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Eccleshill



Draft Conservation Area
Appraisal

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1. Introduction

It has been suggested by local residents that parts of Eccleshill be considered for designation as a conservation area. Within Eccleshill, there are a number of listed buildings, and these have statutory protection under law which also brings with it special considerations within the planning system to protect their special architectural and historic interest. There are also a larger number of unlisted buildings of varying age, many of which are traditional buildings with character and contribute to Eccleshill distinct sense of place. Local residents have requested the designation of a conservation area to help protect the older core of the original settlement of Eccleshill, which would include buildings and some areas of open space. The Landscape, Design and Conservation Team will assess whether it has sufficient special architectural and historic interest to be designated as a conservation area. This document provides an appraisal of the architectural and historical interest of Eccleshill, the buildings and its other contributing elements within the specific area considered as a potential boundary.

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 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 at: www.bradford.gov.uk/environment/conservation-areas/what-is-a-conservation-area and www.historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/

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 Council's Core Strategy contains a policy, EN3, which sets out how this can be achieved. The Core Strategy can be viewed on the Council's website:

<https://www.bradford.gov.uk/Documents/planningStrategy/10/Adopted%20core%20strategy//1%20Core%20Strategy%20full%20document.pdf>

This is supported by policies set out in the National Planning Policy Framework (NPPF), specifically those in Section 16. Together 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.



Structure of the Report

The report will summarise the architectural and/or historical interest of the buildings, structures and spaces which combine to form this area. The analysis of these buildings and spaces will be used to conclude whether the area has the necessary historic interest and special character along with cohesiveness and sense of place to warrant the designation of a conservation area. For conservation area designation to be effective, it is important that the area meets all these requirements.

The analysis will also be used to determine whether any other actions should be taken to protect the character of the area.

Areas of Eccleshill considered for Conservation Area designation

The area under consideration covers much of the extent of the area developed by the end of the 19th century, as shown on the 1894 Ordnance Survey map. This most intensive period of development occurred in the second half of the 19th century when the production of cloth had moved from being a small-scale cottage-based industry to manufacture on a much larger scale in mills. It is roughly the extent of the settlement, as it existed around the end of the third quarter of the 19th century, that has been principally considered and assessed. Development occurring after the first quarter of the 20th century has mostly been low-density infill residential development of a different character to that of the earlier buildings.

It is expected that the historic interest of Eccleshill will lie in the core of the settlement around Stony Lane, Moorside Road and Stone Hall Road. The area of Bank Top will also be assessed however, it is noted that this area has been, in effect, separated from the previously mentioned area by later infill development and many of the older buildings and spaces have been altered or lost, therefore would be difficult for this to be included within a cohesive area.

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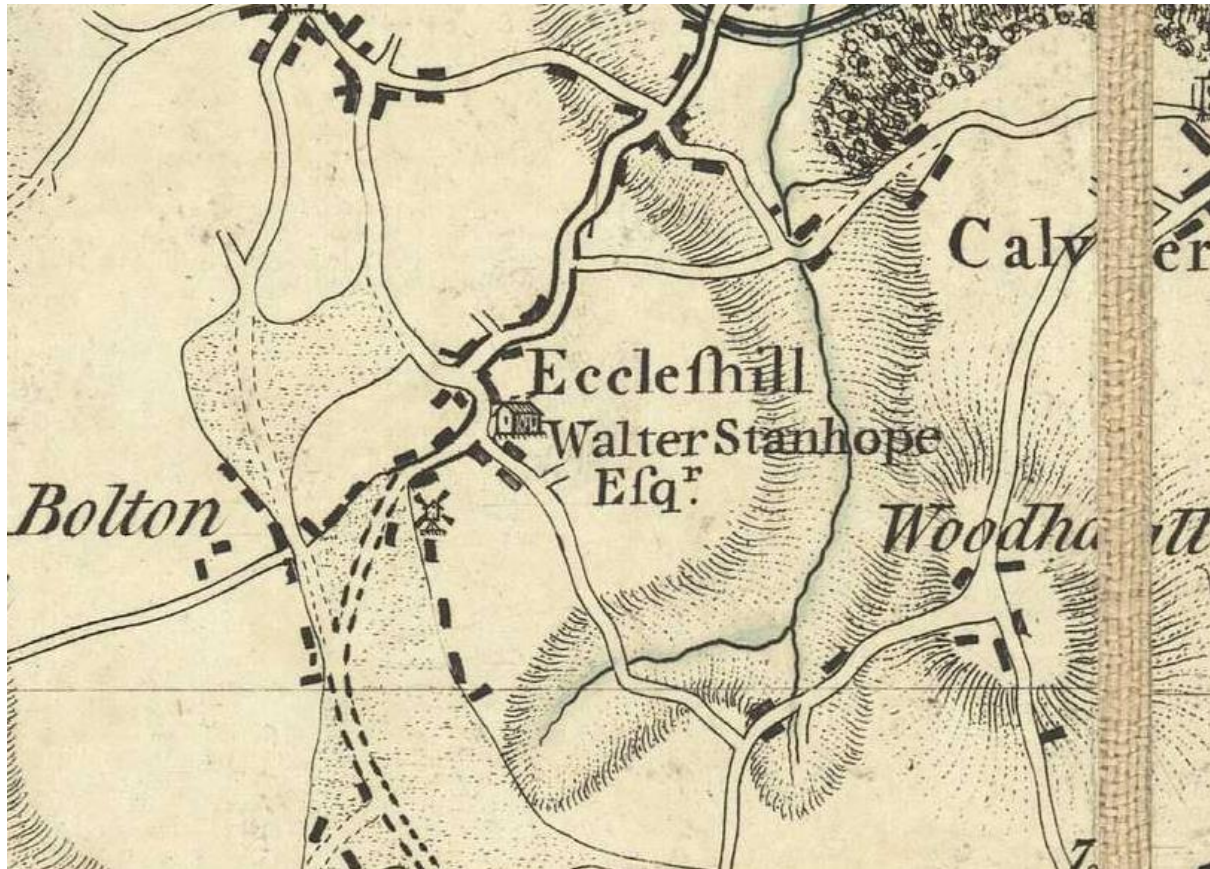
The earliest reference to **Eccleshill** comes from the 1086 Domesday Survey which suggests that a settlement had been established from at least the Saxon period. Mentioned as “Egleshil”, the village at this time formed part of the Manor of Wakefield. The etymology of village name has long been debated by local historians with theories considering a link to an early religious settlement citing the Latin word for church -*ecclesia* and the topography of the area -*Eccles Hill* - Church Hill. A second interpretation is that village was formerly known as Eagles Hill- presumably because due to its elevated position. The third theory put forward is that the settlement was named after its first settler –Aikil/Ekil –Ekils Hill.

Following the **Conquest**, William I granted Eccleshill as part of the parish of Dewsbury in the Manor of Wakefield to Earl Warren. It was not until the late 17th Century that Eccleshill would become recognised as part of the **Parish of Bradford** on the condition of an annual fee paid to the church at Dewsbury. The rationale for the ecclesiastical attachment to Dewsbury remains unclear and this led to the old village legend that Eccleshill had been excommunicated by the established church after the villagers stoned to death a visiting preacher/monk in what would become known as **Stony Lane**. Following a period of exclusion, it was determined that a sheep/goat would be released from the village and the parish it eventually settled, the village would be bound to. The animal settled in Dewsbury but for administrative ease Eccleshill eventually joined the parish of Bradford.

There is little known detail of the early settlement at Eccleshill and it is not until the poll tax levied by Richard II in 1379 to raise monies for his wars with France that we get a record of the taxation of 32 people (of rate paying age) in Eccleshill, which suggests there were around a dozen households at this time (W.E Preston-Eccleshill in Ancient Times). Also, during the 14th Century, Earl Warrens descendants sold lands at Eccleshill to Thomas de Sheffield who enclosed 200 acres of moor and woodland creating **Eccleshill Park** as a private hunting retreat. Although not labelled as such, both Saxton’s 1577 map and Speed’s 1610 map of West Yorkshire depict an enclosed woodland park between Idle and Calverley which is likely to be Eccleshill Park. By the mid-16th century Eccleshill is recorded as comprising of 12 messuages, 4 cottages, 14 tofts, 15 gardens, 300 acres of land, 80 acres of meadow, 200 acres of arable land, 100 acres of woodland and 200 acres of moorland heath (Kenneth Kenzie Eccleshill Echoes 1 2012).

The medieval village developed along a linear street pattern with no discernible centre, church or market square. Its location is on the main route between York and Harrogate to Bradford and it’s likely that this had an impact on the development of the settlement, with hotels and alehouses likely providing nourishment and rest facilities for both people and horses. Although some of the street names have changed and roads were widened in the 20th Century to accommodate trolley busses, the original trackway and early village layout is still discernible. Jeffery’s Map of 1771 depicts the main thoroughfare extending south from the top of **Eccleshill (Bank)** down along **Town Street** (renamed Victoria Road) before turning west by **Eccleshill Hall** (built prior to 1533 & rebuilt by John Stanhope in 1712- demolished in 1878) into Briggate -now **Ston(e)y Lane**. **Town Lane** is also shown as a well-established street by this time along with Chapel Street and a line of properties can be seen to the west on the moorland fringe in what would become **Moorside Road**. Passage through the village

across the open moor was the main route between Bradford and the northeast prior to the opening of Killinghall Road turnpike in 1804.



Jeffreys Map of Yorkshire (1771) (Source: Bradford Libraries)

Most of the buildings in the settlement today post-date the 1771 map, however the map identifies several interesting built features. A sketch of a house next to the crossroads indicates a building of some status. The name Walter Stanhope Esq is annotated alongside. It is likely that this is reference to **Eccleshill Hall** (noted above) and referred to in William Cudworth's book. The map also indicates the presence of a windmill, at the top of Moorside Road. This windmill, built by the Holmes family, was constructed around 1600 but since demolished. Several other clusters of buildings are indicated on the map. It is possible that these include the some of the older cottages along **Stony Lane**, which probably date from the end of the 18th century. By this time the original Stone Hall would have been constructed. The original building, which reputedly had a thatched roof, was demolished and the current (Old) **Stone Hall** was built in 1801 by William Holmes. It was extended during the 19th century. (Notes from Kenneth Kenzie, 2023).

Prior to the 19th century, Eccleshill would have mostly been an **agricultural** settlement with farmhouses along its linear layout and a few **quarries** scattered around the periphery. Mapping from the mid-19th century identifies several well-established industries within the vicinity of the village by this date. The cultivation of the surrounding lands through the establishment of large open-field systems with strip farming is confirmed by the layout of

field boundaries in early OS mapping (WYAS LCP). The milling of corn at Eccleshill is known through tenant records dating back to 1627, however it is suggested that there was a miller in the township in 1286 (Kenneth Kenzie, Eccleshill Echoes 1, 2012). Mid-20th century mapping identifies stone quarrying at Stony Lane (sandstone) Quarry and several disused **coal pits** around Eccleshill Bank. Three brick making factories were also set up just outside the village to exploit the local geology. One of these brickworks set up at **Manor Potteries** in 1837 and produced salt glazed ceramics until 1867.

The primary industry of the village was however the manufacturing of **woollen cloth**, and this trade was well established by the 17th century, with the village clothiers selling their pieces at the markets and inns of Leeds- the biggest cloth trading centre of the day. The mechanisation of some textile processes with the arrival of the woollen mills at the start of the 19th century boosted the employed number of weavers and the development of weaver's cottages around the village, the best example of this is the three-storey terrace at **Moorwell Place**. With the introduction of the power loom, domestic manufacturing went into decline. Altogether there were five woollen mills and three worsted mills within the village township (Random Jottings-Eccleshill History Group March 1999).



Whiteley's Mill (also known as Stone Hall Shed/Mills) was a worsted mill. It is still in commercial use. The cottages in front of the mill were most likely built for textile workers.

A further catalyst for the expansion of the village in the 19th century was the 1841 Enclosure Act. By the end of the century the moorlands had been regimented and sold off. The village expanded from **Victoria Road** (formerly Town Road/Lane) and the Central (Hutton) School site built on the grounds of Stanhope's Eccleshill Hall towards the train station (built in 1875 and closed in 1964). New streets were established with terraces of workers housing - most notably to the northwest of Stone Hall Road. Early 20th century mapping identifies that by this time several villa properties and farming estates had been established across the former common land by the wealthy mill owners of the area.



Eccleshill War Memorial

As limited compensation for the parliamentary enclosure of the common lands, 3 acres of **recreational ground** were gifted to the community under the Parliamentary Act. This parcel of land, which due to a legal ruling from 1864 which decreed the land must remain intact for the use of the villagers forever is located between Moorside Road and Stone Hall Road. 'The rec', as it is locally referred to, was the site of annual celebrations and contains the village **War Memorial**.

The establishment of societies for civic enhancement in the late 19th century resulted in the development of many of the village's landmark buildings. The **Co-operative Society of Eccleshill** set up a Co-op Store in 1870 and the **Mechanics Institute** for adult learning was built on Stony Lane in 1868 –which became the de facto town hall and community centre. The importance of education was established early in Eccleshill, with the village being one of the first Bradford townships to elect a school board in 1871. There were, prior to this date, various Sunday, factory, private and church schools dotted around the village, but attendance had been voluntary. The first dedicated school building in Eccleshill was the Central Board School (soon after renamed **Hutton Board School**) which opened in 1886 on the site of the former Eccleshill Hall on Victoria Road.

Across the Road from the School and facing the former village 'lock up'- known locally as **Lock-up Hill** and the **Monkey Bridge**, stands a large chapel built in 1854 to serve the Wesleyan community. This **chapel** was one of several non-conformist religious buildings established around the village from the mid-18th century. **Prospect Chapel** was built above Eccleshill Bank in 1775 and a former **Quaker House** dating from 1747 is located off Tunwell Lane. Prior to the mid-19th century there was no Church of England presence in Eccleshill until the consecration of **St Lukes Church** in 1848.



The Royal Oak public house (Grade II), Stony Lane

Though they are not marked on early OS or other historic maps, it is likely that there were more than one hotel or public house in the village from at least the 18th century onwards. The location of the settlement on the main route between Bradford and York/Harrogate meant that it is likely these businesses would have catered for travellers passing through. The **Royal Oak** public house, on Stony Lane, was originally two cottages which most likely date from the end of the 18th century. The public house was first mentioned in the 1841 Census, but it was most likely established quite some time before this. No. 85 Stone Hall Road was once called the **Prospect Hotel** (no longer in existence), and the building at right-angles to the side was the stables (Notes from Ken Kenzie, 2023)

In the first half of the 20th century, the character of Eccleshill changed again through the large-scale redevelopment policies of the post-war governments. Eccleshill, which had become incorporated into the city of Bradford in 1899, became encircled with modern housing developments. Today the historic north end of the village has been lost to modern housing. The area around Stony Lane has however remained largely intact and retains good examples of both vernacular and Victorian architecture.

3. Architecture

Summary

Architecturally, the area identified for consideration as a conservation area incorporates buildings of a variety of ages, types and styles. These are intrinsic to the character, sense of place and a physical record of the historic changes and evolution of the settlement. There are a number of listed buildings within the proposed boundary, as well as many unlisted buildings. These include examples of vernacular architecture, which are a record of past local building techniques and traditions. The later buildings, Victorian and Edwardian, record a time of increased prosperity and popular growth and chart the architectural fashions of the era.

Buildings assessed within Eccleshill

2-8 Acre Avenue:

2 pairs of 1950s semi-detached houses built on previously open land.

Heritage Townscape Value: neutral

Overall Townscape value: neutral

3,5,7,7A Acre Avenue:



No.3 built between 1900 and 1905, Nos.5 & 7 built by 1914. No.3 two storey in coursed stone under a diminishing course Welsh slate roof on pronounced overhanging eaves. The general appearance has a restrained air of Arts & Crafts stylism. The ground floor front is protected by a continuous veranda supported on timber posts and a canted bay window

which has multiple stone mullions. The timber supporting posts have turned detailing and the supporting corbels on the bay window have elongated lower turned terminals. The first floor windows are of 3-lights to either side of a central single light window. All windows retain original leaded timber frames, mainly sliding sashes which have an unequal split. The front door has elaborate lower panelling and is set in a frame with part glazed side-lights and a fanlight above, all with leaded glazing. The house stands behind a small front garden enclosed by dwarf stone walls with modern steel railings.

Nos.5 and 7 are also of 2-storeys in pitch faced stone under Welsh slate roofs. Possibly originally built as a single double-fronted house. No.5 re-roofed in recent years in concrete tiles which upsets the visual cohesion of the design. Main front entrance approached up a flight of stone steps and set under a veranda carried on timber posts. Canted bay window to both sides, that to left divided by mullions and transoms, that to the right simpler. Wide first floor casement windows. Attic lit by tall

dormers which break the projecting eaves line. The dormers constructed with a central triangular pediment in the Arts & Crafts style, those on No.5 now removed. No.7 approached through a porch in a set-back wing, possibly an extension from when the house was split into 2. Front gardens previously enclosed by dwarf walls, now removed and surfaced for car parking. 7A a modern extension from the early 21st century, of no heritage interest.

Heritage Townscape Value: positive

Overall Townscape Value: positive

12, 14, 14A Acre Avenue & 32 and 34 Back Stone Hall Road:



12 appears the earlier building but all were present by 1909. 12 has a wide asymmetrical front, central doorway approached up steps, under a veranda carried on turned timber post and with decorative fretwork. This continues to the right across 2 canted bays with further fretwork between. The first floor to the right has broad windows set in pebble-dashed façade, under 2 large gables with attic windows and overhanging verges. Above the entrance a square tower rises up to attic level with a flat balustraded top. To the left is a simpler elevation with regular mullioned and transomed windows. All under a replacement concrete tiled roof.

14 to the left is a single bay, 3 storey house with a gable front in pitch faced stone. All windows have chamfered surrounds and may once have been mullioned and transomed. 14A is double fronted with central door, flanking bay windows under a veranda, the first floor and paired gables faced in pebble dash. The rhythm of the gables is a defining feature. All are set behind small gardens with dwarf walls.

Nos.32 and 34 Stone Hall Road stand to the rear at right angles. These are much earlier, probably pre-dating 1850. No.34 has a stone slate roof evidencing its age. These properties may have agricultural origins and are

of much simpler vernacular appearance.

Heritage Townscape value: positive

Overall Townscape value: positive

28 and 30 Back Stone Hall Road:

Early 19th century 3 storey pair of houses in coursed stone with a double pitched stone slate roof. 2-light mullioned windows in the local vernacular. Not visible from Stone Hall Road, would have originally stood surrounded by fields.

Existing designation: GII listed

Heritage townscape value: positive

Overall townscape value: positive

37-41 Stone Hall Road:

Built between the 1850s and 1880s. 3 storeys in coursed stone, No.41 retains a stone slate roof. Eaves composed of gutter on a continuous string carried on stone dentils. Paired mullioned windows to all floors in the local vernacular style. All have modern replacement frames mainly in stained timber.

Heritage Townscape value: positive

Overall townscape value: positive

To the north of this stood Victoria Mills and a cluster of terraced housing at Stone Hall Terrace. All has been replaced in the 1980s by the Rowanberry Close sheltered housing development.

1-33 Stone Hall Mews:

An I-shaped block of apartments probably built in the early 1990s. It occupies the site of a small mill which stood parallel to Stone Hall Road. The 3 storey plus attic accommodation massing is rather excessive for the context but the materials mitigate it to a degree.

Heritage Townscape value: neutral

Overall Townscape value: neutral

70-74 Stone Hall Road (Old Stone Hall):

This property is built in coursed stone and to 2 storeys. it stands at an angle to Stone Hall Road. The property is dated 1801 above the main front door, but may be a rebuilding of an earlier house. It would have had 2 or 3-light mullioned windows, but the mullions are mainly removed. The house has a good front garden surrounded by stone walls.



Existing designation: Grade II listed

Heritage Townscape value: positive

Overall Townscape value: positive

78 & 80 Stone Hall Road:

A pair of 3-storey cottages at an angle to the road. Some mullioned windows to the front and 3-light windows to the gable in the local vernacular. Stone slate roofs. The relationship with other surrounding buildings in tight proximity results in strong organic townscape value.

Existing designation: Grade II listed

Heritage Townscape value: positive

Overall Townscape value: positive

82 Stone Hall Road:

Almost symmetrically fronted house dated 1859. Pilastered and corniced front door with single light window above, paired windows to either side, all with timber sliding sashes. Stone slate roof with verge copings, the gutters supported on block stone corbels.

Existing designation: Grade II listed

Heritage Townscape value: positive

Overall Townscape value: positive



84 Stone Hall Road:

A single storey lock-up shop fronting Stone Hall Road with a 3 storey front to Moorside Road. The shop has a modern uPVC shopfront and a solid external roller shutter which is visually incongruous. The Moorside Rd elevation is of modern construction but in coursed stone with single and 2-light windows. It blends well with its historic neighbours.

Heritage Townscape value: neutral

Overall Townscape value: neutral



73, 73A, 75, 77, 79, 79A, 81, 83, 83A Stone Hall Road:

A block of dwellings which is dated 1816. Built of thinly coursed local stone under Welsh slate roofs. 2-light mullioned windows to both floors, with projecting sill courses to both floors. Subdivided into back to backs at some time. The row was extended at both ends in the late 1990s, with Nos.73A, 79A and 83A comprising later additions. All have traditional sliding sashes and timber doors from the time of renovation in the late 1990s.

Existing designation: Grade II listed

Heritage Townscape value: positive

Overall Townscape value: positive

85, 85A Stone Hall Road:

3 storey roadside block in thin coursed stone under a Welsh slate roof. Attached to the left-hand side is a 2 storey lean-to block with central gabled first floor dormer with an arched window. This may have once served as a gate lodge to the nearby mill. 85 and 85A both date from the second half of the 19th century. 85 has tall single light windows to the front, marred by painted heads and sills and recent incongruous signage. The building appears to have had past repairs for structural defects, with prominent steel bracing on the front elevation and at corners with the side elevations. No.85 served as a public house from the early 20th century through to the 1970s.

Heritage Townscape value: neutral

Overall Townscape value: neutral

87-93 Stone Hall Road:

A row of 4 former shops with living quarters above, dating from the start of the 20th century. Built in coursed stone with replacement pantile and concrete tile roofs. 3 have now been merged to one larger retail unit, and the fourth converted to residential, losing its shop frontage. The shopfront is marred by rendered walls, cluttered signage and modern shop window frames and a very strident fascia. The first floor windows have been altered with patches of render above. An incongruous dormer is present on the roof. The row presents a visually discordant and negative appearance.

Heritage Townscape value: neutral
Overall Townscape value: negative

Stone Hall Mill:

The main element is a 4 storey block facing towards Stone Hall Road. This is built in local thinly coursed stone and retains a stone slate roof. It has a regular pattern of broad single light windows. Behind is an expanse of single storey former weaving sheds, the roofs adapted from north-light to broad shallow gabled roofs with corrugated sheet covering. The wall of the shed to the narrow back street behind Mount Street still shows the large stone blocks with circular holes for bearings for the line shafting within which would have powered the looms. The mill was present by 1889 and was probably built shortly after 1850. It is one of only 2 mills now remaining in the Eccleshill village.

Heritage Townscape value: positive
Overall Townscape value: positive

Eccleshill Mechanics Institute:

Dated 1868 and one of the principal landmark buildings in the village. A gabled ashlar front which addresses the junction between Stone Hall Road, Stony Lane and Moorside Road. 2 outer entrance doors approached up steps, set in pilastered and canopied surrounds. Central group of 3 cambered-headed windows under canopied head. First floor has arch-headed windows with a central group of 3. Full width pediment forms the gable with bold cornice and central inscription with date set on projecting sill.

Existing designation: Grade II listed
Heritage Townscape value: positive
Overall Townscape value: positive



1-9 Institute Road:

A stone-built row of 5 commercial properties with residential space at the first floor. Appears to have been built around the start of the 20th century. most now have concrete pantile roofs in place of Welsh slate. Original shopfronts replaced by uncoordinated timber and aluminium frontages, most with incongruous external shutters. First floor wide windows with corbelled jambs and chamfered heads, would have probably originally had a central mullion. A couple have discordant box dormers. The row appears discordant and unappealing.

Heritage Townscape value: negative
Overall Townscape value: neutral

2 & 4 Moorside Road:



2 storey stone faced cottages dating from around 1800. 2 separate builds, No.2 in thin coursed sandstone, no.4 in deeper coursed stone. No.2 has a tapered end section forming the angle between Moorside Road and Stone Hall Road. Copings and kneelers to the roof, which is now in concrete tiles in lieu of stone slates. The front has a single window to each floor, formerly 3-light mullioned now with mullions removed, and a plain doorway. No.4 has a slightly steeper pitched roof in stone slate. The front has a 3-light mullioned window to the ground floor with similar above, and a 2-light above the door. Similar fenestration to Stone Hall Road. The vernacular character and irregular pattern of these dwellings, in a prominent position, makes a strong contribution to the locality.

Existing designation: Grade II listed
Heritage Townscape value: positive
Overall Townscape value: positive

6-10 & 12A Moorside Road:

A row of 3 storey weavers' cottages in thin coursed stone. Stone slate roofs with paired dentils supporting a stone gutter band. The fronts have 3 light mullioned windows to each floor, all with continuous projecting sill bands. No.10 has sympathetic sliding sash and fixed frames, the other 2 have white and rosewood uPVC frames. No.12A is a 3 storey addition built onto the rear of No.10 within a small courtyard. It appears to have similar fenestration.

Existing designation: Grade II listed
Heritage Townscape value: positive
Overall Townscape value: positive

12 Moorside Road:

A modest 2 storey cottage added to the end of 6-10 Moorside Road and appearing small in comparison. Coursed stone with stone slate roof. 3-light windows with mullions removed, white uPVC frames and front door.

Heritage Townscape value: positive
Overall Townscape value: positive

14 Moorside Road:



A detached small villa built in coursed stone with a hipped Welsh slate roof, probably dating from around 1860. Main front faces south over formal garden surrounded by stone walls. Central front door with flanking columns supporting blocky entablature and cornice. Surrounded by single light tall windows, with recessed aprons, similar windows to the side elevation, some retain vertical sliding sashes. Pronounced stone corbels supporting deep stone gutter band. On the rear is a small stone porch for the rear door, and a tall arched stair window retaining margin glazed frames. The house retains much of its original interior layout and some original features particularly ceiling cornices and joinery.

Existing designation: Grade II listed
Heritage Townscape value: positive
Overall Townscape value: positive

3 Moorside Road:

A 2 storey small house built in thinly coursed local stone, under a stone slate roof. The front elevation has a doorway to the right with a single window above. 2-light mullioned windows to the left. The roof has chamfered copings to the verges, with kneelers. The house appears to date from the late 18th century and stands parallel to the road in a small plot enclosed by stone walls.

Existing designation: Grade II listed
Heritage Townscape value: positive
Overall Townscape value: positive

1, 3 & 5 Tunwell Lane:

A row of 2 storey cottages at right angles to Moorside Road. Built in deeper coursed sandstone than prevalent in the area, and with stone slate roofs. Nos.1 and 5 are double fronted, a shallow step down between Nos. 1 and 3. They appear to date from around 1800 and all have 2 light windows to the front south



facing elevation. straight joints between each property indicate they are all separate builds. No.1 has uPVC windows and a somewhat incongruous modern conservatory on the front elevation. No.3 has

stained timber windows and a discordant front conservatory. No.5 has stained windows and a more traditional veranda bay window and porch, although this too is discordant with the simple flat front of the row.

The houses have sizeable front gardens enclosed by stone walls.

Heritage Townscape value: positive

Overall Townscape value: positive

5-11 Moorside Road:

No.5 presents a symmetrical 2 storey frontage to Moorside Road with a central doorway with stone pilasters and corniced canopy, surrounded by tall single light windows. The door is of some age, having 8 narrow vertical panels in timber. The elevation



is capped by a stone gutter course supported on shallow corbels. The roof is hipped and in stone slate. Behind on Tunwell Lane, No.7 is a narrow 3 storey cottage in coursed stone with a stone slate roof. The front has an irregular pattern of windows, some having been 2-light mullioned pattern, most now with uPVC frames. No.9 is 2 storey with a gabled roof orientated at 90 degrees to that of No.7. the roof is again in stone slate. The windows would have been 2-light, one retaining its mullion. No.11 is set back from Tunwell Lane and part of a short 3 storey row. 7-11 Moorside Road and 4-6 Tunwell Lane were back-to-back dwellings until the early 20th century. The ground and first floor have single light windows but the second floor has 2-light windows, perhaps indicating former use as a workplace. The window frames are now all uPVC and the elevations rather cluttered with plastic pipework.

The irregular footprint and form of these cottages lends notable character to the locality. The consistent use of local natural building materials is a positive aspect.

Heritage Townscape value: positive

Overall Townscape value: positive

4-8 Tunwell Lane:

4 and 6 Tunwell Lane form part of the row with 11 Moorside Road. The north-east corner has distinctive stone quoins indicating an early 19th century date. Between No.6 and the lane is a block of stone outbuildings with stone slab roofs. These were probably privies.

No.8 is set further back and is a low 2 storey small house. It has a stone slate roof. The front has been altered with a full width lean-to extension with a central gabled feature entrance. This is slightly out of character with the simplicity of the house. A pebble dashed garage stands on the lane side and is incongruous in its appearance and position.

Heritage Townscape value: positive

Overall Townscape value: positive

10 Tunwell Lane:

Perhaps built as 2 cottages, the fenestration indicating a later 19th century date. Historically known as The Manse. The house is built in coursed stone under a Welsh slate roof. A large aperture with a stone lintel provides a way through to the south front, the house turning its back on Tunwell Lane. The boundary wall has triangular copings and ramps up to a substantial height at its eastern end with an attractive curved profile. Beyond is a small copse of woodland, part of a large garden which wraps around to the main south front of the house. This appears symmetrical.

Heritage Townscape value: positive

Overall Townscape value: positive

13-19 Moorside Road:

Separated from 5-11 Moorside Road by a short unadopted fold with stone footways and kerbs. This space is lit by a former gas lamp now converted to electric. 13-19 is a small block of back-to-back cottages built in coursed stone. The fronts are on the folds at right angles to Moorside Road and comprise a single door under a stone slab canopy on cured corbels and single light windows. Some of the stone roofs have been replaced in concrete tiles. A further short fold separates this block from 21-27 Moorside Rd. The fold is split and terminated by drystone walls.



The fronts are on the folds at right angles to Moorside Road and comprise a single door under a stone slab canopy on cured corbels and single light windows. Some of the stone roofs have been replaced in concrete tiles. A further short fold separates this block from 21-27 Moorside Rd. The fold is split and terminated by drystone walls.

Heritage Townscape value: positive

Overall Townscape value: positive

21-27 Moorside Road:

A row of cottages at right angles to Moorside Road. 21 and 23 are a pair of 2 storey cottages in coursed stone under stone slate roofs. 2-light windows and paired doorways suggest construction in the first half of the 19th century. On the south fronts are modern discordant conservatories. Nos. 25 and 27 beyond have a taller roofline, again with stone slate roofs. 2-light windows but with most mullions removed. Small walled gardens on the south side.

Heritage Townscape value: positive

Overall Townscape value: positive

1 & 2 Quincy Close:

20th century bungalows accessed between 13-19 and 21-27 Moorside Road. These are not prominent in the streetscape and do not detract.

Heritage Townscape value: neutral

Overall Townscape value: neutral

29 Moorside Road (Stone Hall House):

A small rectangular villa in stone under a very neat, hipped stone slate roof. Prominent tall slim chimneys. 2 extensions with Welsh slate roofs, 1 obscuring a former arched stair window. Single light windows and dentils carrying a stone gutter course. The main front faces east away from Moorside Road and is symmetrical, with 2 single storey canted bay windows, later additions. The house is approached through a garden, which is enclosed by a stone wall with flat copings and attractive double curved splays to the gateway, with monolithic stone piers with shallow pyramidal caps. An interesting contrast to the prevailing smaller cottages.

Heritage Townscape value: positive

Overall Townscape value: positive

31 Moorside Road:

A house dated 1817, built in coursed stone under a stone slate roof with copings and paired dentils supporting the gutter course. The front faces south and would have been almost symmetrical. The left hand bay slightly narrower than the right. 2 light windows surrounding central doorway, the first floor windows with a sill course. Ground floor right hand window enlarged. Prominent stone chimneys. Stands in a garden enclosed by stone walls with triangular copings and entered from the road through a gateway with monolithic piers with pyramidal caps.

Existing designation: Grade II listed

Heritage Townscape value: positive

Overall Townscape value: positive



33-39 Moorside Road:

A short row of cottages at right angles to Moorside Road facing south, 35-39 in coursed stone under stone slate roofs with paired dentils at the eaves. 2-light mullioned windows, the ground floor windows enlarged. No.35 has a single storey Edwardian veranda with red clay tiles.

No.33 a single bay cottage later in date and taller. Stone slate roof with copings. single light windows and a doorway with pronounced curved and detailed corbels supporting a corniced slab canopy. All have gardens on the south side behind a tall stone retaining wall.

Heritage Townscape value: positive
Overall Townscape value: positive

2 Robin Close:

A 1970s detached bungalow with stone faced elevations and a concrete pantile roof.

Heritage Townscape value: negative
Overall Townscape value: neutral

41-45 Moorside Road:

41 c.1800 double fronted house facing south. Coursed sandstone under a stone slate roof with verge copings and gable end chimney stacks. Central plain doorway with 2-light windows to either side, the ground floor openings with mullions removed. Plain rear with fewer smaller openings. The property pinches Moorside Road forming a gateway to the core of the traditional part of Eccleshill. Attached 43 and 45 are narrow, taller 2 storeyed terraced cottages from the later 1800s. Thin sandstone with stone slate roofs, No.43 replaced with concrete tiles. Doorways have corniced slab hoods on corbels, single light windows, all with modern frames.

Heritage Townscape value: positive
Overall Townscape value: positive

49-51 Moorside Road and 1-3 Fairburn Gardens:

A block of 1970s dwellings, faced in yellow brick under a concrete tiled roof.

Heritage Townscape value: negative
Overall Townscape value: neutral

Ellenthorpe, Fairburn Gardens:

Mid-19th century detached dwelling, facing south. Stone(?) now rendered and painted white. Stone slate roof with verge copings and prominent gable stacks. Ground floor front has added Edwardian Bay windows and porch all under continuous veranda. Single light windows to first floor, arched window to west gable. Set on an elevated plot behind a garden with drystone retaining walls.

Heritage Townscape value: neutral
Overall Townscape value: neutral

The Cherries, Fairburn Gardens:

1980s detached house faced in artificial stone under a concrete tiled roof.

Heritage Townscape value: negative
Overall Townscape value: neutral

5 & 7 Fairburn Gardens:

1980s semi-detached pair faced in artificial stone under a concrete tiled roof.

Heritage Townscape value: negative
Overall Townscape value: neutral

16 & 18 Moorside Road:



A pair of terraced cottages at right angles to Moorside Road, fronts facing south. Thin coursed sandstone with stone slate roofs, 18 replaced with artificial stone slate. Gutters on pairs of dentils. Simple doorways with corniced hoods, single light windows. No.18 extended to the west in matching style with a timber sunroom on the gable. The properties serve as a gateway to the older core of the village, pinching Moorside Road with No.41.

Heritage Townscape value: positive

Overall Townscape value: positive

22 Moorside Road:

A 2 storey cottage set back from Moorside Road, in alignment with Nos.16 & 18. Coursed sandstone under stone slate roof. Front facing south with simple plain doorway and single light windows.

Heritage Townscape value: positive

Overall Townscape value: positive

1-23 Moorwell Place:

Records indicate Moorwell Place was built between 1851 and 1854. Building commenced at the western end, away from Moorside Road and took place in blocks of 3 houses. The properties were rented out by the family who built them until the 1920s.

Moorwell Place is one of the most distinctive groups of property in Eccleshill, derived from its 3 storey scale, the length of the row and its setting adjoining the Recreation Ground. The houses all have plain doorways on the north side with pairs of mullioned windows to each floor. Bathrooms were added from the 1920s and the small windows are evident on this elevation. The gutters are supported on simple paired stone corbels and the roofs are in stone slate. The gable end to Moorside Road displays an attractive sliding sash window at first floor with coloured margin glazing. The south elevation is similar, with a couple of properties having had the ground floor windows altered to patio doors. The south elevation looks out over private gardens served by a private track, with further informal garden space beyond. This results in a particularly attractive green setting to the row on this side.

Although the properties were built for handloom weaving on the top floor, this activity must only have lasted a short time. Originally the top floor of each house would have been undivided and open to the underside of the roof.



A number of the houses retain traditional doors and windows and others are gradually reinstating these, in place of more modern timber features installed through the 20th century. The row has a particularly strong character and identity.

Existing designation: Grade II listed
Heritage Townscape value: positive
Overall Townscape value: positive

10 Sovereign Court:

Detached house built between 2008 and 2012. Constructed in regular coursed stone under a concrete tiled roof. Stands uncomfortably close to the back of Quaker House.

Heritage Townscape value: negative
Overall Townscape value: neutral

12 Sovereign Court:

2 storey cottage dated 1856. Built in coursed sandstone under a stone slate roof. Irregular plot, with a gable end to the street and a 2 storey outshut to the rear, probably an extension. Front faces south with plain doorway and single light window above. Wider windows to left on ground and first floors, probably with central mullion removed. Modern uPVC fenestration.

Heritage Townscape value: positive
Overall Townscape value: positive

14 Sovereign Court:

Known as the Quaker House. Built in medium depth coursed stone with stone slate roof. Understood to have been built in 1747 by James and Rachel Kitson.



Front faces south. Symmetrical with Classical influences. Central doorway in projecting stone architraved surround with cornice over. Flanking 2 light windows again with stepped architraved stone surrounds. Over the door is a projecting panel of ashlar with above at first floor a stone tablet, now illegible, set in a stone frame with projecting sill and architraved surround. To either side 2 light windows in architraved surrounds. The elevation is flanked by flat stone pilasters as split by a moulded string course. Stone gutter cornice. The roof has coped verges and a central blocky chimney, probably once panelled and corniced but now truncated. The back is plain. An interesting blend of architectural vernacular and Classical influences, the architectural detailing emphasising its historic importance.

Heritage Townscape value: positive
Overall Townscape value: positive

16-20 Sovereign Court:

A row of 3 terraced cottages in coursed stone with stone slate roofs. Second half of the 19th century. front doors on north side have stone cornice canopies on long corbels. Plain rectangular windows with modern fenestration. Broad dentils supporting gutter. Similar fenestration to south side but with plain doorcases.

Heritage Townscape value: positive
Overall Townscape value: positive

Tunwell Mills:

On its north side, a 2 storey range continuous with the row of cottages adjacent. Stone slate roof. Regular pattern of rectangular windows. 2 vertical lading doors with projecting jib above towards eastern end.



2 storey block to south, a later extension from the 1880s, faced in stone but with 4 parallel ranges of ridge and furrow roof, with metal sheeting covering.

One of the last industrial buildings remaining in the village, a section to the east was demolished between 2012 and 2020. Further large buildings to the north demolished in the early 21st century.

Heritage Townscape value: positive
Overall Townscape value: positive

4-8 Institute Road & 1-5 Stony Lane:

A block of 2 storey properties on a tapering site between the 2 roads. Faced in coursed stone under Welsh slate roofs, with shops at the ground floor and living accommodation above.

The first floor windows have mainly had central mullions removed. No.6 Institute Road retains an original shopfront with recessed doorway, decorative spandrels above the shop window and

transom lights with turned timber mullions. Consoles with peaked tops flank the fascia which is topped with a traditional moulded cornice. The Stony Lane shopfronts have all been heavily altered, No.1 being uPVC and No.5 having external solid shutters. The deep fascia compound the discordant effect. Originally there was a further property on the corner of the site but that was taken down in around 2010 due to serious subsidence damage.

Heritage Townscape value: positive (mainly No.6 Institute Rd)
Overall Townscape value: neutral.

9 Stony Lane:

C.1800, built as a double fronted house, with a single storey lock-up shop added in the early 20th century. 2 storey, good coursed stone with projecting quoins. Sill bands to ground and first floors, paired mullioned windows with a single light above the door. Stone slate roof with copings to left hand verge. The lock-up shop now marred by external solid shutters and the house has recent replacement uPVC windows.

Existing designation: Grade II listed
Heritage Townscape value: positive
Overall Townscape value: positive

11, 13, 13B & 13C Stony Lane:

A pair of 2 storey properties, in coursed stone under Welsh slate roofs, probably late 19th century, with 13B and 13C being single storey. 11 is a dwelling with simple fenestration, paired windows to the ground and first floor. A large box dormer is prominent on the roof. 13 is a shop with living accommodation above. The shopfront is modern. 13B and 13C have external solid shutters. 13B has an oversize fascia sign.

Heritage Townscape value: neutral
Overall Townscape value: neutral

15-25 Stony Lane:

A row of shops with living accommodation above, stepping gently down the slope. 2 storeys in coursed stone under stone slate roofs. The gutters are supported on stout stone corbels. Tall well-proportioned first floor windows. No.15 has a uPVC shopfront and external roller shutter. No.17 retains a traditional shopfront with recessed doorway, panelled pilasters, transom glazing, a traditional roller awning and semi-circular consoles with foliage design terminating the fascia. No.19 has a boarded over shopfront and appears disused. No.2 has uPVC shopfront. No.23 has lost its shopfront and has an incongruous domestic appearance although remains in commercial use. No.25 has also lost its shopfront and is domestic. The small door and window and expanses of masonry are poorly configured.

Heritage Townscape value: positive (mainly associated with No.17)
Overall Townscape value: neutral

27-37 Stony Lane:

Late 18th century or c.1800 row of vernacular cottages. Thin coursed stone under stone slate roofs (No.31 with concrete tiles). Built incrementally: Nos. 29 and 31 a mirrored pair with quoins, 2-light

mullioned windows. The front doors separated by a vertical stone slab privacy shield. Both houses have outhouses to the front with lean-to slab roofs. No.27 added to the left also has quoins but is a separate build. Gutters are supported on ogee stone or timber corbels.



No.33 an addition to No.31 with quoins and similar fenestration. The gabled stone porch is somewhat incongruous. Modern timber windows. No.35 a further addition with 2-light mullioned windows to the left of the door and a single light to the right. This house has attractive traditional sliding sash windows. No.37 steps forward with

quoins. The front may have been partly rebuilt as the coursing is less consistent with the others. It has a modern timber shopfront. The rear elevations are not readily visible, but some are extended and with flat roofed dormers. The domestic properties in the row have a strong and quaint character.

Existing designation: Grade II listed
Heritage Townscape value: positive
Overall Townscape value: positive

The Royal Oak public house:

Almost symmetrical frontage in coursed stone with stone slate roof. Tall brick chimney stacks. Probably dates from the early 19th century. 3 light windows flanking a plain doorway. Appears to have been a public house since the 19th century, if not from construction. Single storey lean-to roofed extension to the right and various 20th century additions to the rear facing the car park.

Existing designation: Grade II listed
Heritage Townscape value: positive
Overall Townscape value: positive

41-53 Stony Lane:

A row of 2 storey shops with living accommodation above, in pitch faced stone under stone slate roofs, except No.45 which is replaced in concrete tiles. No.45 is dated 1884, probably the date of the whole row. Single light first floor windows, broad dentils supporting the gutters and regular stone chimney stacks. The row is blighted by modern shopfronts, particularly strident and oversized fascia and projecting signs, and the majority having external solid shutters. The rears have a profusion of extensions, first floor access steps and prominent catering flues.

Heritage Townscape value: negative
Overall Townscape value: negative

55-59 Stony Lane:

A row of 3 former shops, stepped between 55 and 57. Pitch faced stone with blue slate roofs. The former shop windows evident with stone slab cornices supported on ogee corbels. All now

converted to houses with infilling of the shop windows to smaller domestic sizes. Modern, mainly uPVC fenestration.

Heritage Townscape value: neutral

Overall Townscape value: neutral

61 & 63 Stony Lane:

Standing on an elevated platform carried by a stone retaining wall with iron railings. No.61 is the earlier building, low 2 storeys in coursed stone although appears to have undergone rebuilding. Wide shallow windows which would have been 2 or 3-light, now all mullions removed. Stone slate roof.



No. 63 is a taller 2 storeys from the late 19th century. Coursed stone with stone slate roof. Gutter carried on continuous band on blocky dentils. Front door with corniced slab canopy on carved corbels. Single light windows with projecting sills. Retains original multi-pane sliding sash windows.

Heritage Townscape value: positive

Overall Townscape value: positive

10 Stony Lane:

A 2 storey building to the street but 3 storeys at the side and rear due to land levels. Appears to date from the early 20th century but to have been altered and extended in the late 20th century to create a block of apartments. The elevation to Stony Lane has an attractive shopfront with leaded transom glazing. This corresponds with the windows to the first floor which also have leaded glazing. The side elevation is more recent and has multiple mullioned windows. The roof is in slate.

Heritage Townscape value: positive

Overall Townscape value: positive

Eccleshill Working Men's Club:

A single storey building to the street which appears to date from the first part of the 20th century. It has stone walls and a Welsh slate roof. The front has the character of a retail premises with large windows, all now in uPVC. 2-storey hall behind accessed by a ramp to the side. Beyond that a further section with a lean-to corrugated metal roof. The rear part is less complementary in appearance but is not greatly apparent from the street.

Heritage Townscape value: neutral

Overall Townscape value: positive

18-22 Stony Lane:

A short row of 3 shop units with living accommodation above. Early 20th century, coursed stone with Welsh slate roof. The shopfronts have been altered but retain a traditional fascia with prominent gabled consoles. The first floor has large windows. To the right is a large single storey garage in artificial stone.

Heritage Townscape value: neutral
Overall Townscape value: positive

24 Stony Lane:

A 3 storey L-shaped villa, appearing to date from the first part of the 20th century, in coursed pitch-faced stone with a Welsh slate roof. The front to the street is relatively plain except for the mock-timber framed gable adornment. The overhanging eaves and barge boards enhance the composition. The front door in a small porch on the side is original.

Heritage Townscape value: positive
Overall Townscape value: positive

26, 26A & 26B Stony Lane:

A row of 3 houses from the late 20th century, coursed stone under a Welsh slate roof. Although attempting to fit into the streetscape, they are a little plain to fully complement the locality.

Heritage Townscape value: neutral
Overall Townscape value: positive

28-34 Stony Lane:

A small block of back-to-back houses presenting 2 dwellings to the street. Built in coursed pitch faced stone under Welsh slate roofs. Double fronted and tall. Paired ground floor windows with carved rosettes in the spandrels of the lintels. The doors have similar rosettes and a raised central fan motif. At first floor is a very prominent carved plaque stating 'Mount View A.D.1886'. The gutter is carried on long stone corbels. To the side the elevation is 4 storeys due to cellar and attic accommodation.

Heritage Townscape value: positive
Overall Townscape value: positive

Stony Lane Autos:

Located in an intervening yard with an attractive drystone wall to the street. Stony Lane Autos is housed in a single storey prefabricated garage.

Heritage Townscape value: negative
Overall Townscape value: neutral

40-46 Stony Lane:

A row of 2 storey properties, split faced stone. Nos. 40 and 42 have Welsh slate roofs, nos. 44 and 46 stone slate. Nos. 40-44 marred by having all stonework painted in cream. No.44 retains a traditional shopfront with bold consoles to the fascia. The shopfront is marred by a solid external shutter and roller box. The shopfront on No.46 is plain.

Heritage Townscape value: neutral
Overall Townscape value: neutral

48 Stony Lane:

A 3 storey frontage in split-faced stone under a Welsh slate roof. Formerly the Co-operative Wholesale Society. Built in 1870. The shopfront has been altered and has external shutters and boxes. The first and second floors have single and triple-light windows with projecting sills and heavy ashlar curved heads with prominent keystones. The gutter is carried on a continuous stone band supported on triple stone corbels.

Heritage Townscape value: positive

Overall Townscape value: positive

Ukrainian Autocephalic Orthodox Church:

Formerly the Wesleyan Methodist Chapel dated 1854. By architect Edward Simpson of Leeds. The chapel was built to replace that of 1775 at Lands Lane (extant, Grade II listed) and to accommodate 550 people. It was adopted by the Ukrainian community in 1964. A very important contribution to the character and community of the village.



Stands side-on to the street, presenting a 2 storey elevation of 6 bays. Plain pilasters at either end with heavy cornice on dentils at the top. Welsh slate roof. Plain ground floor windows, the first floor windows are arched with projecting voussoirs. The east-facing

front is symmetrical. Squared projecting portico with pilasters and entablature over an arched doorway, single light flanking windows. First floor has five arched windows, all frames are original margin glazed with coloured glass. Above pediment with cornice across the base and upper parapet constructed in sloping courses. In the centre a large relief carved plaque with the building's former name and date of construction.

The interior retains its gallery on cast iron columns, with box pews.

A coursed stone wall with triangular copes to the roadside, double gates on stout square stone piers with corniced and shallow pyramidal caps.

Existing designation: Grade II listed

Heritage Townscape value: positive

Overall Townscape value: positive

1-13 The Old Chapel:

Built as the Sunday School to the Wesleyan Chapel. Oddly the front faces west when the chapel faces east. 2 storey rectangular block parallel to the chapel. Pitch-faced stone with a Welsh slate roof. Unusual front elevation, with mock projecting pilasters in coursed stonework. Central arched doorway in projecting steeply gabled Gothic architrave with buttresses. Partly blocked arched windows to either side. Blocked central 3-light window to first floor, with roundels above, all under a semi-circular hoodmould. Part blocked arched windows either side, the lower sections infilled. Heavy cornice to parapet which conceals the gabled roof., central raised semi-circular pediment with inscription. Urn finials to outer ends. The whole is a strange mix of architectural symbols and styles. Side elevations much plainer with rectangular windows adapted for residential conversion. Gutters

on paired dentils. The building has been successfully retained and adapted to residential use, with 3-4 floors of accommodation within, whilst retaining its outward character.

Heritage Townscape value: positive

Overall Townscape value: positive

30 Stony Lane:

Single storey building raised on a plinth above the sloping street. Coursed stone with a stone slate roof with verge copings. The front has 5 openings, a doorway to the right with an arched head. 4 further openings with arched heads, originally all windows, one now a door. The heads have voussoirs, and the arches infilled. Blocky dentils carrying the gutter. Similar fenestration to rear. Both gable elevations plain, the eastern with a small projecting extension. To the front are area railings with heart-shaped finials.

The building appears to date from the very early 19th century and has a clear air of a small former chapel. Despite a somewhat neglected appearance and some poor alterations, the building retains a strong identity and character and is an important component at the east end of Stony Lane.

Heritage Townscape value: positive

Overall Townscape value: positive

4. Open Spaces, Setting and Topography

Summary

Open spaces within distinctive areas contribute to its overall character as they, along with the streets, link buildings together, create a sense of place and provide a setting for the built structures around them. They often contain natural features particularly trees, and these are very often important contributors to conservation area character and provide an attractive backdrop to buildings. Important viewpoints can also often be identified in and around key open spaces. These viewpoints, which are often heavily influenced by the topography of the area, may encompass a set of buildings, a glimpse along a lane or footpath or an unexpected long-distance view and help impart a sense of place, character and position in relation to other settlements in the locality.

There is only one area of significant open space within the indicative boundary, the **Eccleshill Recreation Ground**. The ground, which is roughly the shape of a pentagon with Moorside Road to the east, Stone Hall Road to the west and Moorwell Place to the south, was gifted to the community



following the enclosure of common land. In 1864, it was decreed that the land must remain in community use in perpetuity. The 1854 OS map (to the left) indicates that what is now the recreation grounds was common land, with a well at the southern end, roughly at the west end of the current position of the terrace of houses on Moorwell Place. From this map it is apparent how **Moorwell Place** became named as such.

The recreation ground now forms a pleasant area of mostly grassed open space with paths and mature trees around its periphery and the **Eccleshill War Memorial** at its northern end. It appears well used, with many people using it for day-to-day recreation and with regular community events being held on the space. From within the grounds there are views outwards towards the buildings surrounding it, with vistas of the folds off Moorside Road and down Tunwell Lane. The frontage of Moorwell Place is a prominent feature on its southern end. The bowling green, immediately to the west of Moorwell Place forms a continuation of the open space to the south of the recreation grounds. Whilst this is enclosed within hedge boundaries, the greenery within is apparent from Stone Hall Road and the recreation grounds.



The Recreation Ground viewed from Moorside Road

Whilst there are no other areas of public open space within the indicative boundary, there are small private **gardens** and groups of **trees** which contribute to the sense of place and character of the area. The street trees along **Acre Avenue** give the street a dignified and leafy feel and complement the buildings at its southern end. The group of trees to the south of the listed mill cottages on **Stone Hall Road**, at its junction with Whitebeam Walk, also contribute positively to the streetscape.



Tunwell Lane is a characterful, and likely ancient route, running east-west from Moorside Road. Along its narrow length are properties and gardens with trees overhanging the lane at various points, giving it a distinctive character and somewhat secluded feel. Whilst most of the properties in the area identified have small yards and gardens, some of the larger properties do have more substantial areas of private amenity space and glimpses of these and the greenery within them make a positive contribution to the setting of the buildings around them and to the wider streetscape. The gardens to **14 Moorside Road**, the **Old Stone Hall** (70-74 Stone Hall Road), **29 Moorside Road** and the presently overgrown gardens to **61-63 Stony Lane** all provide welcome greenery and a leafy backdrop in the densely built-up core of the settlement.

The **setting** and **topography** of Eccleshill are heavily interlinked elements of its sense of place and distinctiveness. Eccleshill is located on an elevated ridge of land to the northeast of Bradford centre. The ridge extends northwards towards Wrose before dropping away steeply into the **Aire valley**. To the east and west the land noticeably falls away. As a consequence of its elevated location, from various points within the core of the settlement there are long distance views and glimpses of its setting. To the east and southeast of the settlement the greenery of **Ravenscliffe Wood** and the rising land of Woodhall Hills are prominent elements of its setting. Northwards the densely built-up streets and rising land impede many of the views out of the area, however there are limited glimpses beyond the immediate backdrop of houses towards the Aire valley beyond from the streets leading northwards from the junction of Stony Lane and Stone Hall Road. From various points along **Mount Street** there are opportunities to enjoy long distant views towards **Baildon Moor**. The setting to the south of the area is mostly built up, with the residential areas of Fagley, Undercliffe and Thornbury providing a densely developed setting. Some larger commercial buildings are visible but there are few glimpses of greenery in this direction. The views of the setting, both immediate and longer distance, are useful in understanding Eccleshill's position and growth as a settlement in relation to the surrounding smaller settlements as well as that of the wider urban area of Bradford.



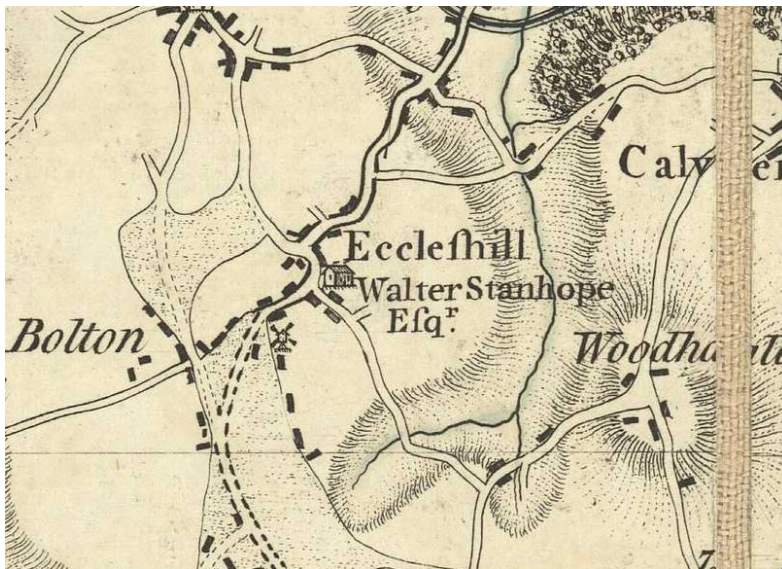
Stony Lane eastwards, with Ravenscliffe Wood in the distance

5. Permeability and Streetscape

Summary

The form, width and orientation of the streets and paths determine the permeability and ease of movement through an area as well as contributing to character and sense of place. The streets and footpaths also facilitate views and vistas of the buildings around them and longer distance views to the surrounding areas. Eccleshill developed as a linear settlement and the road layout has changed little since the end of the 19th century.

Eccleshill developed as a linear settlement along the line of the roads that linked York and Otley with Bradford. The main trafficked routes through the potential conservation area comprise of **Stone Hall Road**, **Moorside Road** and **Stony Lane**. Stony Lane and Moorside Road, along with **Tunwell Lane**, are mostly likely to oldest routes through the potential conservation area. Jeffrey's Map of Yorkshire (dated 1771) is one of the earliest maps available which gives an indication of the road layout at this



point in time. **Stony Lane** and **Moorside Road** are discernible. **Stone Hall Road** was not laid out until later, around the end of first quarter of the 19th century. Jeffrey's Map of Yorkshire was drawn prior to the Enclosure Act and an area of moor/common land with a track running through it (on a route not dissimilar to that of Stone Hall Lane) is evident. These routes are clearly identifiable on the earliest OS map of 1851 and two (Stone Hall Road and Ston(e)y Lane) are clearly named in Cudworth's

description of late 19th century Eccleshill ('Round about Bradford', Cudworth. W, 1876). Augmenting the principal routes are many smaller roads and network of paths.

The street layout of the potential conservation area appears to have changed very little since the middle of the 19th century. **Stony Lane** runs roughly east-west with **Stone Hall Road** and **Moorside Road** joining it at its western terminus and **Victoria Road** at its east.

Stony Lane is probably the most well used thoroughfare within the boundary area. It is a relatively narrow road, lined with mostly 19th century buildings along its length. It pre-dates the first OS map of 1851 and due to the presence of shops, businesses and other community buildings, it has the feel of being the focal point of the village. The streetscape contains an interesting mix of buildings, with the impressive **Mechanics Institute** (Grade II) at its western end and the **Ukrainian Autocephalic Orthodox Church** (also Grade II) at its eastern end. Between these two imposing buildings are a collection of mostly smaller scale structures, comprising of simple stone cottages dating from the end of the 18th century, 19th century shops and 20th century infill developments. The road is busy but has a distinctive sense of place due to its relatively narrow width and the construction of buildings hard against the back of the pavement. The mass of modern and unsympathetic advertisements, shopfronts and roller shutters is notable and detracts from the traditional character of the buildings and the streetscape. There are a few notable examples of good quality frontages, **The Greedy Pig** (formerly the butchers) has a traditional timber shopfront with recessed doorway and pilasters with attractive detailing. The Eccleshill Barbers is another example of a shopfront retaining elements of its original frontage. These enhance the appearance of the streetscape and compliment the traditional character of the buildings.



The buildings along Stony Lane present varied frontages to the street. The Grade II listed cottages are characterful but the poor shopfronts and unsympathetic signage on some of the businesses does not contribute positively to the streetscape.

Monkey Bridge is an interesting historical feature and contributes to the streetscape. The elevated footpath, above the level of the road, is paved with stone setts and flags. From this raised position, there are good long distance views eastwards towards Thackley and Calverley. **Woodhall Hills** are a prominent feature, with the woodland providing a green backdrop.



Monkey Bridge is an interesting, historic feature at the eastern end of Stony Lane



Traditional 'fold' developments off Moorside Road

Moorside Road is another main route through the area, though its narrow width and modern traffic calming means that it is not as busy as Stone Hall Road. Moorside Road is a distinctive route, delineated to the west by the stone boundary wall of the Recreation Ground and to the east by a variety of characterful traditional dwellings. The mid/late 19th century folds,

such as **Quincy Close**, were once a common type of residential development with cottages set around a small, shared courtyard. The houses are often back to backs and modest in terms of their size and decoration. Adjacent to 13 Moorside Road is a Victorian gas lamppost, now converted to electric.

Tunwell Lane is an interesting and mostly likely very old route, running eastwards from Moorside Lane. It originally led to Tun Well and the **Quaker House** and then later to **Tunwell Mills**. The lane is mostly unsurfaced and not suitable for motor traffic. It narrows to a width of a footpath just beyond 5 Tunwell Lane and is lined by stone walls (and some modern fencing further down its route), some of which appear much older than the buildings to either side of the lane. It has a distinctive character and sense of place, with interesting vistas along its length of the traditional buildings which are located at the top and bottom of the lane and along its length.

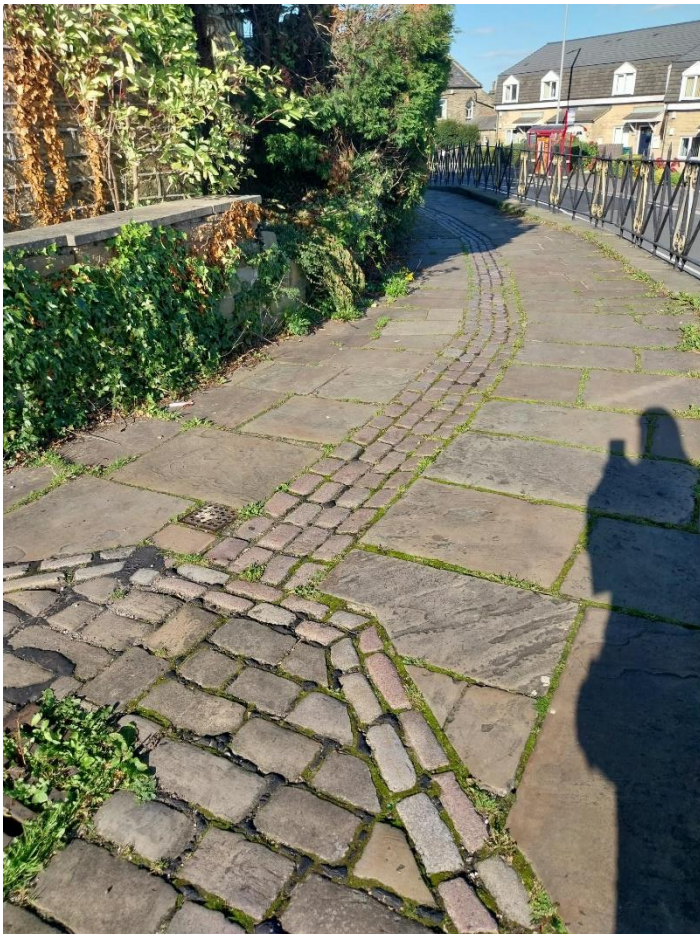


Tunwell Lane

Stone Hall Road was built later than the other principal routes through the conservation area, being laid out during the first quarter of the 19th century. This is a busy road, with a high level of traffic and used as a bus route. The attractive open space of the **Recreation Ground**, located to the east of the road, contributes positively to its streetscape. On the western side of the road the streetscape is more varied, with traditional architecture being interspaced with later 20th century developments. There are interesting views northwards along Stone Hall Road, towards the junction with Stony Lane where the view culminates with the Mechanics Institute and the listed buildings around the top of Stone Hall Road and the corner of Moorside Road.

Acre Avenue, leading off Stone Hall Road to the west, has a contrasting streetscape and has a different character to other roads within the potential conservation area. It has a distinctly suburban character, with trees lining the edges of the pavement and a variety of interesting buildings along its length.

Stone setts and paving on Monkey Bridge



The roads and paths have mostly been surfaced in modern paving materials, tarmac mainly with concrete kerbstones however there are several examples of original stone surfaces surviving within the potential conservation area boundary. **Back Mount Street**, leading northwards from the side of the Select Conveniences Stores is still almost fully setted along a significant length of the road (though only a small area at its southern end is within the potential boundary). Other areas of stone surface also exist on the pavement above the **Monkey Bridge** and small areas of footpath within the folds off **Moorside Lane**. These are important survivals of what are now becoming rare examples of stone setts and flags. Where they exist, they contribute strongly to the character of the area and the streetscape and provide a complimentary setting to the buildings.

6. Preservation and Enhancement Proposals

Summary

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. The areas within the potential Eccleshill Conservation Area boundary retain a varied range of building types and uses including a busy commercial core around Stony Lane with significant elements of development pertaining to the village's early industrial expansion and later residential developments.

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 report) 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 Local Plan. The intent of these measures is not to stifle change in the area, which is a natural part of the progression of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

The purpose of this document is to identify what is special within the area being considered for conservation area designation. The assessment also highlights elements that could be improved or enhanced. The following chapter will identify a number of management proposals that, if the area is designated as a conservation area, could enhance areas and buildings that currently do not contribute to the character of Eccleshill.

Preservation of the character and appearance of the potential Eccleshill 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 **Local 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 important 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 potential conservation area, however there several specific factors which do not contribute to, or which threaten, the character of Eccleshill. These are outlined below 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 Eccleshill, a commitment by local residents and users of the buildings and spaces to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties.

The Secretary of State (for Digital, Culture, Media and Sport) is responsible for the listing of historic buildings which are of special architectural or historic interest. The List is maintained by **Historic England** and is available online via the National Heritage List for England. **Listed Building Consent** is required from Bradford 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 on the Council's website.

There are 15 listed buildings/groups of listed buildings in the area being considered to form Eccleshill Conservation Area. These are identified in **Map of Listed and Key Unlisted Buildings, Open Spaces, Trees and Views** and Historic England's website www.historicengland.org.uk/listing/the-list/map-search. These buildings are 'designated heritage assets' and merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the special 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 wider conservation area.

There are other buildings and features within the area being considered for designation as Eccleshill Conservation Area which, although not listed, contribute positively to its townscape value and historic appearance. These buildings may be identified as **Key Unlisted Buildings**. Buildings in conservation areas are subject to strengthened planning controls because of their location within a conservation area and there is a presumption against demolition of buildings which contribute positively to conservation area character. However, there are other alterations that could be undertaken without the need for planning permission which could impact detrimentally on their appearance and character and could harm the character of the conservation area.

In Eccleshill there are examples of the listed and unlisted buildings that have been impacted negatively through the **loss of original or traditional details** such as doors and windows, the replacement of stone or slate roofs with artificial tiles and the use of unsympathetic signage and shopfronts. Where original details have been preserved or replaced sympathetically, 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 the area, however some facets of what makes the area special are slowly

being eroded. Generally, many minor changes that result in a loss of character can be made to dwellings without the need for planning permission and fall outside of planning controls.

Design Guidance: Additions, Alterations and New Build

The aim is to achieve the successful juxtaposition of old and new buildings within the potential conservation area. Any new development should take full account of the character and appearance of the settlement and use this as the starting point of the new design, regardless of the size of the building or extension. This will ensure that the uniqueness of the conservation area is maintained. This does not necessarily mean that development should replicate what is already there, nor that off-the-shelf 'historic' details be given to new buildings. 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.

There is further guidance contained within the documents below:

- **National Planning Policy Framework (NPPF) (revised 2023):**
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
- **Bradford Council's Local Plan for the District: Core Strategy Development Plan Document (2017):**
<https://www.bradford.gov.uk/Documents/planningStrategy/10/Adopted%20core%20strategy//1%20Core%20Strategy%20full%20document.pdf>
- **Bradford Council's Shopfront Design Guide SPD (2007):**
<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/shopfront-design-guide-supplementary-planning-document/>
- **The Shopkeepers Guide to Securing Their Premises SPD (2012):**
<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/a-shop-keepers-guide-to-securing-their-premises-spd/>
- **Bradford Council's Householder SPD (2012):**
<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/householder-supplementary-planning-document/>

- **The Council's 'Homes and Neighbourhoods: A Guide to Designing in Bradford' (2020):**
<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/homes-and-neighbourhoods-a-guide-to-designing-in-bradford/>

Management Proposals

Naturally there are some elements of the potential conservation area that are not conducive to the predominant historic, industrial village 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.

1. Promote Good Quality New Development

Good quality new development is promoted through planning policy at both local and national level). The Landscape, Design and Conservation Team are consulted on all applications affecting conservation areas, listed buildings, the World Heritage Site and their settings. The team provides comments which then inform the Planning Officer's recommendation and the Council's decision on such planning applications.

High quality new design will be promoted through a close and consistent relationship with the planning process. This includes contribution to the pre-application process for major planning applications.

Successful new development should take account of local and national design guidance and where relevant, accord with the following general advice:

- New buildings or extensions should reflect the general pattern of buildings in Eccleshill particularly in scale and proportion, although modern architectural solutions may be appropriate in some locations, provided they respect the character of the conservation area and are of the highest quality
- Materials should be high quality and be in accordance with those traditionally used in the particular part of the conservation area, in order to strengthen the textural grain of the conservation area and its visual amenity. Where new or modern materials are introduced, these will only be acceptable if they are complementary to the traditional materials present within the conservation area.
- Any new building or extension should be of an appropriate scale and located on its site in a way which reflects the traditional building pattern of the conservation area
- Boundary walls and railings should be incorporated in the development in a way which compliments those already in existence using similar materials and details
- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. New buildings or extensions should sit respectfully within the pattern of existing development and routes through and around it.
- Important views and vistas should be respected.
- The scale of neighbouring buildings should be respected.

- New development should not impinge on any significant open spaces or necessitate the destruction of buildings which contribute to the character of the place.

2. Retention of Traditional Shopfronts and Design Guidance for New Shopfronts/Signage

There are many commercial properties within the area being considered for conservation area designation, particularly along Stony Lane. Whilst most of these have modern shopfronts, a few still retain traditional shopfront details and signage. It is important to preserve these as they make a strong contribution to the character and sense of place within the area. Where shopfronts and signage have already been replaced or new ones are proposed, these should be high quality and respect the character of the building in which it is located, and the wider streetscape. Design guidance is available on the Council's website to help steer owners as to what will be acceptable in terms of shopfronts, signage and how to incorporate shopfront security in an appropriate way. This guidance is available on the Council's website:

Shopfront Guidance SPD (2007):

<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/shopfront-design-guide-supplementary-planning-document/>

Shop Keepers Guide to Securing their Premises SPD (2012):

<https://www.bradford.gov.uk/planning-and-building-control/planning-policy/a-shop-keepers-guide-to-securing-their-premises-spd/>



Example of a traditional shopfront alongside less sympathetic modern replacements on Stony Lane

3. Re-use of Vacant Buildings

The condition of a vacant or underused building will deteriorate much more quickly than one which is in full use, and they are more vulnerable to vandalism. It is therefore particularly important to return a building to use when it and its site make a positive contribution to a conservation area. At time of writing, it was noted that there were a small number of vacant or underused buildings along Stony Lane. It is important to the wider character and interest of the conservation area that empty buildings are re-used to guarantee their long-term future.

4. The Preservation of Original Features

Where houses have retained traditional features such as a stone roof, panelled timber door, stone mullions, timber sash windows or stone



Grade II listed house on Moorside Road which retains traditional details such as sash windows and stone slate roof.

boundary walls, 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 or small groups of buildings.

Unfortunately, many of the buildings in the conservation area have already had original/traditional details removed such as their timber sash windows or have had their traditional roofing slates replaced with modern concrete tiles. Other common but unsympathetic alterations include those to boundary walls and railings, removal of chimneystacks, cement-rich pointing or painting/rendering stonework.

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 Council has produced a repairs and maintenance Guide for owners/custodians of traditional buildings called '**A Homeowners Guide to Preserving and Enhancing the Character of Your Conservation Area**' (2007) and is broken down into useful chapters on specific elements of traditional building repair. This is available on the Council's website:

<https://www.bradford.gov.uk/environment/conservation-areas/repairs-and-maintenance-guidance/>

In the case of listed buildings, where they have unsympathetic alterations which were undertaken without Listed Building Consent, the Council could consider moving forward its statutory duty to enforce the preservation of the appearance of listed buildings in Eccleshill.

Article 4 (2) directions can be introduced, alongside conservation area designation, 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 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 specific alterations such as replacement windows, replacing roofing materials, removing chimneystacks or boundary walls. At the present time, we are not proposing to introduce an Article 4 (2) direction.

5. Street Improvements

The historic character of the buildings and some of the open spaces is unfortunately let down in places by the appearance of the public highways which are typically surfaced with tarmac with concrete kerbstones and concrete slab pedestrian surfaces. Some street furniture, such as bins, railings and bus shelters also detract from the sense of place. Whilst it may not be economically viable to restore stone surfaces where they've lost, the retention of those areas of existing stone setts and flags should be strongly encouraged.

6. Enhancement of the Recreational Ground

This public space has become the focal point of the village and is the largest area of public open space. The Recreation Ground is well used and is an attractive space containing many mature trees which contribute positively to the natural qualities of the area and provide a leafy setting to the



buildings and streetscape around the grounds. The cenotaph is located at the northern end of the Recreation Ground and appears well looked after. Whilst the grounds generally seem to be in good condition, opportunities to seek enhancement should be sought, where these arise, such as improvements to seats and bollards, improvements to the condition of the pedestrian surfaces and timely maintenance of elements which contribute positively such as the boundary walls and trees.