



Conservation Area Appraisal

Esholt



This appraisal reviews the Esholt Conservation Area Assessment, which was appraised in 2002. 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 Esholt Conservation Area will be undertaken by March 2011.

January 2006

What is a Conservation Area Appraisal?

A Conservation Area Appraisal describes the character of a conservation area. It also describes the changes that have been happening to the conservation area. The appraisal finishes with management proposals which will help to conserve and enhance the area's special character and improve decision making.

The Government requires that all conservation areas have an up-to-date appraisal. An up-to-date appraisal is one that has been undertaken in the last 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 and 10*).
- 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 and 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).

Esholt Conservation Area was originally designated in November 1973. A review of the boundaries of Esholt Conservation Area was undertaken in June 2002 and the boundary of Esholt conservation area was amended following consultation and adopted on 11th December 2003.

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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Contacts & Further Information

Design and Conservation Team
8th Floor, Jacobs Well,
Manchester Road
Bradford BD1 5RW

Telephone:
(01274) 434605

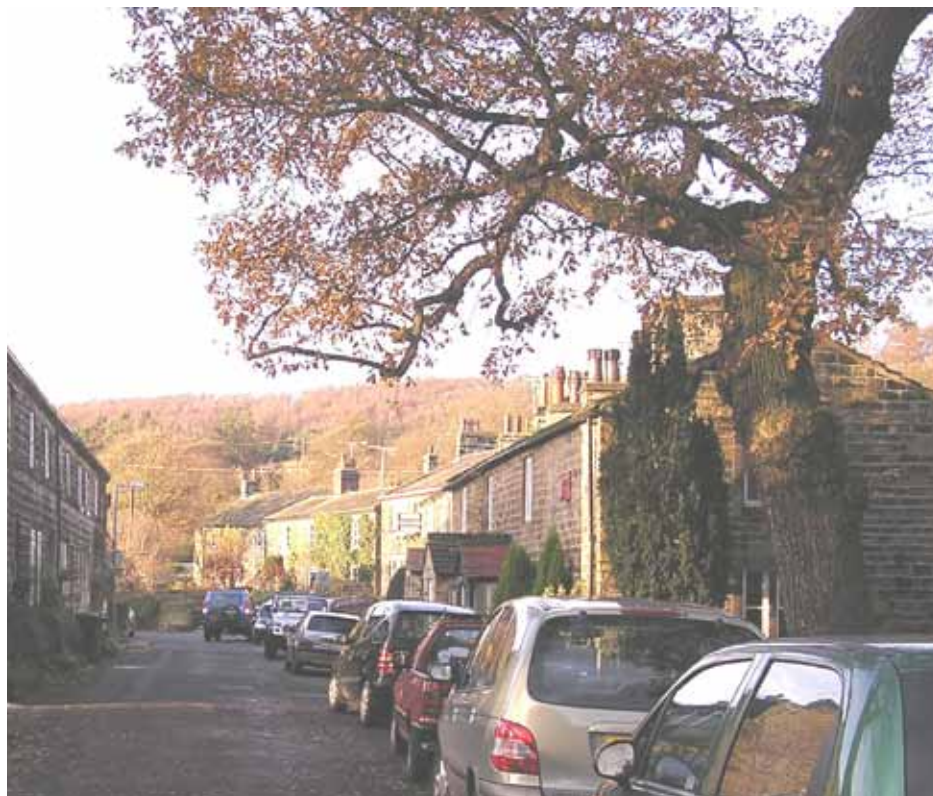
Fax:
(01274) 433767

e-mail:
conservation@bradford.gov.uk

Webpages:
Conservation homepage:
www.bradford.gov.uk/conservation

Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

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



Background and Brief History

Esholt conservation covers the historic core of the settlement which retains elements from various stages in its history and development. The following timeline briefly summarises its development.

Pre 17th Century

The area had been referred to as Essolth, and around 1349 was described as being a hamlet of Yeadon. A local nunnary continued in existence until the dissolution of the monasteries in 1540.

18th Century

Esholt village, as we see today, began to form with collections of estate cottages associated with the New Esholt Hall of 1706. St Paul's Church was built as a private chapel.

Early 19th Century

The textile industry provided local employment and was the source of much wealth for the whole area. 1851 Ordnance Survey maps records two mills in the realms of the village; Upper Esholt Mill (worsted) and a scribbling and

fulling mill. The former mill fell into disrepair and was demolished towards the end of the century.

Mid-late 19th Century

Access to the village was improved by 1825-26 with the construction of the Kirkstall, Otley and Shipley Turnpike Road to the north of the village. The opening of the railway and associated Station Road in 1876 brought about a great change in Esholt.

20th Century

Esholt develops a more agrarian and residential feel following loss of industrial buildings. The expansion of the village in 1923 the village expanded saw 10 wooden bungalows built on Chapel Lane (demolished in the 1960's) and 18 brick houses built behind the Bunkers Hill cottages.

Key Characteristics

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

- High quality buildings and spaces.
- Uniformity in the style, texture and simplicity of buildings.
- Majority of village is in the vernacular style of architecture.
- Mix of building and land uses.
- Traditional, natural building materials.
- Predominance of residential use.
- Stone boundary walls.
- Natural elements such as trees, the goit and open spaces complement the fine grain of the buildings.
- No major throughfares.
- Picturesque, agrarian feel village.
- Community village spirit.





Summary of Important Features and Details

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

- Two storey, sandstone construction.
- Stone slate roofs.
- Corniced chimneys.
- Traditional mullioned timber framed windows, simple painted doors and guttering.
- Stone boundary walls on properties.
- Historic street pattern, particularly the width and orientation of Main Street.

Top right: Georgian detailing at Main Street.

Top left: Terraces of cottages in Esholt retain a high group value.

Upper: Old Hall Farm

Middle: 11 Church Lane and barn.

Lower: High View.

Current Condition

AUTHENTICITY 89%

- Each historic building in a conservation area will originally have had 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 and porches. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential properties and retail properties built prior to 1956 are scored.
- 66 properties were assessed for the purpose of the study; this is 88% of all properties within the conservation area.
- The listed buildings scored an average authenticity rating of 88%.

**AUTHENTICITY
89%**

Opposite page

Far left: The strongly traditional character of Main Street.

Top: Vernacular cottages at High View.

Middle: Unsurfaced right of way.

Bottom: Roads are delineated by boundary walls, buildings and trees.

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

- Esholt is essentially a well preserved late eighteenth / early nineteenth century village.
- A high quality built and natural environment that is generally well maintained. Most buildings retain a significant number of traditional features and details.
- Historic street pattern that has changed very little in its form.
- Stone slate remains the principle roofing material for buildings with nearly all buildings retaining their original roofing materials. Chimneystacks make a strong contribution to the quality of the roofscape.
- Stone is the principle building material and is used on nearly buildings for elevations and boundary walls. This gives the conservation a strong sense of identity and cohesion.
- Listed buildings have generally retained a high degree of authenticity.



Top right: Traditionally detailed cottage.

Lower right: Inappropriate doors and windows.

Weaknesses

- A number of insensitive alterations such as stone cleaning, poor pointing, satellite dishes and other forms of clutter are diminishing the quality of the environment.
- There are a small number of vacant or underused buildings.
- The street scene is cluttered by unnecessary amounts of highway signage within the village.



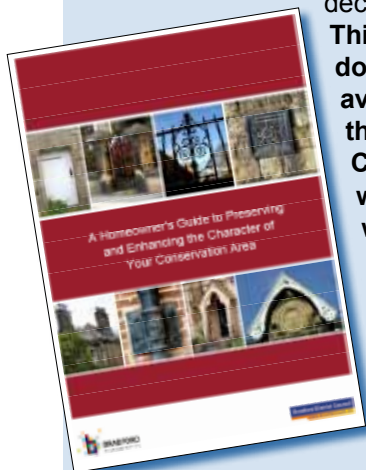
Opportunities

A small minority of vacant buildings should be used again

- Better decisions by stakeholders (property owners, the Planning Service and Highways) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and conservation Team.

- The **"Repair and Maintenance Guide"** should help property owners make better informed decisions.

This document is available on the Council's website at www.bradford.gov.uk/



- The **Shopfront Design Guide Supplementary Planning Document** will be adopted in 2007. Its use will result in better planning decisions for applications involving shop fronts.
- Use of planning enforcement to address unauthorised development, unauthorised works to trees and illegal alterations to listed buildings.
- Possibility of introducing an Article 4(2) direction to protect features such as stone slate roofs, chimneys or windows, if the community supports this.
- Bringing vacant and underused buildings and sites back into use.



Threats

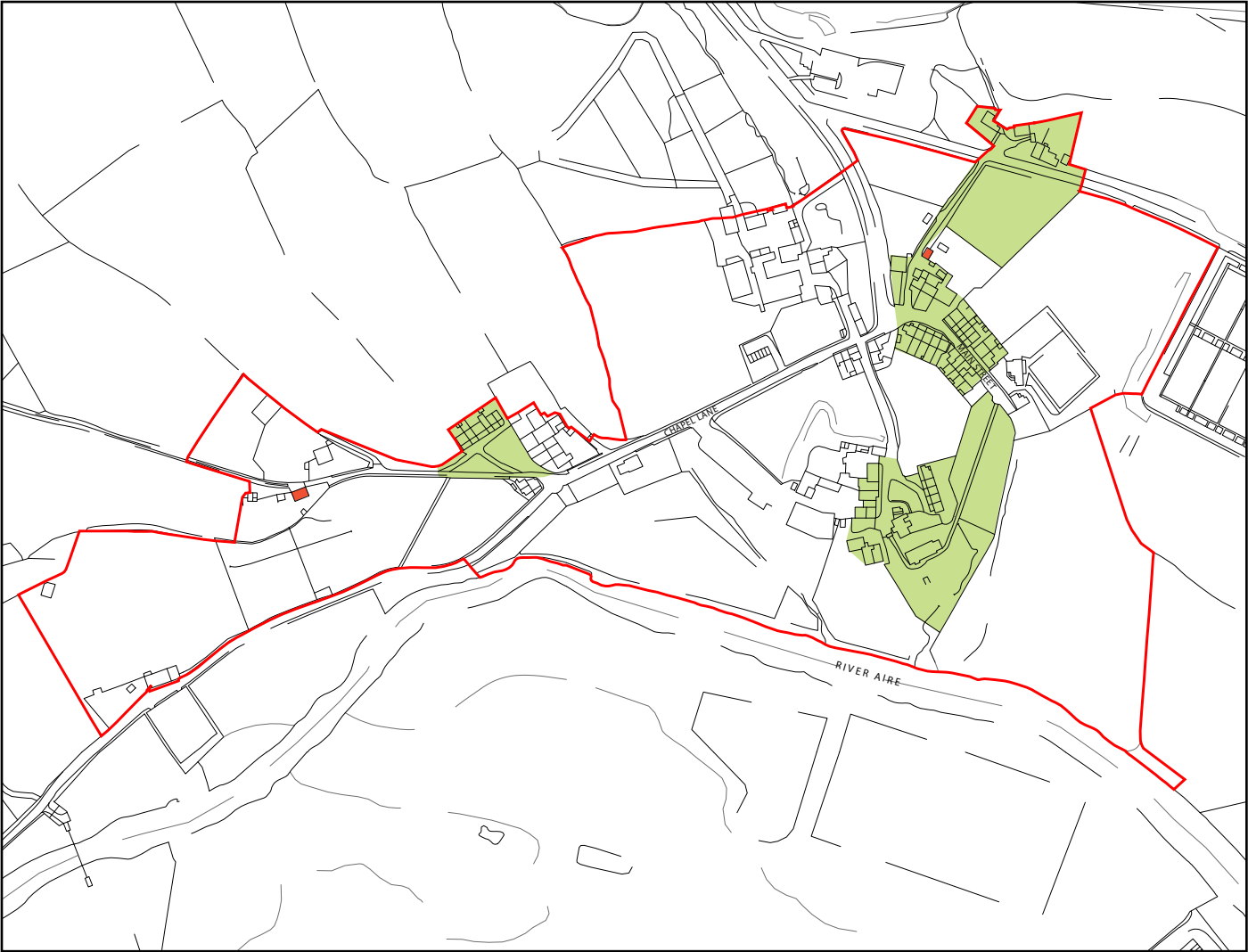
- Incremental loss of traditional features and details from buildings in the conservation area.
- Loss of character to traditional streetscapes through intrusive highways works and excessive signage.
- Uninformed decision making that detracts from the special character of the conservation area.

The continued loss of traditional features and details impacts the character and appearance of the conservation area.






Esholt Conservation Area

Character Contributions



Key

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

Esholt Conservation Area

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



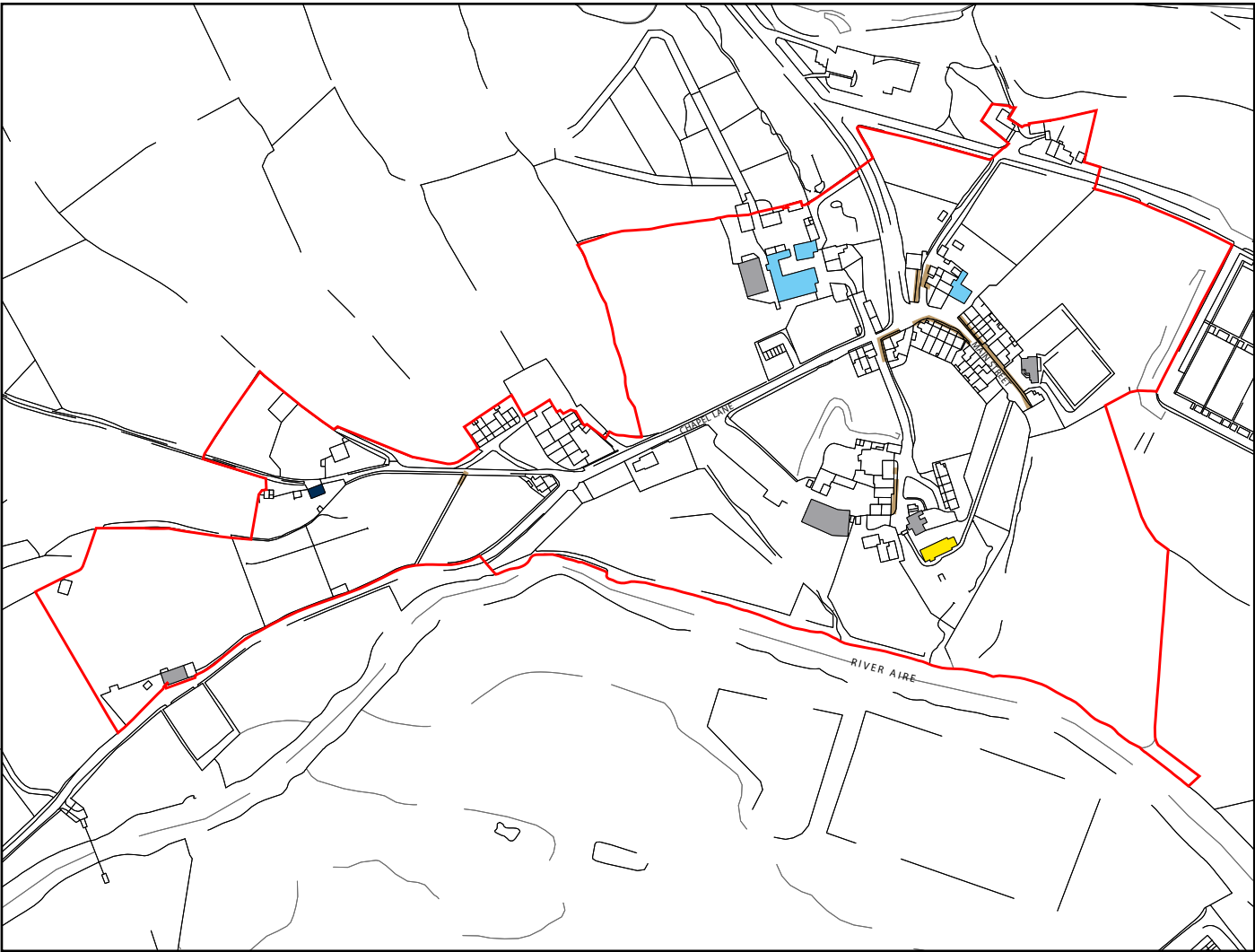
Key

-  Conservation Area Boundary
-  Listed building
-  Key unlisted building
-  Key open space
-  Class 2 Archaeological Site
-  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.

Esholt Conservation Area

Land Use and Highway Materials



Key

- | | |
|--|--|
|  Conservation Area Boundary |  Stone setts / Flags |
|  Commercial / Mixed use building |  Un-surfaced / Partially surfaced |
|  Ecclesiastical |  Tarmac / Concrete |
|  Vacant | |
|  Other building | |

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2002 are detailed below.

Changes affecting the Conservation Area

Buildings

- There has been no loss of buildings; however the building to rear of **26 Main Street** is still vacant.
- The barn at **St Leonard's Farm** has been converted into office use.

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 there are no changes proposed at this time.

Trees and 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.

Negative Impacts

Whilst none are considered to be major detractors or have had a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as unauthorised windows and doors on listed buildings. 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.



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 Esholt Conservation Area Assessment and prioritised by members of the community who took part in the Esholt 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 2005 - 2011
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 Esholt	<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	Reduce clutter in the street scene in Esholt	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Traffic and Highways Team 	Continual
5	Preserve and enhance features and details that contribute to the character of Esholt	<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. • Design and Conservation Team to consult the community to gauge support for a potential Article 4(2) Direction 	Guidance published by 2007, reviewed periodically 2005 - 2011
6	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. 	2005 - 2011 as resources permit
7	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 service to enhance service delivery. 	Continual
8	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
9	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team 	Continual
10	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 Esholt Conservation Area every five years in line with Best value Indicator 219a 	Review by January 2011

