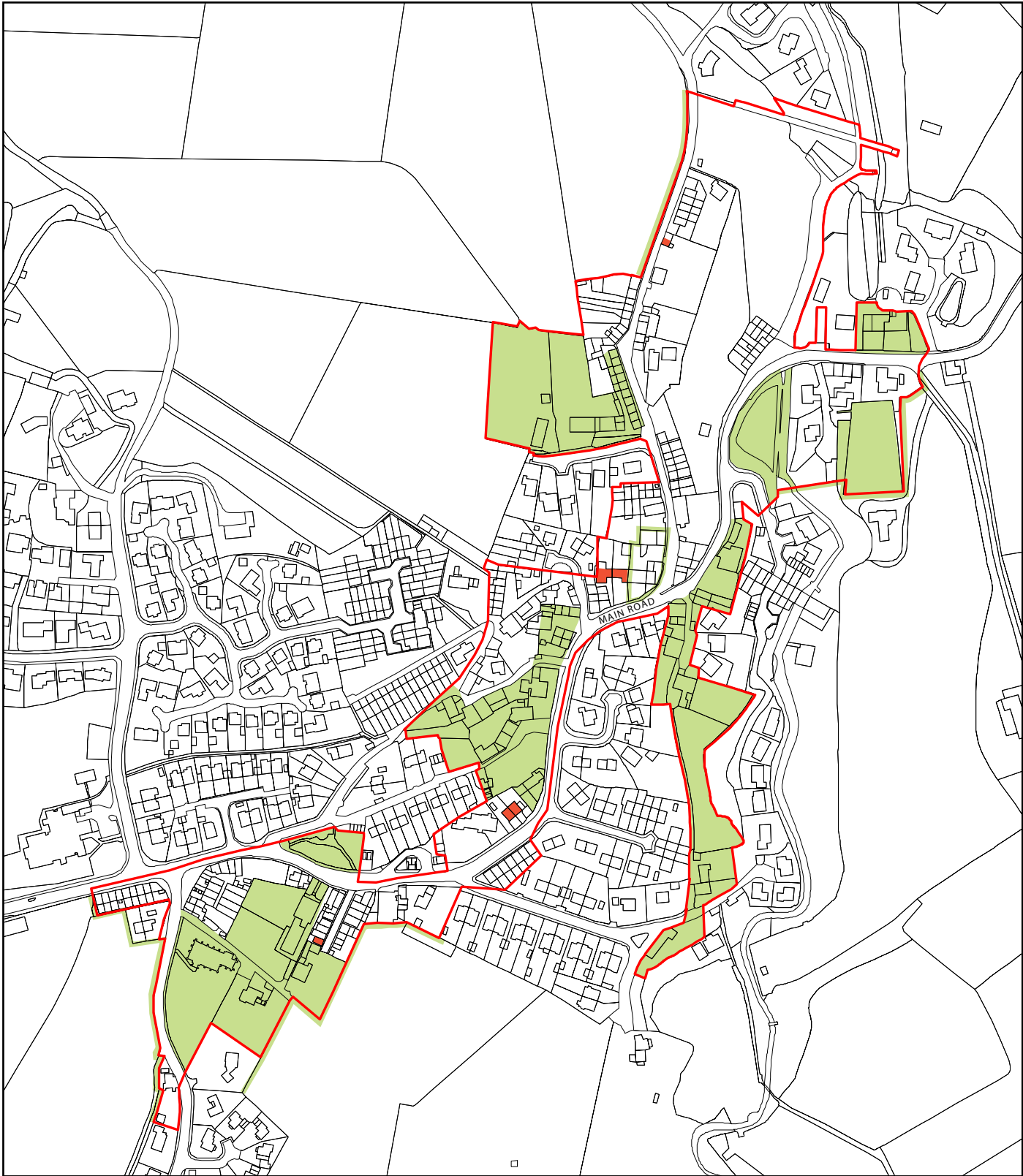
- Continued removal of traditional features and details from buildings.
- Continued vacancy and underuse of buildings and sites.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Development of key open spaces (including private gardens)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



Inappropriate rendered building in need of repair

East Morton Conservation Area

Character Contributions



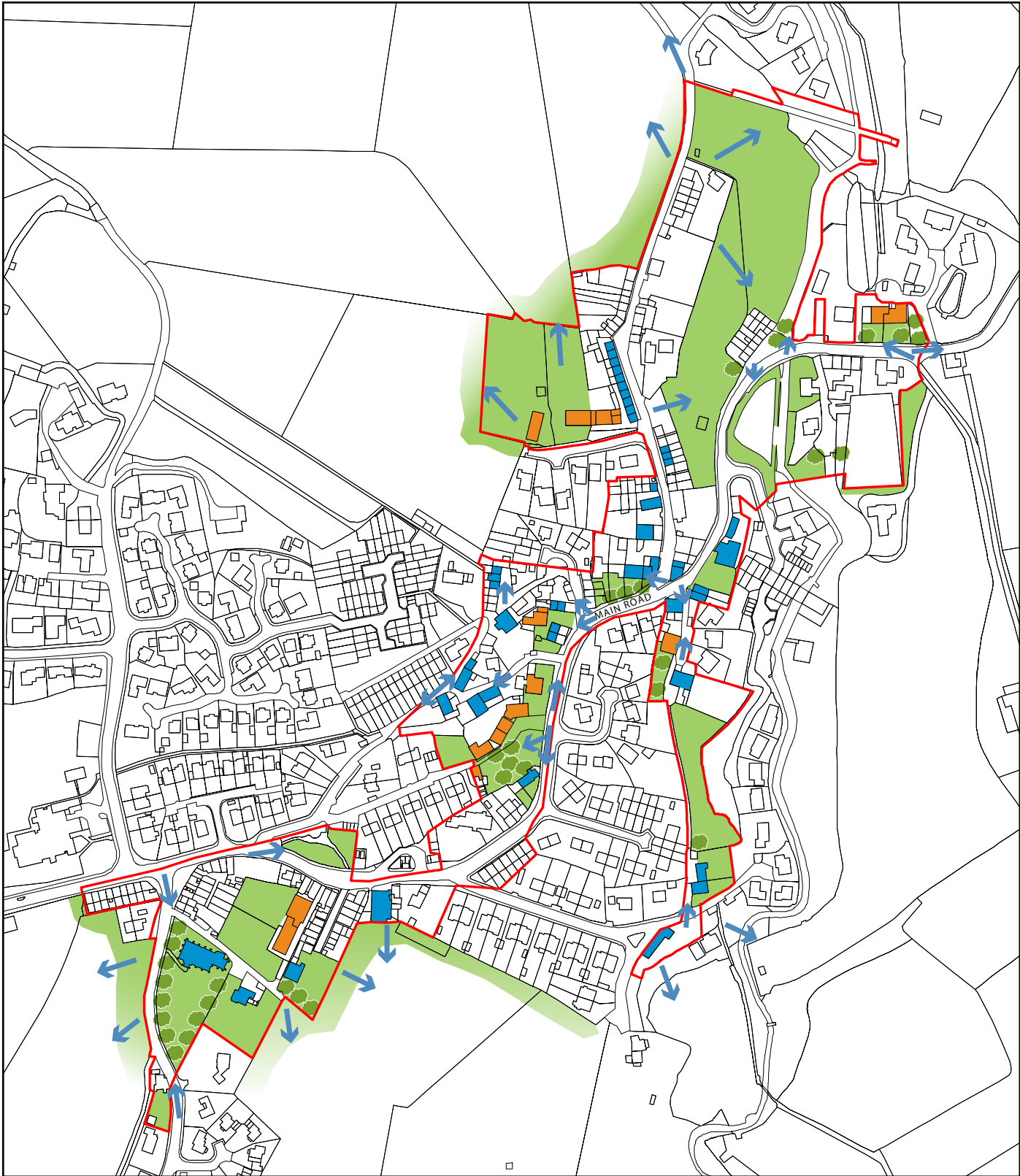
Key

- 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.

East Morton Conservation Area

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



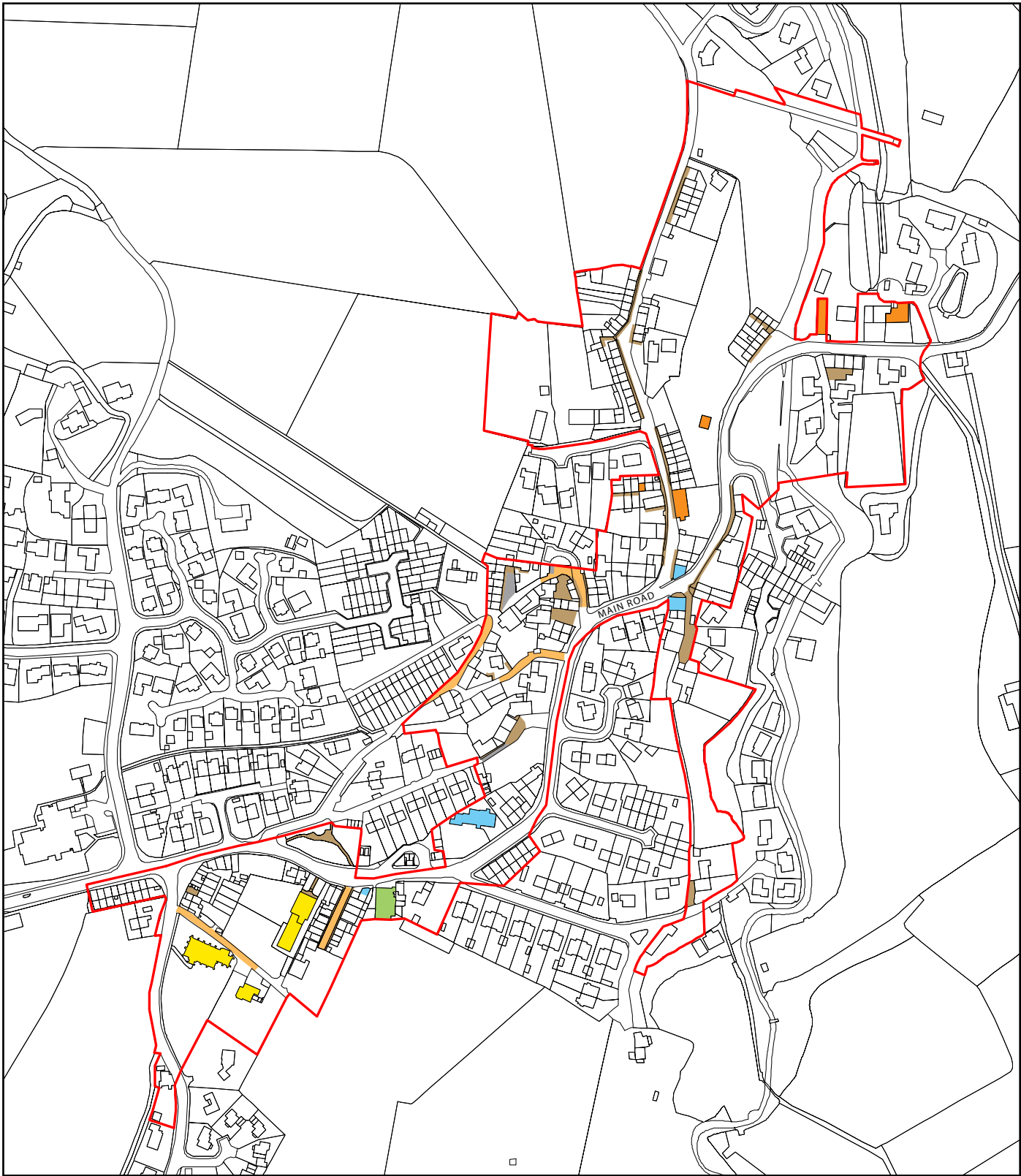
Key

- | | |
|--|---|
|  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.

East Morton Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Demolition		Civic building
	Retail / commercial building		Residential		Stone setts / flags
	Other non residential building		Vacant building / floor space		Un-surfaced / partially surfaced
	Place of worship / religious		New development		Gravel

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

Changes affecting the Conservation Area

New Development



10, Green End Road in 2007 had planning permission approved to change the chapel into a single dwelling. Alterations respect the buildings character.

POSITIVE IMPACT



3, Sun Street has received planning permission in 2007 to create a 2 storey extension to the rear of the property. Even though this is not in character with the street it has little impact on the street scene as it is not visible.

NEUTRAL CHANGE



The **former joiner's at Otley Road** received planning permission in 2006 for the conversion to a dwelling. The conversion brings a vacant building back into use without giving it an overly domestic character.

NEUTRAL IMPACT



Oldside, Otley Road has received planning permission in 2007 to increase the boundary wall. The wall materials chosen are in keeping with the boundary wall already there which has meant the raising of the boundary wall is not discernable.

NEUTRAL CHANGE

The **K6 phone box** sited next to 1-3 Otley Road has been removed.

NEGATIVE CHANGE

The phone box made a positive contribution to the street scene of the conservation area. Statutory Undertakers must give more consideration to conservation area character when they make decisions.



6 Otley Road is nearing completion whilst it is built of appropriate stone, blue slate and incorporates sash windows; its design is neither traditional nor modern and lacks a front boundary feature.

NEGATIVE IMPACT

LESSON: New dwellings should respond to their setting and be designed with conviction. Applicants and planners should refer to conservation area appraisal



Land at **44 Green End Road**, planning permission was received in 2007 to create a car parking area. The area has been created with sets which aren't in keeping with the street scene.

NEGATIVE IMPACT

LESSON: Samples of material should have been checked before planning permission was approved. This would have meant that the parking area could have been built to complement the street scene and incorporated some landscaping.

Buildings

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

POSITIVE CHANGE

There are no buildings which were vacant when the Conservation Area Assessment was written and remain vacant.

NO CHANGE/POSITIVE CHANGE

The following buildings have returned to use since the publication of the Conservation Area Assessment:



- Drummond Neate & Co (*above*)
- 4 Croft Road.

POSITIVE CHANGE

Trees and Open Space

One tree of amenity or townscape value has been lost in the conservation area since the publication of the conservation area assessment. The tree mentioned had been felled with consent.

NEUTRAL CHANGE



Works to Highways

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

Boundary

East Morton conservation area boundary is deemed to be appropriate at present.

Negative Impacts

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

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 reduced or removed chimneys, inappropriate porches, or inappropriately pointed elevations and modern windows and doors. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on the repair and maintenance of historic properties has recently been published and is available on the Council's website at www.bradford.gov.uk/repairs.

Modern windows have led to a loss of original character



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 East Morton Conservation Area Assessment and prioritised by members of the community who took part in the East Morton Conservation Area Assessment public consultation.

	Objective	Actions	Timescale
1	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 as up-to-date as possible. 	Yearly 2008 - 2014
2	Establish protocol for Council Officers / external partners working in the conservation area	<ul style="list-style-type: none"> • Form a conservation forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm and Highway Design Materials	<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	Promote good quality new development	<ul style="list-style-type: none"> • Produce Guidance Notes on Appropriate sympathetic design to suit character of the conservation area. • Production of design briefs (where appropriate) 	2008 - 2014 as resources permit
5	Preserve and enhance features and details that contribute to the character of East Morton	<ul style="list-style-type: none"> • Guidance Notes for property owners on the repair and maintenance of historic properties published in 2007. www.bradford.gov.uk/repairs 	2008 - 2014 Review guidance periodically
6	Monitor Planning Applications to add Value to the historic Environment	<ul style="list-style-type: none"> • Liaise with Development Control • Design and Conservation Team to work more effectively within the wider planning service. 	Continual
7	Record Unauthorised works	<ul style="list-style-type: none"> • Liaise with the Enforcement Team of Unauthorised works to buildings or land taking place in conservation areas. 	Continual
8	Retain important trees	<ul style="list-style-type: none"> • Liaise with the tree officer in respect of Works to trees 	Continual
9	Monitor Change loss/gain and feedback to local community and officers working in the conservation area	<ul style="list-style-type: none"> • Design and Conservation Team to review East Morton conservation area every 5 years in line with Best Value Indicator 219a. 	Review by April 2013

