



Conservation Area Appraisal

Braithwaite



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

The next appraisal of Braithwaite Conservation Area will be undertaken by February 2013

January 2008

What is a Conservation Area Appraisal?

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

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

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

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

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

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

What is a Conservation Area?

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

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

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

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

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

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Background and Brief History



View out of Braithwaite conservation area

Braithwaite is thought to originally have been a wood at the brae or brow of the hill on which the hamlet now stands. Thwaite, which is found in many place names in the region, means 'land severed from a wood, grubbed up and made arable. Therefore, the name Braithwaite reflects the agricultural origin of the hamlet and refers to its hilltop location and previously sylvan state.

Pre 1086

The earliest recorded mention of the area is the existence of the ancient Laycock Manor, which is recorded in the Domesday survey of 1086. It is probable that Braithwaite was in existence as a hamlet consisting of one or two farms dependent on the Manor.

13th century

The area was part of Keighley Manor from the 13th century onwards and functioned as an agricultural hamlet of two or three farms.

18th century

During the 17th and 18th centuries the occupants of these farms supplemented their income by manufacturing or organising the manufacture of cloth. This wealth manifests itself in the number of substantial houses, and farm buildings dating from the 17th and 18th centuries. The expansion of the cloth industry in the hamlet led to the construction of a number of

small cottages housing weavers employed by the farmers in the late 18th century and early 19th century. Those profiting from their investment in mills at Keighley and elsewhere in the North Beck and Worth valleys built larger houses, such as Prospect House.

19th century

The introduction of power looms to the area in the 1830s meant it was no longer necessary to carry out weaving at farms in Braithwaite as this could be done in the mills themselves. This led to the hamlet reverting to agriculture as its primary function and hence it did not expand or redevelop significantly during the 19th and 20th centuries, unlike many other settlements in the region.

20th century

Keighley has extended and expanded up to the boundary of Braithwaite, however, Braithwaite village retains much of its rural character and appearance.

Key Characteristics

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

- 17th, 18th, and early 19th century farm buildings.
- Traditional natural building materials.
- Road tightly enclosed by buildings and boundary walls.
- A traditional roofscape.
- Haphazard organic development.
- Self contained and well defined sense of place.
- A mixture of building types including farmhouses, barns and Cottages.
- Important views across the valley, limited vistas within Braithwaite.



Laycock Lane creates interesting vistas as it twists and turns around the buildings.

Current Condition

AUTHENTICITY 73%

- Each historic building in a conservation area will have original features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.
- 20 properties were assessed for the purpose of the study; this is 99% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 75%.



Important view across fields towards the neighbouring village of Laycock.



Most traditional buildings retain interesting vernacular features such as mullion windows, kneelers and drip moulds.

Summary of Important Features and Details

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

- Original / traditional architectural detailing reflecting past architectural styles, particularly the local vernacular.
- Cluster and 'laithes' development.
- Boundary walls to most buildings.
- Use of local stone for buildings, walls and roofs.
- Stone street surfaces (where these remain in situ).
- Lack of alteration / modern engineering to some streets.
- Formal building and boundary frontages on primary elevations.
- Clear clustered groupings of farm buildings.
- Survival of key open spaces and such as fields.



10 - 12 Braithwaite Village dates from the 17th century and is Grade II listed for its architectural interest.

AUTHENTICITY
73%

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

Strengths

- A good number of the buildings have retained a significant proportion of their traditional features and details.
- The street pattern has changed very little and is irregular and unique.
- Significant areas of traditional streetscape materials are still in situ.
- Key open spaces maintain their traditional agricultural character.
- Traditional roofscape and skyline due to retention of chimneys and original roofing materials.
- Important views out of the conservation area have been maintained where gaps between the houses have not been in filled.
- Listed buildings retain a slightly above average number of traditional features and details.
- Rural hamlet with strong sense of place.
- Traditional boundary walls retain their character.
- Mature trees contribute to townscape and character.
- The settlement has a distinctive and unique value.

Prospect House dates from the early 19th century and is a key unlisted building.



Weaknesses



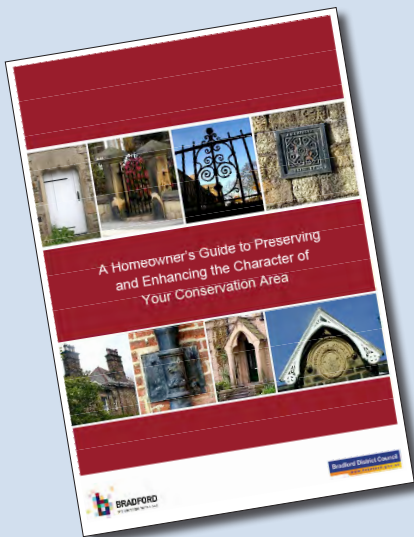
- The overall authenticity score of 73% for the conservation area is one of the lowest among the conservation areas surveyed in the district so far.
- Widespread alterations to wall materials with the use of render or paint instead of natural stone is detracting from the street scene.
- Unlisted buildings retain much fewer traditional features and details than listed buildings.
- Most traditional windows and doors have been lost.
- Alteration and removal of chimneys is harming the skyline.

Painted stonework at 21 - 23 Braithwaite Village

Opportunities

Swallow Cottage needs to be brought back into use.

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



- Bringing vacant and underused buildings and sites back into full use.
- Enforcement action against unauthorised development and works to trees.
- Redevelopment of buildings and sites currently detracting from the character and appearance of the



Threats

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



Braithwaite Conservation Area

Character Contributions



Key

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

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

Braithwaite Conservation Area

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



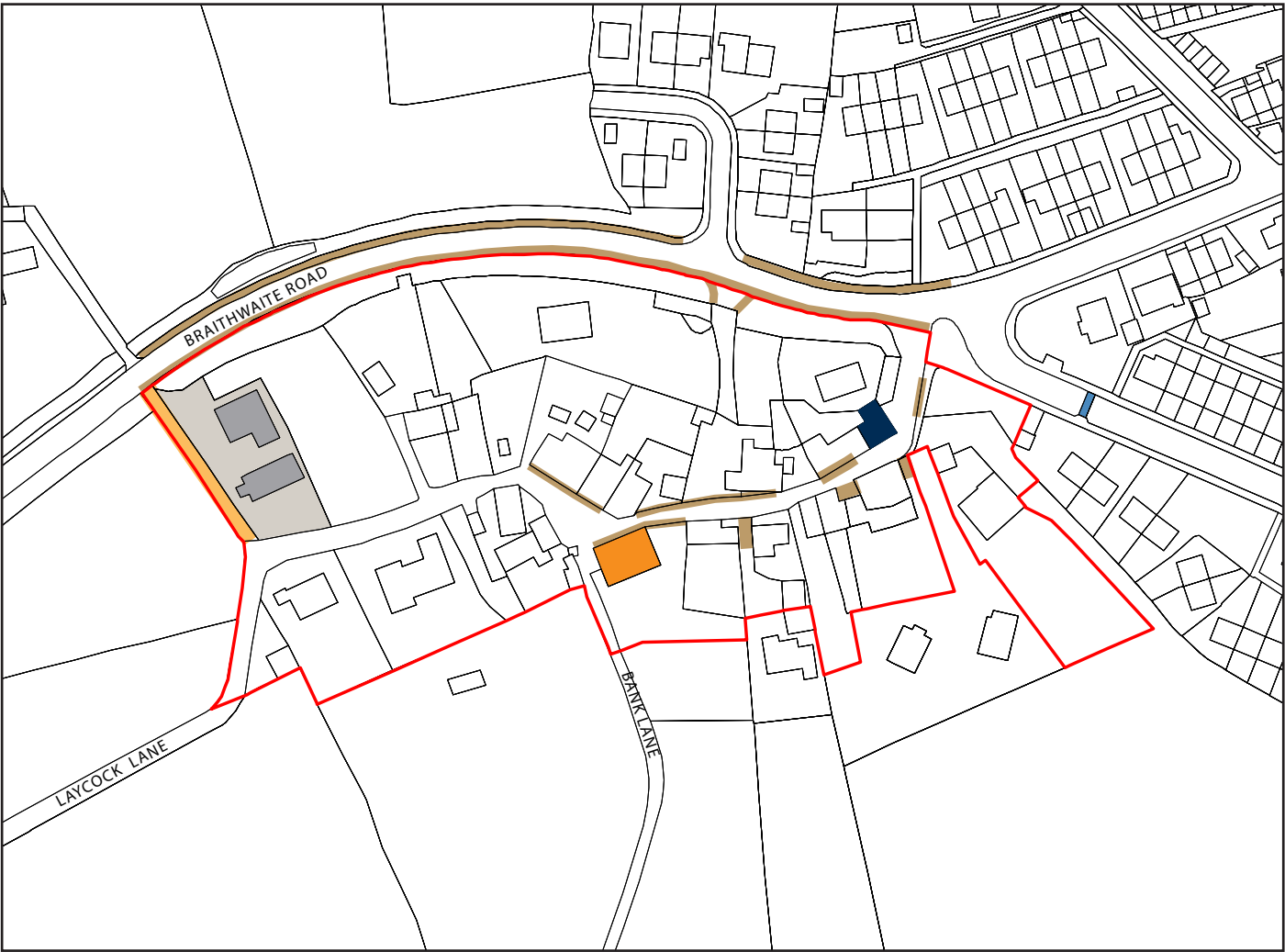
Key

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

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

Braithwaite Conservation Area

Land Use and Highway Materials



Key	
	Conservation Area Boundary
	Residential
	Vacant building / floor space
	New development
	Other non residential building
	Gravel
	Stone setts / flags
	Un-surfaced / partially surfaced
	Tarmac / concrete
	Traffic management scheme

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

Changes affecting the Conservation Area

New Development



The barn **25A Braithwaite Village** has been converted to a dwelling which has brought the building back into use. Some new window openings have been created but are in an appropriate design and materials. Planning permission and listed building consent was granted in 1999 and 2000.

POSITIVE CHANGE

Buildings



2 Braithwaite Village Swallow Cottage still remains vacant since the publication of the Conservation Area Assessment:

NEGATIVE CHANGE

No buildings have become vacant since the Conservation Area Assessment was written.

NO CHANGE

Trees and Open Space

No trees of amenity or townscape value have been lost in the conservation area since the publication of the conservation area assessment.

NO CHANGE / POSITIVE

Works to Highways

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

NO CHANGE

Boundary

The appropriateness of the Braithwaite conservation area boundary is deemed to be appropriate at present.





Prominent strap pointing

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

As part of the review of the conservation area a number of properties displaying inappropriate alterations and additions have been noted. Whilst a minority are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as reduced or removed chimneys, inappropriate rainwater goods, painted or inappropriately pointed elevations and modern windows and doors. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on the repair and maintenance of historic properties has recently been published and is available on the Council's website at www.bradford.gov.uk/repairs.

Negative Impacts



Inappropriate upvc windows and door

Management Proposals

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

The objectives aim to:

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

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

	Objective	Actions	Timescale
1	Maintain contact with the local community	• Yearly newsletter about conservation area issues. • Design and Conservation website to be made as informative, user friendly and up to date as possible	Yearly 2007 - 2013
2	Establish protocol for Council Officers / external partners working in the conservation area	• Form a conservation forum • Workshops	Monthly As required
3	Improve the quality and amenity value of the public realm and water courses in Braithwaite	• Approach Highways Maintenance annually re: Maintenance programme, materials and highway design • Closer working relationship between Design and Conservation and other Council departments. • Production of design guidance for the enhancement of the public realm	2007-2013 Continual As resources permit
4	Promote good quality new development	• Produce Guidance Notes on appropriate sympathetic design to suite character of the conservation area. • Production of design briefs (where appropriate)	2007 - 2013 as resources permit As resources permit
5	Preserve and enhance features and details that contribute to the character of Braithwaite	• Produce Guidance Notes for property owners on the repair and maintenance of historic properties	Published in 2007 and reviewed periodically
6	Monitor Planning Applications to add Value to the historic Environment	• Design and Conservation Team to review Braithwaite conservation area every five years in line with Best Value indicator 219a.	Continual
7	Maintenance of footpaths and boundary walls	• Approach the Highways Maintenance Team in respect of footpath maintenance of the adopted highway and associated boundary walls. • Approach the Countryside and Rights of Way Team in respect of footpaths and boundary walls that are the Councils responsibility.	Continual
8	Ensure all Inward Investment is contributing to the character of the conservation area.	• Maintain links and discussions with internal and external partners to ensure best practice and value for money are achieved.	Continual
9	Record Unauthorised works	• Liaise with the Enforcement Team of Unauthorised works to buildings or land taking place in conservation areas.	Continual

10	Retain important trees	• Liaise with the tree officer in respect of Works to trees	Continual
11	Monitor Change loss/gain and feedback to local community and officers working in the conservation area	• Design and Conservation team to review Braithwaite conservation area every five years in line with Best Value indicator 219a.	Review by January 2013

