



Conservation Area Appraisal

Micklethwaite



This appraisal reviews the Micklethwaite Conservation Area Assessment, which was published in December 2005. The Management Proposals included in this appraisal are based on the priorities in the Conservation Area Assessment which were established following consultation with the local community in 2004.

The next appraisal of Micklethwaite Conservation Area will be undertaken by June 2014

June 2009

City of Bradford MDC

www.bradford.gov.uk

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).

Micklethwaite Conservation Area was originally designated in 1976. A review of the boundary was undertaken in 2004 as part of an assessment of the Conservation Area. The boundary was amended following public consultation and the conservation area was redesignated in December 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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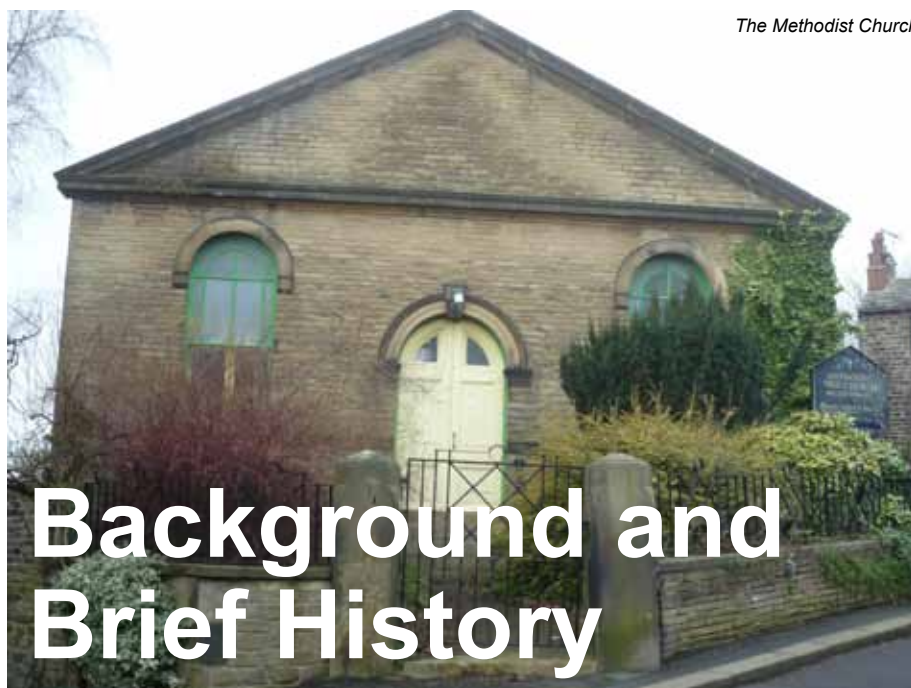
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Background and Brief History

The Conservation Area covers the majority of the historic agricultural village of Micklethwaite along with its farmland setting. Located on the valley slopes it is mostly linear in form with clusters of buildings along Micklethwaite Lane and Carr Lane, which are concentrated in particular around two open spaces – upper and lower green. The following timeline briefly summarises its development.

9th century

Micklethwaite was founded towards the end of this century by Vikings who established a scattered farming settlement in a clearing.

11th century

The village was laid to waste in the Norman Conquest of 1066 which ended the Viking system of governance. Micklethwaite was mentioned in the Domesday Book of 1086 and quickly recovered, underpinning the early growth and prosperity of Bingley.

14th century

Lands at Micklethwaite were donated to Drax Priory between the 12th and 14th centuries. Monks farmed the land and probably collected their produce at the original Micklethwaite Grange.

16th century

The dissolution of the monasteries by Henry VIII in 1536-39 probably led to the allocation of Drax Priory's land to freeholders who gradually rebuilt the farmhouses and buildings in stone to reflect their wealth and status.

18th century

Lime burning was an important industry in the area during the 17th and 18th centuries.

19th century

A textile mill was built at Holroyd in 1812 and was followed by a small number of workers' houses in the village. Two Wesleyan Methodist Chapels were built in the village in 1854 and 1875, possibly signs of a dissenting community, the latter is still in use.

20th century

The industrial function of the village ceased and its agricultural role lessened during the 20th century. Many farm buildings have been converted to dwellings along with the mill and one of the chapels. A number of modern houses were built in the middle of the village after the 1950's reflecting the popularity of Micklethwaite as a commuter settlement.

Key Characteristics

The following features and details contribute to the essential character of the Micklethwaite conservation area:



- The village is linear in form, and steps up the hillside creating character and long distance views across the Aire Valley.
- Pastoral fields with stone walls surround the village providing an open, green setting and illustrating its agricultural character.
- The wooded Micklethwaite Bank provides an impressive backdrop to the village, giving way to moorland above.
- Two village greens provide an important focus for the upper and lower parts of Micklethwaite.
- A mix of building ages and types reflect Micklethwaite's agricultural and industrial past, and the local vernacular.
- Attractive water features in a woodland setting such as Morton Beck and Holroyd Mill Pond provide amenity.

Top: Pastoral fields around Micklethwaite Grange with Micklethwaite Bank in the background.

Middle: Street scene at Beck Road.

Bottom: Holroyd Mill pond - an attractive water feature.

Below: View across the Aire Valley from upper green





From top right and left: Traditional buildings, materials and details at Thornfield House (right) and Victoria Street (left); The well at Spring Beck; Stone setted surface at Butlers Fold; Footpath at Acre Lane leading down to Morton Beck.

Summary of important features and details

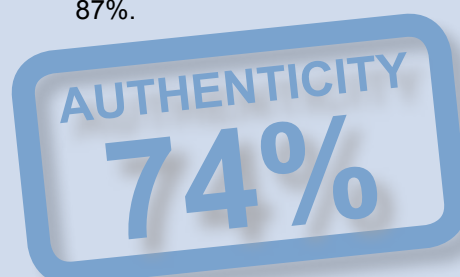
Features and details contribute to the essential character of the conservation area:

- Traditional natural materials such as local sandstone and gritstone for buildings, and stone slates for most of the roofs.
- Areas of York stone flag paving and setted areas.
- Painted timber sash and casement windows, with leaded metallic casement windows on pre-1750 houses.
- Retention of historic features such as the phone box and post box on Micklethwaite Lane and the well at Spring Beck.
- Unmade footpaths link the village to the open countryside.
- The historic street pattern remains essentially intact.

Current Condition

AUTHENTICITY 74%

- 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 buildings built prior to 1956 are scored, this includes buildings which were originally built for civic or commercial use which have since been converted to residential.
- 70 properties were assessed for the purpose of the study, which is 61% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 87%.



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

- Pastoral fields providing an open green setting.
- Attractive water features such as the Mill Pond and Beck.
- Long distance views and vistas are retained through the gaps between the houses.
- The key open spaces within the village maintain their traditional character.
- A significant number of the buildings have retained a significant proportion of their traditional features and details.
- Traditional roofscape and skyline due to retention of chimneys and original roofing materials.
- Listed buildings retain an above average number of traditional features and details.
- Retention of stone flagged and setted surfaces, and unmade footpaths.
- Very few vacant buildings.
- The street pattern has changed very little.

Below left: Morton Beck;

Below: The buildings at numbers 4 - 10 Victoria Street have retained many of their traditional features



Weaknesses

- Enclaves of modern suburban-style housing within and on the edge of the Conservation Area detract from its character and continuity.
- Inappropriate alterations to historic buildings (e.g. modern window openings, extensions etc.) detract from the street scene.
- Most traditional windows and doors have been lost.
- Clutter on a number of houses detracts from the street scene.
- Tarmac highways which are poorly maintained in places, along with concrete kerbstones and tarmac pavements in many parts of the conservation area.

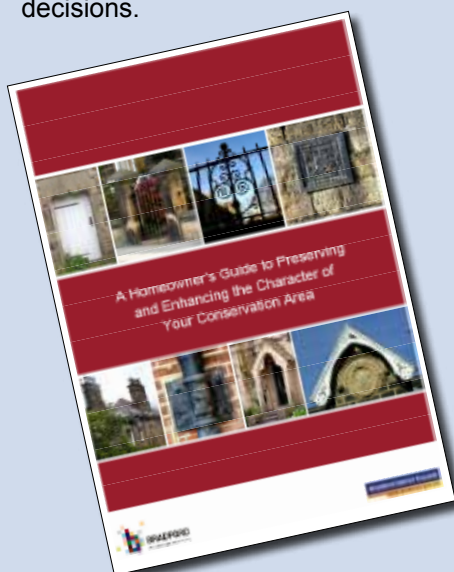
Modern suburban development along Micklethwaite Lane



Opportunities

Croft House Farm,
Micklethwaite Lane

- 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.



Threats

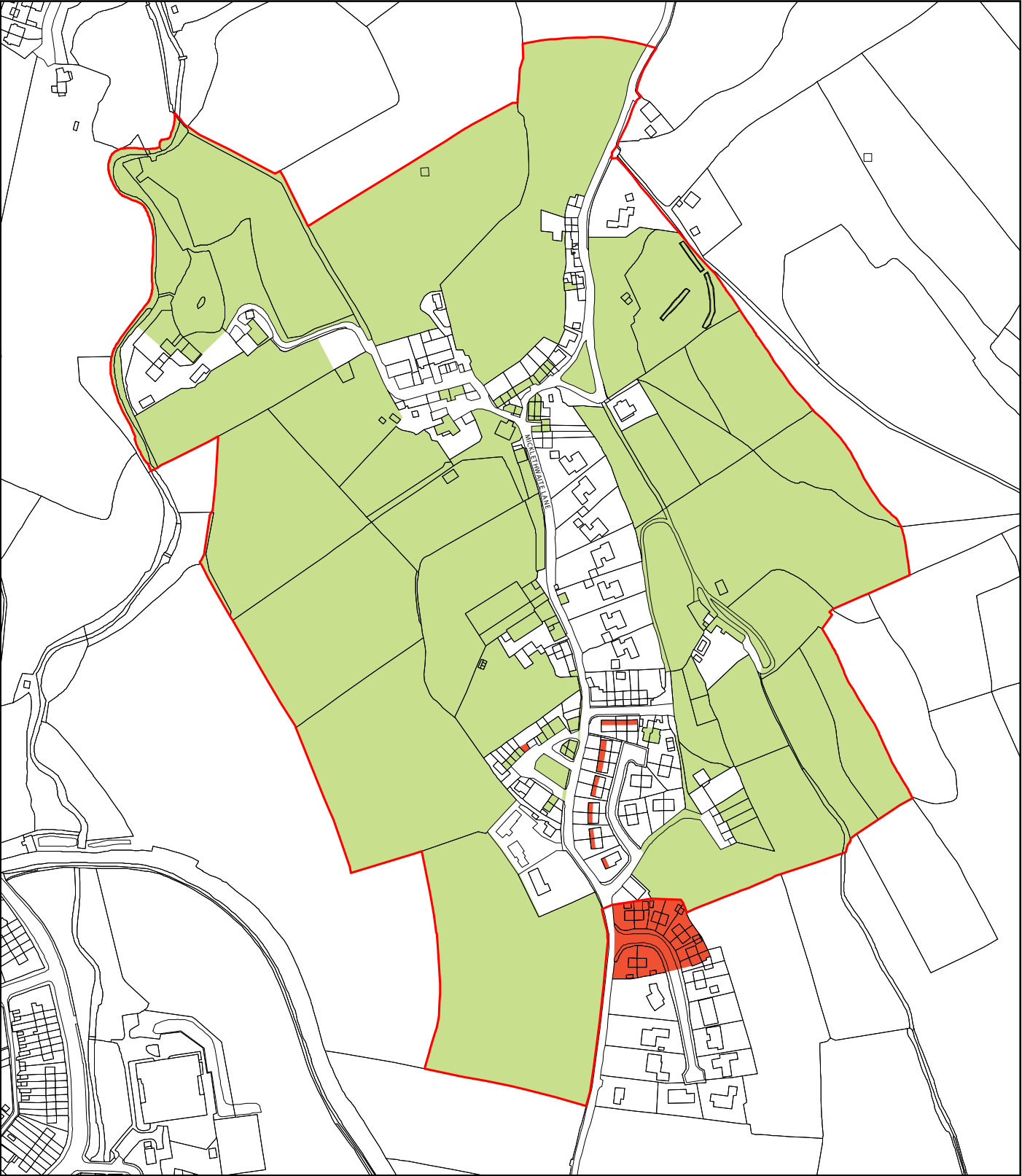
Loss of traditional features and inappropriate alterations to historic properties at Butler's Fold.

- Continued removal of traditional features and details from buildings.
- Poor quality alterations/extensions to historic buildings.
- Loss of mature trees.
- Loss of historic street surfaces.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- The declining role of farming in the village may lead to the further loss of Micklethwaite's agricultural character.
- The large new housing development planned at nearby Sty Lane may impact on the open green setting of Micklethwaite and the traffic levels passing through the village.



Micklethwaite Conservation Area

Character Contributions



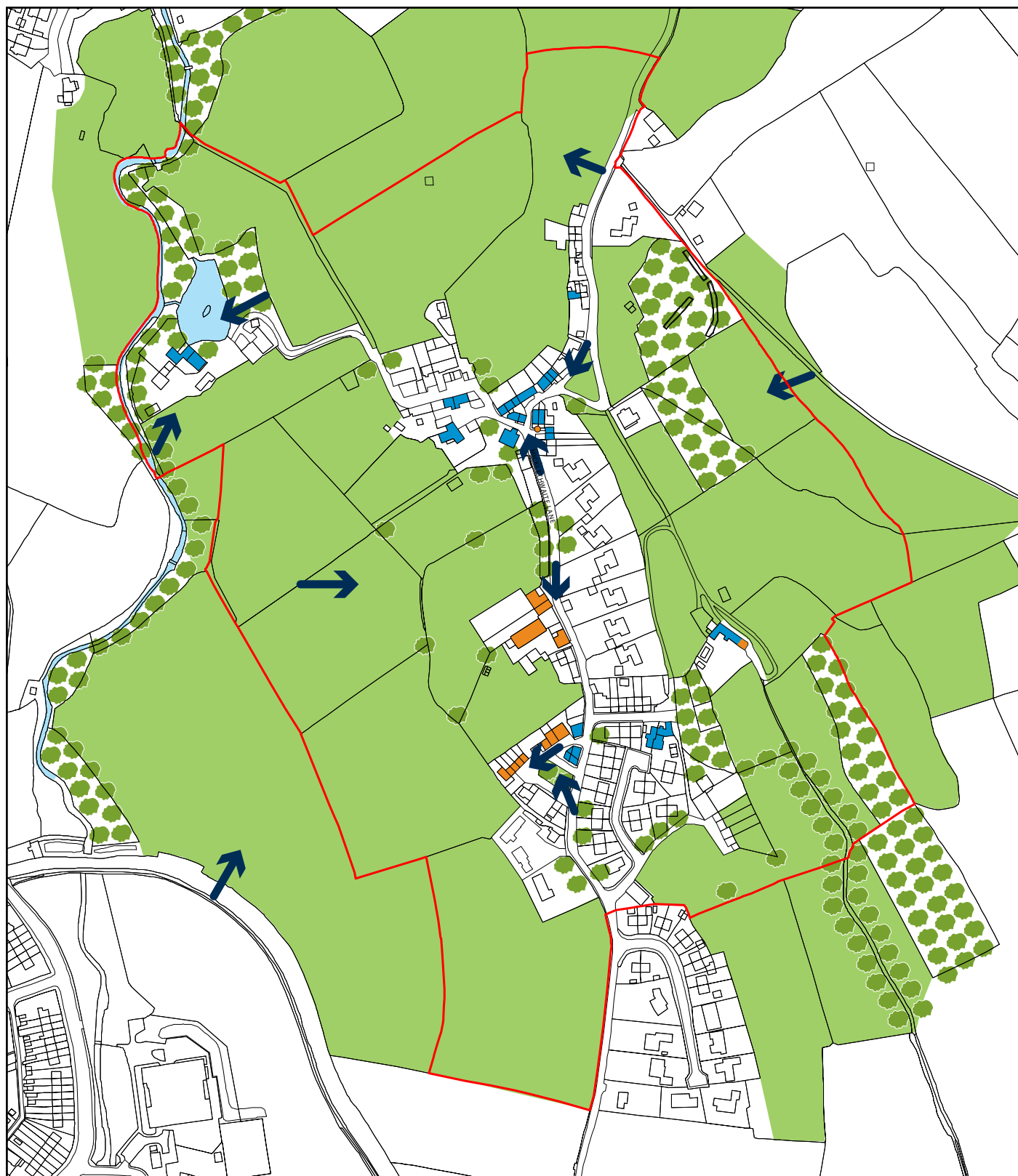
Key

- 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.

Micklethwaite Conservation Area

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



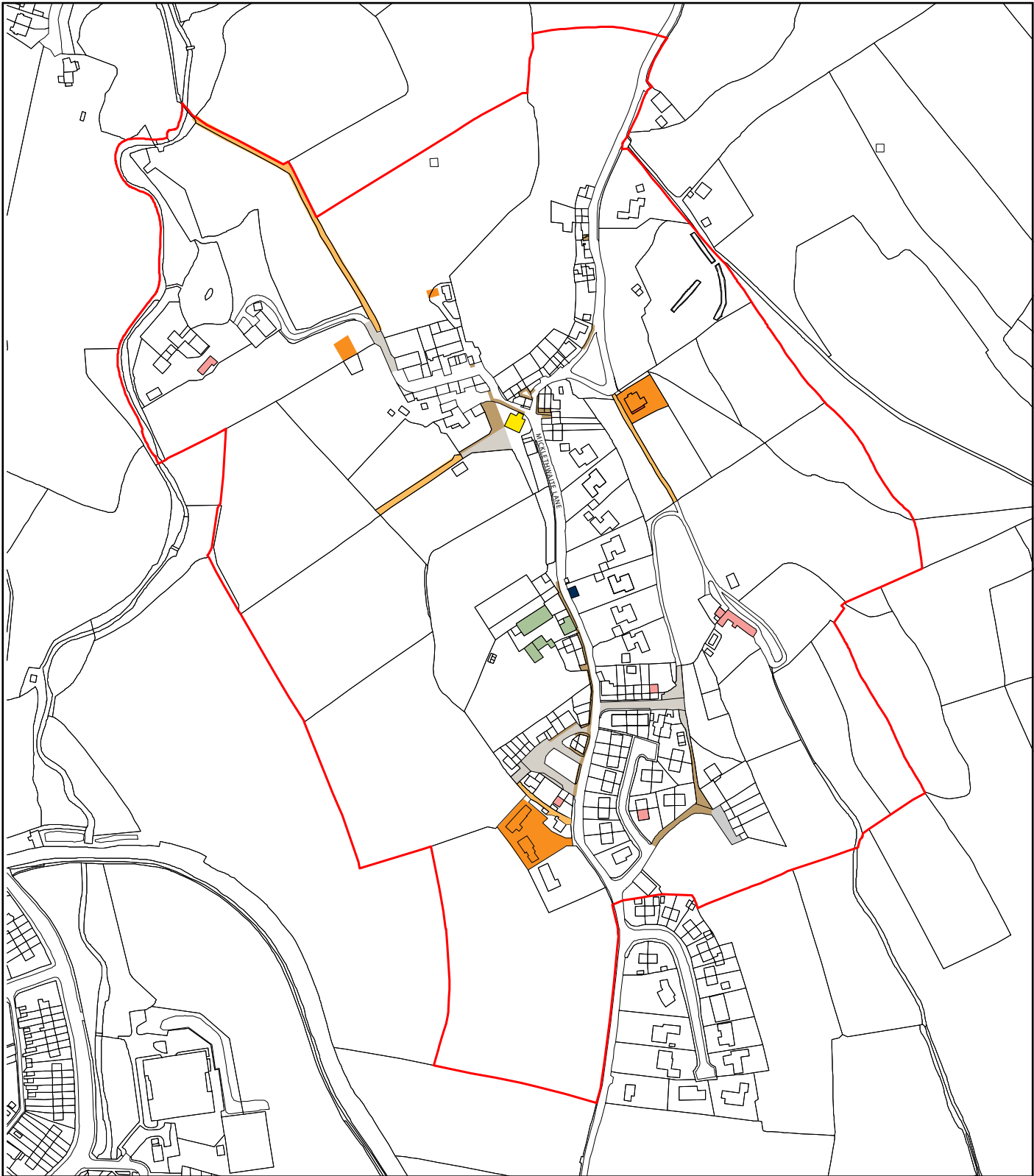
Key

	Conservation Area Boundary		Important water feature
	Key open space		Listed building
	Important tree(s) / areas of woodland		Key unlisted building
	Key view or vista		








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

Micklethwaite Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Changes to existing buildings		Gravel
	Retail / commercial building		Vacant building / floor space		Stone sets / flags
	Agricultural building		New development		Un-surfaced / partially surfaced
	Place of worship / religious				Tarmac / concrete

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



Thornfield Farm – A collection of modern farm buildings which didn't contribute to the character of the conservation area have been demolished and replaced by two stone built dwellings (Canal View and Moor View) and associated garden areas.

NEUTRAL IMPACT

Springbeck House, Beck Road – a stable block has been erected. It is sited next to an existing stable block which is of similar design and materials so the impact is minimal.

NEUTRAL IMPACT



The Bungalow, Mickletonwaite Lane – The former bungalow on site didn't contribute to the character of the conservation area and has been demolished and replaced by a new dwelling of similar size and position.

NEUTRAL IMPACT

Springbeck Farm, Beck Road – two stables and a food store have been built in a field opposite the farm. When viewed from the west the development is quite prominent on the hillside and detracts somewhat from the open and green setting of the conservation area.

NEUTRAL/NEGATIVE IMPACT

Buildings



5 Appletree Cottages, Micklethwaite Lane – a two storey side extension has been added to this 19th Century cottage. The design and materials are generally sympathetic to the original building.

NEUTRAL IMPACT

Watermill Barn, Holroyd Mill Lane – a single storey extension has been built to the rear and it is barely visible from most viewpoints.

NEUTRAL IMPACT

12 Thornfield Mews – a two storey side extension, of similar design and materials, has been built to this modern semi-detached house which makes no contribution to the character of the conservation area.

NEUTRAL IMPACT



Fairlady Farm – a number of changes have occurred to this range of buildings:

- the timber sash windows in the garage extension have been replaced by UPVC windows;
- the barn has been converted to residential use, and;
- a leanto at the eastern end of the range has been demolished and rebuilt.

Overall these changes are sympathetic to the historic character of the building although the modern windows let it down.

NEUTRAL /NEGATIVE IMPACT



Store/workshop east of 21 Micklethwaite Lane – Work is currently underway to convert this key unlisted building into a dwelling. The reuse of this building should have a positive impact on the character of the conservation area. However there is concern regarding the appropriateness of the work, particularly the modern window details which look out of place on this building which is thought to date from the 17th Century.

POSSIBLE NEGATIVE CHANGE

13 The Green – a first storey extension has been built which makes little impact on the character of the street.

NEUTRAL IMPACT

Trees & Open Space

Two trees have been removed with consent since 2005 but this has not had a negative impact on the character of the conservation area.

NEUTRAL IMPACT



Works to Highways

There appears to have been no major works to highways in the conservation area since 2005.

Boundary

The boundary of Micklethwaite Conservation Area is deemed to be appropriate at present.

Negative Impacts

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

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 inappropriate pointing and paintwork

to stonework, inappropriate signage, poorly detailed shopfronts, and dormer windows. Other significant blights on the area are unused and underused buildings and sites. 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 made available.



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

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2009 - 2014
2	Improved communication between Council officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Micklethwaite	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm 	Continual As resources permit
4	Preserve and enhance features and details that contribute to the character of Micklethwaite	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings to be published by the Design and Conservation Team in 2007. 	Review guidance periodically
5	Promote good quality new development	<ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate. 	Continual as resources permit
6	Ensure all investment is contributing to the character of the conservation area and its activities.	Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council.	Continual
7	Monitor planning applications to add value to the historic environment	Design and Conservation Team to work more effectively within the wider planning service.	Continual
8	Address illegal works to listed buildings and unauthorised development	Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
9	Retain important trees	Liaison between Design and Conservation Team and Trees Team	Continual
10	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Micklethwaite Conservation Area every five years in line with Best Value indicator 219a	Review by June 2014

