

Eccleshill

Potential Conservation Area Summary Report

February 2024

What is this report about?

This is a summary of the full assessment of the historic and architectural interest of Eccleshill, and consideration of whether Eccleshill should be designated as a conservation area.



Why has Eccleshill been considered for a potential conservation area?

Local residents have approached the Council and asked that Eccleshill be considered for designation as a conservation area. The Landscape, Design and Conservation Team have undertaken an initial assessment, looking at the buildings and spaces in Eccleshill and are considering whether they have the necessary special character and historic interest to warrant being a conservation area.



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). Once an area is designated as a conservation area, the Council must give special regard to preserving and enhancing the special character of the area. This means that planning applications submitted in the area must show that they preserve or enhance its special character. Designation also gives the Council control over demolition of buildings and strengthens control over minor developments. This means that some changes will need planning permission, such as cladding a house, adding a

dormer window or placing a satellite dish where it is visible from the street. It also makes provision for the protection of trees. If you want to cut down or do works to a tree, you'll need to give notice to the Council.

Being in a conservation area does not affect your 'permitted development rights' to make minor changes to your house, such as replacing doors and windows however we do encourage residents to consider retaining original details where possible and we are always happy to offer advice about options that help retain the character and appearance of your property.



More detail on legislative controls in conservation areas can be found at:

www.bradford.gov.uk/environment/conservation-areas/what-is-a-conservation-area



Which parts of Eccleshill have been surveyed?

The area under consideration includes the buildings and spaces around the Recreation Ground, including Moorwell Place, parts of Stone Hall Road, Moorside Road and Stony Lane as well as Tunwell Lane. 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.

These areas are generally considered to be the oldest parts of the village and have the most consistent historic character. This area includes a variety of buildings, including former farmhouses and cottages which are good examples of past local building techniques and materials as well as later Victorian and Edwardian buildings which provide a record of a time of increased prosperity, industrial development and population growth. There are a number of listed buildings, such as the Mechanics Institute, however there are also many unlisted buildings which contribute to the character of the area and its sense of place.

The area around Bank Top has been surveyed but has not been included in the potential conservation area boundary as it is separated from rest of the historic parts of the settlement by later development.



Where can I see the full report?

The full report considers in detail the architectural and historic interest of the area and the

buildings and spaces within it. This is available on the Council's website:

www.bradford.gov.uk/consultations

A paper copy of the full report is also available at Eccleshill Library during opening hours.

We invite comments and suggestions from people living and working in and around the area and any other interested parties. Please submit comments by **31st March 2024**.

For additional information or to register any comments, either in writing or by email please contact:

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What happens next?

This report is the first step in considering whether a conservation area is appropriate in Eccleshill. Following this, we will consider all comments and suggestions and if there is support for further consideration of the area as a conservation area, we will arrange a meeting which all members of the local community will be invited to. The purpose of the meeting will be to discuss the potential boundary and conservation area designation and to answer any questions that you may have.

Following on from this, if it is considered appropriate to put the area forward as a conservation area, it will be considered by Council members and if approved, formal adoption of the proposed area will follow.

