Conservation Area Appraisal

# Brunthwaite

This appraisal reviews the Brunthwaite 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 Brunthwaite Conservation Area will be undertaken by June 2013

**June 2008**

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).**

Brunthwaite 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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www.bradford.gov.uk/conservation

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

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

# Background and Brief History

**Brunthwaite, a small hamlet located at the foot of Rombalds Moor, to the west of Brunthwaite Crag and within the historic wapentake of Staincliff and Ewcross.**

## Pre 1086

It is thought that the first settlement at Brunthwaite was established by the Saxon and the place name is thought to be derived from an Old English or Saxon word meaning 'a clearing made by burning'. Though Brunthwaite was not mentioned specifically in the Domesday Survey of 1086 might have been one of five small manors that made up the township of Silsden.

## Medieval & Post Medieval

Between the 14th and 19th century it seems likely that Brunthwaite existed as a small but relatively self-sufficient agricultural hamlet. The inhabitants of Brunthwaite were likely to have worked the land under the feudal system, paying allegiance and taxes to the Lords of the Manor in Skipton. Little is known of the history of the place, though mention is made in Estate documents of a corn mill and malt kiln in the hamlet in the 14th century.

## 18th & 19th centuries

The earliest surviving buildings in the conservation area are likely to be Ashwell House and Sycamore Farm, both of which date from the 18th century, though both were altered in the 19th century. During the course of the 18th and 19th centuries many of the settlements in Airedale became increasingly industrialised. However, whilst Slisden expanded as a mill village, Brunthwaite remained largely agricultural with any textile manufacture being cottage-based and lasting until the early to mid 19th Century.

## 20th century

While Brunthwaite produce supports the nearby textile towns and villages, the agricultural function of the settlement declined over the 20th Century. However, key buildings have been retained and in some cases converted and the hamlet retains it traditional character.

# Key Characteristics

## The following summarises the key elements of the character of Brunthwaite conservation area:

- 17th, 18th, and early 19th century farm buildings.
- Traditional natural building materials
- A traditional roofscape using stone slate
- Settlement focused on Brunthwaite Lane and the Green
- Hophazard organic development.
- Self contained sense of place.
- A mixture of building types mainly built for agriculture
- Important views across the valley and lots of views within Brunthwaite.
- Development spread out like a Yorkshire Dales village rather than close clusters like 'South Pennine' layouts that are found elsewhere in the Bradford District.

*Above: Open space at entrance to the hamlet. Right: Former agricultural buildings have a strong presence in the hamlet.*

*Top right: Brunthwaite Beck makes a key contribution to character.*
*Top: House retaining original features.*
*Above: Typical informal surfacing to access track*

## 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 'laithe' development
- Boundary walls to most buildings
- Coursed rubble walls to older buildings and more regular coursed walls to later buildings.
- Stone street surfaces (where these remain in situ)
- Lack of alteration / modern engineering to streets
- Formal building and boundary frontages on primary elevations
- Clear clustered groupings of buildings
- Brunthwaite Beck running past the green with a group of trees with high amenity value
- Survival of key open spaces and such as greens and fields

## Current Condition

**AUTHENTICITY 81%**

- Each historic building in a conservation area will have originally 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.
- 14 properties were assessed for the purpose of the study; this is 70% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 85%.

AUTHENTICITY
81%

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

- The overall authenticity score of 81% for the conservation area is one of the lhighest among the conservation areas surveyed in the district so far
- The majority number of the buildings have retained the majority of their traditional features and details
- The street pattern has changed very little which is irregular and unique
- Significant areas of traditional streetscape materials are still in situ
- Key open spaces such as the green maintain their traditional character
- Traditional roofscape and skyline due to retention of chimneys and original roofing materials
- Traditional views and vistas have been maintained where the gaps between the houses that have not been in filled
- The large majority of the boundary walls are traditional
- Rural hamlet with definite sense of place
- The settlement has a distinctive and unique value
- Brunthwaite Beck running past the green with a group of trees with high amenity value

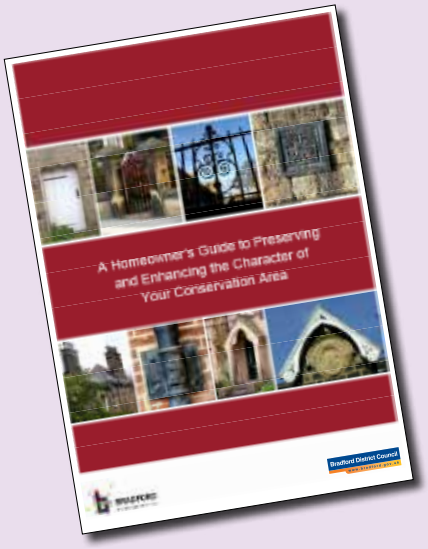
# Weaknesses

- Most traditional windows and doors have been lost
- Alteration and removal of chimneys pots is harming the skyline

*Alterations undermining simple architectural detailing of terraced housing.*

# Opportunities

- 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 conservation area.

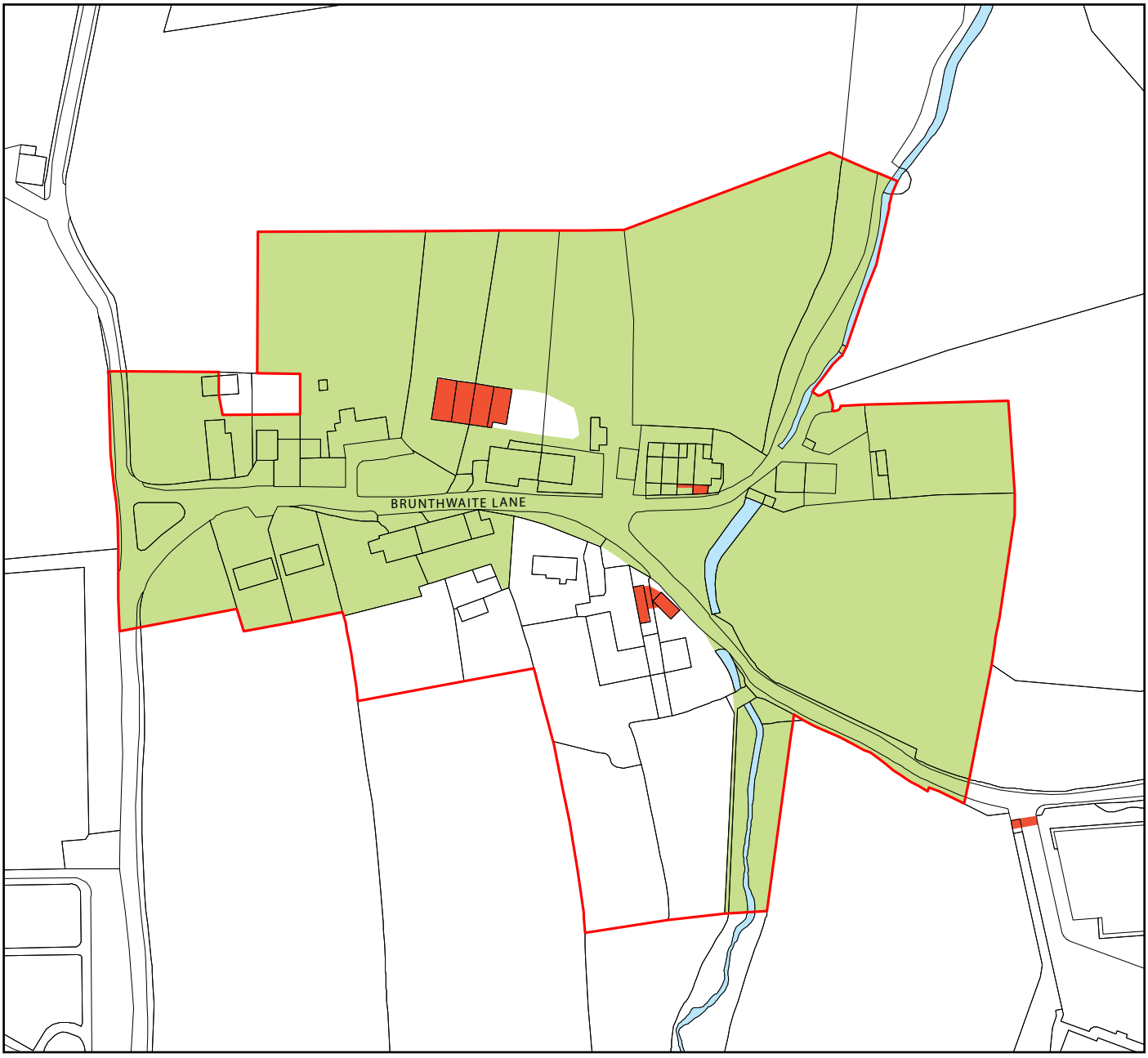
*Farmhouse retaining traditional details*

# 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.
- Buildings and sites falling out of use.

# Brunthwaite 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 archaelogical interest.**

# Brunthwaite Conservation Area

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

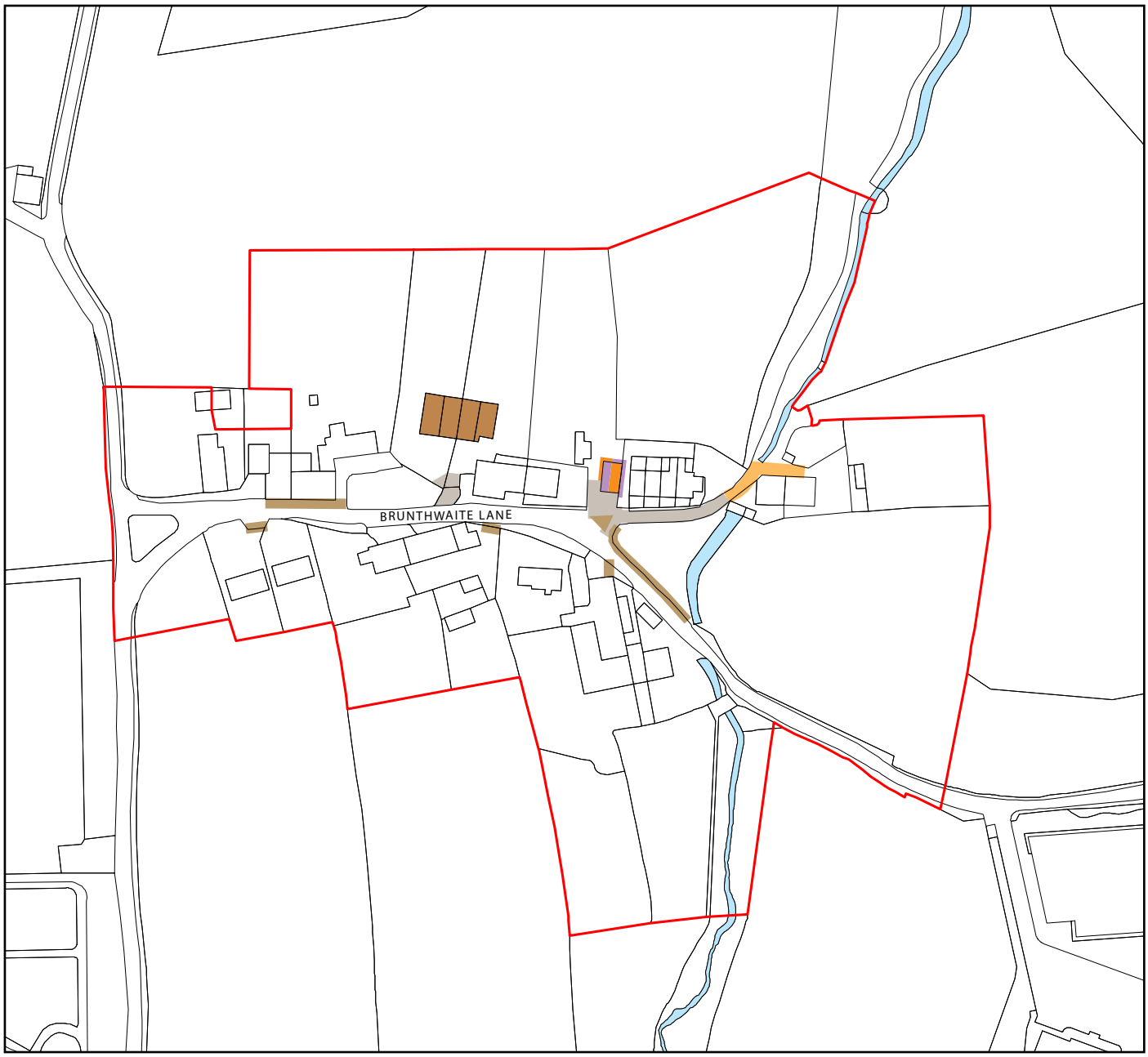

### Key

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

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

# Brunthwaite Conservation Area

## Land Use and Highway Materials




### Key

- Conservation Area Boundary
- Residential
- Demolition
- New development
- Industrial
- Gravel
- Stone setts / flags
- Un-surfaced / partially surfaced
- 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

Planning permission was granted in 2003 for demolition and rebuilding to form a new dwelling at **Bullcroft House, Brunthwaite Lane**. The property is a well designed detached dwelling which is made from reclaimed stone with good quality artificial roof slates and incorporates traditional features and details. However, the windows are inappropriate to the conservation area due to them being a stained rather than painted finish, trickle vents and the windows being top openers.

**POSITIVE / NEUTRAL CHANGE**

**LESSON**: Positive change because it has re-placed a derelict vacant building. Neutral change because in conservation areas external detailing is very important. Developers and decision makers should be aware of this.

# Buildings

**Bullcroft House** has re-placed a previous derelict vacant cottage and there are no longer any vacant buildings:

**POSITIVE CHANGE**

There are no buildings which have become vacant since the Conservation Area Assessment was written and remain vacant.

**NO CHANGE / POSITIVE CHANGE**

# 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 Brunthwaite conservation area boundary is deemed to be appropriate at present.**

# 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**

# 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, some properties display 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.**

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

| | Objective | Actions | Timescale |
|---|---|---|---|
| 1 | Design and Conservation Team to maintain contact with the local community | • Yearly newsletter about conservation area issues.<br>• Design and Conservation website to be made as informative, user friendly and as up to date as possible. | Yearly 2008 - 2014 |
| 2 | Improved communication between Council Officers and external partners working in the conservation area | • Formation of a conservation forum.<br>• Workshops | Monthly<br>As required |
| 3 | Improve the quality and amenity value of the public realm and water courses in Brunthwaite | • Closer working relationship between Design and Conservation Team and other Council departments.<br>• Production of design guidance for the enhancement of the public realm. | Continual<br><br>As resources permit |
| 4 | Promote good quality new development | • Produce Guidance Notes on appropriate sympathetic design to suit character of the conservation area.<br>• Production of design briefs where appropriate | As resources permit |
| 5 | Preserve and enhance features and details that contribute to the character of Brunthwaite | • Guidance for the Repair and Maintenance of Historic Buildings was published by the Design and Conservation Team in 2007. | Review guidance periodically |
| 6 | Monitor planning applications to add value to the historic environment | • Design and Conservation Team to work more effectively within the Planning Service. | Continual |
| 7 | Maintenance of footpaths and boundary walls | • Closer working between the Design and Conservation Team, property owners, Highways and the Rights of Way Team. | 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 | Address any illegal works to listed buildings and unauthorised development. | • Liaison between Design and Conservation Team and Planning Enforcement Team. | 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 Brunthwaite conservation area within five years in line with Best Value Indicator 219a. | Review by June 2013 |