



Conservation Area Appraisal

Goose Eye and Laycock



This appraisal reviews the Goose Eye and Laycock Conservation Area Assessment, which was published in 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 Goose Eye and Laycock Conservation Area will be undertaken by November 2012.

January 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).

Goose Eye and Laycock Conservation Area was originally designated in 1975. A second review of the boundary was undertaken in 2002 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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Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

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

Background and Brief History

*Turkey Mill (Grade II) and
Woodcock Fold, Goose Eye.*



Goose Eye and Laycock Conservation Area developed as two separate settlements. Laycock is the older settlement with buildings dating from the 17th and 18th century. Goose Eye developed later in the 19th century. The following timeline briefly summarises its development.

Pre 1086

The Manor Laycock or 'Lacoc' meaning 'small lake' is mentioned in the Domesday Book suggesting Saxon settlement. The hamlet was a farming settlement on a sunny shoulder of land.

13th century

By the end of the 13th century Laycock was absorbed into the Lordship of Keighley.

18th century

The hamlet of Goose Eye had its origins in the Industrial Revolution and developed around two mills. Brow End Mill was established 1791 and Turkey Mill established 1797. Both were originally water powered mills.

19th century

In 1822 John Town took over Turkey Mill and established a high quality paper manufactory. John Town also extended the mill bringing Georgian architecture to the village of Goose Eye. Brow End Mill was converted

to grind up rags to a pulp used in paper manufacture. The development of the mills also meant the growth of the village with the construction of small cottages for the workers. The Turkey Inn, once a focal point of the village, has been in existence since 1850.

20th century

The final development of the mill was the introduction of steam power, resulting in the construction of the large engine house to the rear and the former chimney, over 200 feet tall. This was felled in 1971. The car park next to Turkey Mill stands on the site of the former mill dam.

21st century

In 2000 Rag Mill was rescued from dereliction after a prolonged vacancy and the mill converted into apartments. Turkey Mill has also been converted into flats. Another major development in Goose Eye is Woodcote, a housing development of 37 residential units.

Key Characteristics

The following summarises the key elements of the character of the Goose Eye and Laycock conservation area:

- A mix of building ages and types reflecting different periods of development.
- Traditional natural building materials.
- Gardens to houses of all sizes and mature trees.
- The layout is indicative of the piecemeal development.
- Both villages illustrate well the social and historic development of rural settlements.
- Predominantly domestic, rural development and architecture.
- Laycock is predominantly linear, the village spreads out where Chapel Lane meets the main street.
- A mixture of housing types from terraced to detached.
- Important views across the valley and between the settlements.

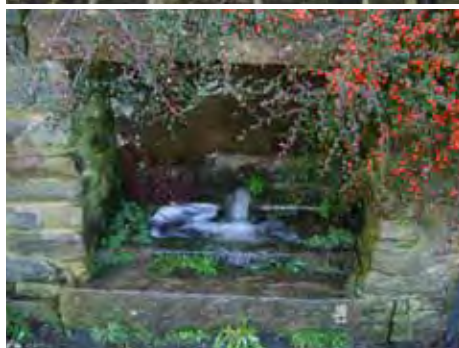
Traditional architecture and natural building materials give the conservation area much of its special character.



Rural vista along Shay Gap Road



View from Goose Eye to houses in Laycock set on the brow of the hill.



Summary of Important Features and Details

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

- Original / traditional architectural detailing and stylisation of houses reflecting past architectural styles, particularly the local vernacular.
- Terraced houses of high group value.
- Boundary walls to most buildings.
- 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 and mill buildings.
- Survival of key open spaces and such as fields and mill ponds.
- Densely wooded valley floor.

Current Condition

AUTHENTICITY 73%

- 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.
- 106 properties were assessed for the purpose of the study; this is 91% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 81%.

**AUTHENTICITY
73%**

Anti-clockwise from top: Grade II listed Craven Farm Cottage is a good example of local vernacular architecture; 22-26 Laycock Lane are Grade II listed and date from the 17th century; Narrow snickets and footpaths increase permeability in the conservation area; Historic features such as mullioned windows make a contribution to the interest and character of the area; Drinking hole on Laycock Lane.

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 amount of their traditional features and details.
- The street pattern has changed very little.
- Significant areas of traditional streetscape materials are still in situ.
- Key open spaces 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.
- Listed buildings retain an above average number of traditional features and details.
- The large majority of the boundary walls are traditional.
- Dense tree cover in Goose Eye.
- Stunning features such as the beck and the pond.
- Goose Eye retains its mill village character.
- Both villages contain rural characteristics.
- Each settlement has a distinctive and unique value.

North Beck from Goose Eye Bridge.



No's 14 - 26 Laycock Lane

Weaknesses

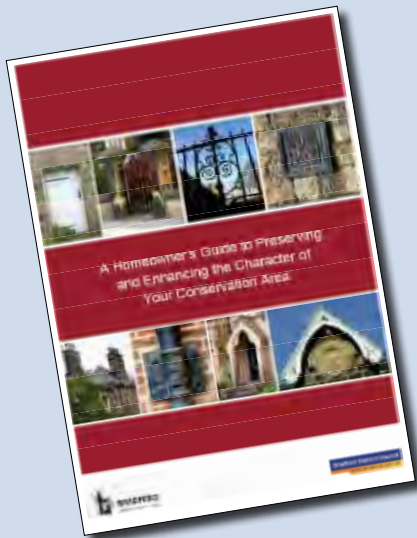
- The overall authenticity score of 73% for the conservation area is one of the lowest among the conservation areas surveyed in the district so far.
- Widespread alterations to wall materials with the use of render or paint instead of natural stone is detracting from the street scene.
- Unlisted buildings retain much fewer traditional features and details than listed buildings.
- Most traditional windows and doors have been lost.
- New development could make a stronger contribution to the area's sense of place.
- The large car park area at Turkey Mill is unsightly and in need of improvements.



2 Laycock Lane

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.



The Old Rag Mill (Grade II) - now housing

Threats

- 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.

- 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.

44 Chapel Lane



Goose Eye and Laycock 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.

Goose Eye and Laycock Conservation Area

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



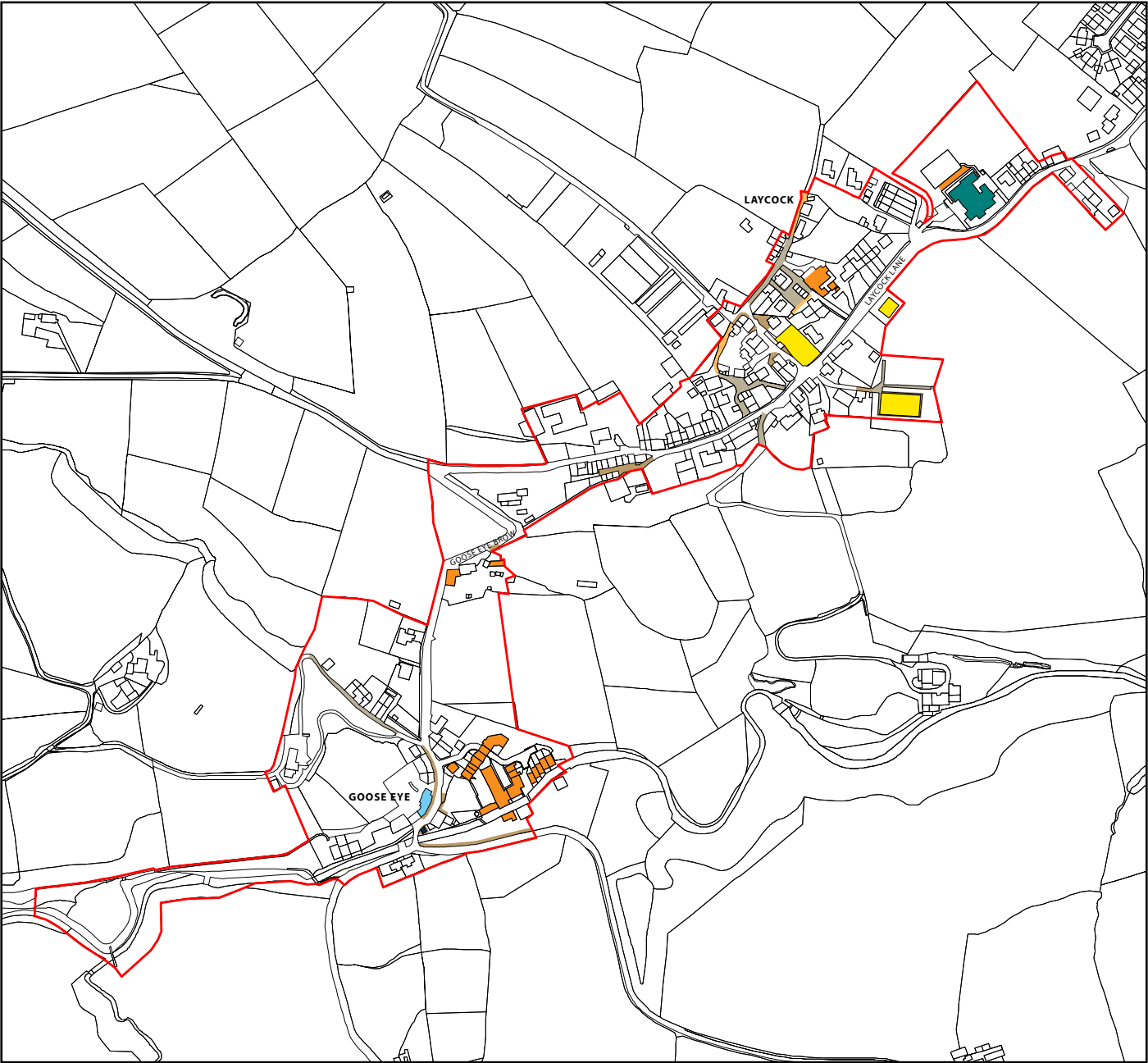
Key

	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.

Goose Eye and Laycock Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Educational		Gravel
	Retail / commercial building		Residential		Stone setts / flags
	Place of worship / religious		Vacant building / floor space		Un-surfaced / partially surfaced
			New development		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



Laycock Primary School, Laycock received planning permission in 2001 to create a single storey extension. The extension uses a combination of traditional and modern materials and makes a pleasant contrast with the Victorian architecture of the parent building.

POSITIVE CHANGE



Turkey Mill, Goose Eye. Permission was granted in 2006 to divide the mill into apartments. Turkey Mill had been vacant for some years and it is a positive step to see the building being brought back into use with the key buildings being retained to preserve the character. The development has seen the introduction of poor window details and renamed Water Mill Court.

POSITIVE CHANGE



Woodcote Fold is a new housing development in Goose Eye. The development was granted permission to develop 37 residential units. This development had not begun when the last survey was undertaken but has been developed with appropriate materials to coincide with the area. However it has been let down by the choice of stone used and window details creating a poor contrast to the older buildings.

NEUTRAL IMPACT



Wright's Farm Barn received planning permission in 2002 to convert a barn and adjoining buildings to form one dwelling. The conversion has been completed with respect to the traditional features of the farm. The barn is visible from the highway but is not obviously domestic in appearance.

NEUTRAL IMPACT

Akant, Goose Eye received planning permission in 2007 for the retention of an unauthorised bedroom extension and construction of single storey kitchen extension and attached garage. The application stated that they would be using natural stone and blue slate to match existing but the extension has not been pointed to the same style as the main house. This has made it stand out as an extension and is not in keeping with the rest of the property. The window opening and window details are inappropriate to the conservation area.

NEGATIVE IMPACT



LESSON: Samples of material should have been checked before planning permission was approved. This would have meant that the extension could have been built to complement the original house instead of making it detract from the main building.

Buildings

The following buildings have become vacant since the publication of the Conservation Area Assessment:

- 35 Goose Eye

There are no buildings which were vacant when the Conservation Area Assessment was written.

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.



North Beck, Goose Eye

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.

Boundary

The appropriateness of the Goose Eye and Laycock conservation area boundary 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 and is available on the Council's website at www.bradford.gov.uk/repairs.

4 Laycock Lane



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 Goose Eye and Laycock Conservation Area Assessment and prioritised by members of the community who took part in the Goose Eye and Laycock 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 2007 - 2013
2	Improved communication between council officers and key partners in the conservation area	<ul style="list-style-type: none"> • Form a conservation forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm and water courses in Goose Eye and Laycock	<ul style="list-style-type: none"> • Approach Highways Maintenance annually re: Maintenance programme, materials and highway design • Closer working relationship between Design and Conservation Team 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	<ul style="list-style-type: none"> • 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
5	Preserve and enhance features and details that contribute to the character of Goose Eye and Laycock	<ul style="list-style-type: none"> • Guidance Notes for property owners on the repair and maintenance of historic properties available at www.bradford.gov.uk/repairs 	Published in 2007 and reviewed periodically
6	Monitor Planning Applications to add Value to the historic Environment	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning service 	Continual
7	Maintenance of footpaths and boundary walls	<ul style="list-style-type: none"> • 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.	<ul style="list-style-type: none"> • Maintain links and discussions with internal and external partners to ensure best practice and value for money are achieved. 	Continual
9	Record Unauthorised works	<ul style="list-style-type: none"> • Liaise with the Enforcement Team of Unauthorised works to buildings or land taking place in conservation areas. 	Continual
10	Retain important trees	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Design and Conservation Team to review Goose Eye and Laycock Conservation Area every five years in line with Best Value indicator 219a 	Review by January 2013

