



Braithwaite

CONSERVATION AREA ASSESSMENT

October 2005



BRADFORD

Acknowledgements

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1. Introduction

1.1 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 Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets, or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces create unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Bradford Unitary Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

1.2 What is the Purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of Braithwaite Conservation Area in order to fulfil its statutory duty to review its conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Conservation Team, which aims to:

- Clearly define and record the special interest of all of the district's conservation areas, to ensure that there is a full understanding of what is worthy of preservation;
- Reassess current boundaries, to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the character of these unique places; and
- Assess the actions that are necessary to safeguard the individual character of each conservation area and put forward proposals for their enhancement.

This document will provide a framework for the controlled and positive management of change in Braithwaite Conservation Area and form a basis on which planning decisions in the area are made. It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. **It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

A draft Conservation Area Assessment for Braithwaite was placed on deposit for consultation in May 2003 and a summary of the draft document, proposed boundary map, comments sheet and

invitation to a public workshop was distributed to all addresses within and local to the conservation area. This final Conservation Area Assessment document has been produced following the analysis of comments received about the draft document and proposed boundary either by post or at the public workshop held at Braithwaite School on the 17th June 2003. The enhancement proposals of the draft document have been redrafted and prioritised in light of public opinion and support. The proposed conservation area boundary put forward in the draft document has also been reassessed in order to properly consider changes suggested by the public.

The assessment should be read in conjunction the *Bradford Unitary Development Plan* and national planning policy guidance, particularly *Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment*. These documents provide more detailed information on local and national policy relating to conservation areas.

1.3 Braithwaite Conservation Area

Braithwaite Conservation Area was originally designated in 1977. It currently covers virtually the entire hamlet, which follows a linear pattern along Old Main Street, historically the main thoroughfare. Agriculture was the main function of the village and many farm buildings from the 17th and 18th centuries constitute the core of the settlement. This strong agricultural character remains as only a handful of buildings have been erected in the village in the 19th and 20th centuries. These include St Matthew's Parish Church a few farm cottages and houses such as Prospect House. The survival of such a grouping of old buildings in their entirety and the retention of much of their original setting is rare and therefore Braithwaite is of local heritage value.



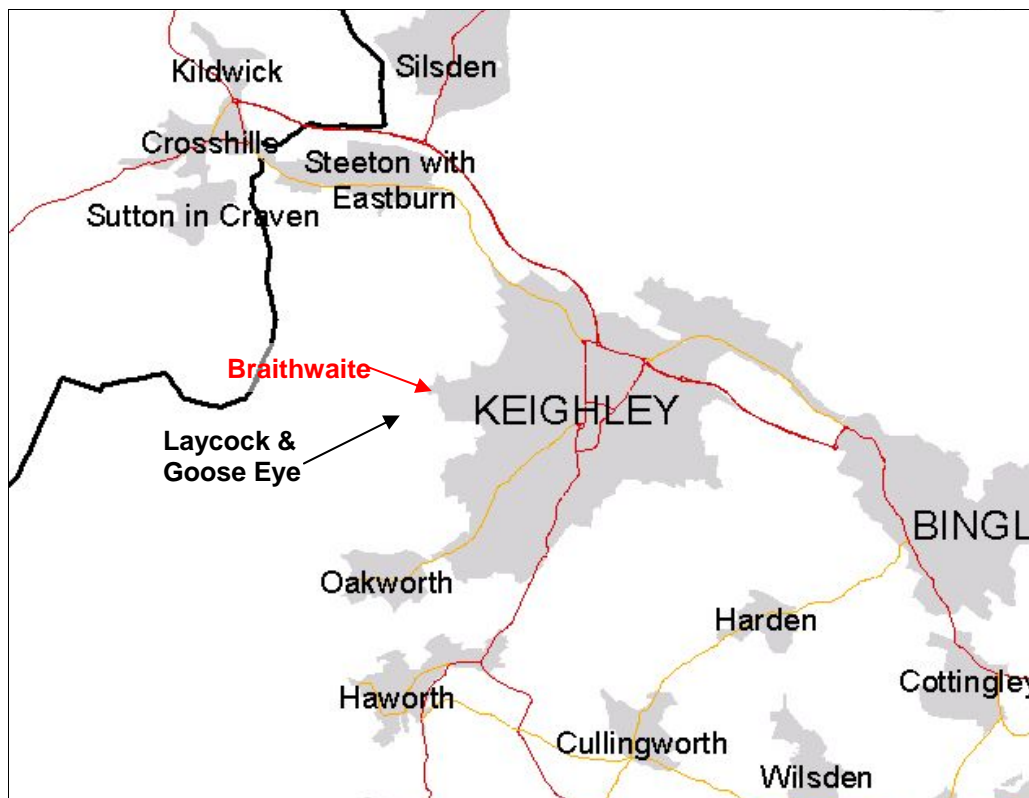
Braithwaite as seen from lower down the North Beck Valley.

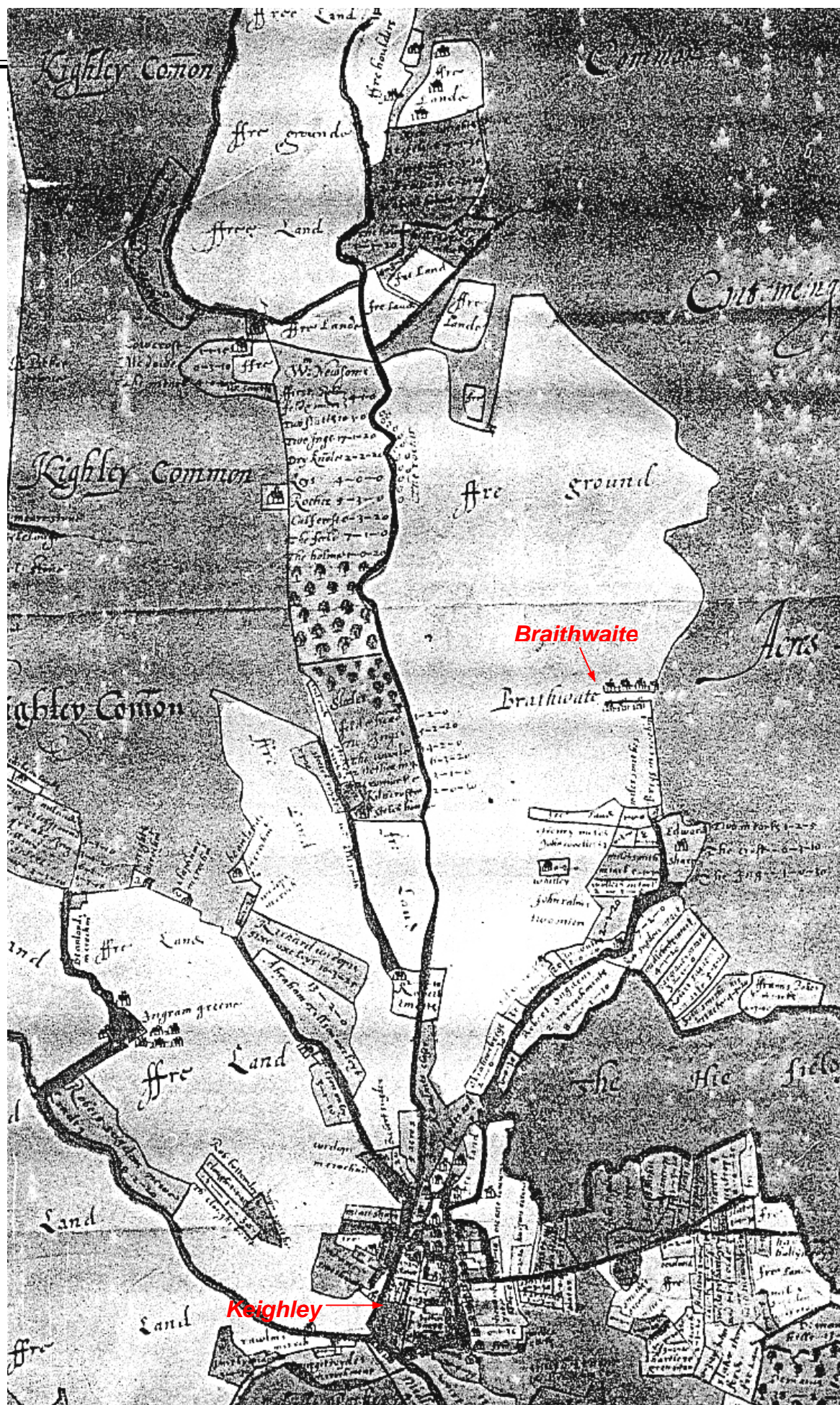
2. Location and Population

Braithwaite is situated about 240m above sea level on a relatively flat shoulder of land on the steep north side of the North Beck Valley. The land falls away from Braithwaite to the south, east and west, but climbs to the north. The watershed of Keighley – Steeton Moor to the north is 300-350m above sea level and defines the northern horizon. Braithwaite stands 14km to the northwest of Bradford and is on the western edge of Keighley urban area, the town centre being 2.5km away. The village of Laycock is under a kilometre to the west of Braithwaite.

The 1996 Mid-Census estimate placed the population of the conservation area itself at 65. This population has a lower proportion of children under the age of 16 (17% compared with 24% for Bradford District as a whole) and a higher proportion of people aged 40 to 64 (38% compared with 26% for the district).

At time of writing, detailed 2001 census data is only available as low down as ward level. Braithwaite lies within Keighley West ward which includes the north and western suburbs of Keighley (including Utley) and Laycock. The population of the ward in 2001 was 16,282. Keighley West Ward has a population profile which closely mirrors that of the Bradford district as a whole, with 23.7% of the population aged under 16, 50.8% of the population of working age (16-60) and 20.1% of the population aged over 60. The ward has a predominately white population (84%) with Pakistani (12.6%) and people of mixed race (1.1%) constituting the next largest groups. The majority (72.3%) of homes in Keighley West ward are owner-occupied, with 13.7% of homes rented from the Council and 10.8% rented privately. The ward has levels of employment, economic activity and car ownership which are very close to the figures for Bradford as a whole.





Part of William Senior's 1612 plan of Keighley Manor. Braithwaite is one of the few discernable settlements, located near the edge of the enclosed North Beck Valley. The right hand side of the plan is north and Braithwaite and Keighley have been marked on the plan.

3. Origin and Historic Development

Summary of Origin and Historic Development

The historic significance of the area can be judged by the extent of the survival of buildings and spaces that testify to past ways of life in the hamlet, such as the built form, its layout and details. The quality of what has survived naturally has a bearing on its level of interest. The following summarises the factors that make Braithwaite Conservation Area of historical interest:

- The area was part of Keighley Manor from the 13th century onwards and functioned as an agricultural hamlet of two or three farms. 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.
- 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.
- John Tiplady Carrodus, a violinist who led the London Philharmonic Orchestra and Covent Garden Italian Opera Orchestra and played most of the great Victorian festivals was born in Braithwaite in 1836. In 1895 he was the first man to be given freedom of the Borough of Keighley.

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' (Keighley, 1908). Therefore, the name Braithwaite reflects the agricultural origin of the hamlet and refers to its hilltop location and previously sylvan state.

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. The first recorded mention of Braithwaite itself tellingly refers to its agricultural function; a deed from the mid 13th century granted Henry, son of William de Braythwayt the right to grind corn at Keighley corn mill, owned by Richard de Keighley, the lord of Keighley Manor. Although Laycock had been second in importance to Keighley, it would appear that by the time this deed had been produced, Keighley Manor had absorbed the Manor of Laycock. The same deed allowed Henry de Braythwayt to take timber for any repairs to his house and green wood for rakes and forks to be used in working the land. In the second half of the 13th century it can also be ascertained that William de Braythwayt farmed a meadow owned by Richard de Keighley on the 'left bank of North Beck'. This strong early association of Braithwaite and its larger neighbour has continued over the successive centuries and is very much responsible for the character of the hamlet today.

The agricultural feudal tenancy of Braithwaite and the North Beck Valley continued as the centuries progressed. The earliest plan of the area, drawn by William Senior in 1612, shows *Brathwate* as a recognisable street bounded by substantial houses just to the south of the boundary of the 'free ground', a common which was enclosed and licensed to certain freeholders by the lord of Keighley Manor, and the unenclosed waste and meadow of Keighley Moor. It is more than likely that the boundary of the Moor and old enclosures was at Braithwaite Edge. By 1595 the Manor of Keighley contained four windmills and five water

mills, giving some indication of the scale of the arable output of the area. Parish registers from between 1600 and 1630 indicate that a small number of freehold farms in existence at Braithwaite. In the early 17th century a deed from nearby Sutton reveals that roughly half of the land in cultivation in this locality was arable and approximately 40% was pasture. However, the production of pieces of woollen and worsted cloth became a lucrative and increasingly common source of income for the freeholders in Braithwaite and the surrounding area as early as the 16th century. The Hird family had lived in Braithwaite for many generations and are reputedly direct descendants of the de Braythways. John Hird, who died in 1598/9 is described in parish records as a 'clothier of Braithwaite', as is his son Christopher (1574-1623). Christopher's grandson Thomas (b. 1692) is described as a 'stuffweaver of Braithwaite'.

There appears to have been different levels of involvement with the cloth industry in the locality. During the 16th and 17th centuries, some farms were still largely dependant on agriculture as the main source of income, which was sometimes supplemented by the spinning or weaving or combing of wool or cotton by the farmer or his family. A number of freeholders, however, became increasingly dependant on the production of cloth for their income and organised the manufacture of textiles by putting out work to weavers and combers based in cottages, while the majority of the farmland was put to pasture, which is much less labour intensive and allowed the farm to concentrate on cloth production. It is clear that the Hird family is an example of 'yeoman weavers'. Their relatively substantial wealth financed the construction of **Manor House** in 1648, which was much larger and more ornate than many other houses in the area and is probably the oldest building in Braithwaite. This house probably replaced an older dwelling on the site. The misleading name of the House is likely to be a reference to the Manor of Keighley which had granted the family freeholder status some centuries before. According to Cardwell (1997), between six and ten of the farm-owning families in and around Braithwaite were a close-knit community of first generation Quakers, including John Hird, whose Manor House was used as a meeting house from its construction and well into the 18th century. Hird and Thomas Brigg, another yeoman weaver of nearby Guardhouse, were apprehended in Keighley in 1682 along with others because of their Quaker beliefs and refusal to pay tithes to Keighley Parish Church. They were imprisoned in York Castle for four months and had possessions ceased in lieu of tithes. The Toleration Act of 1689 meant Quakers were free to worship as they wished.

10 Braithwaite Village (Braithwaite Farm) is the only other building dating from the 17th century in the conservation area. The next oldest structures are **Old Hall**, **Bankhouse Farm** and its **Barn**, which all date from the 18th century. Old Hall (14-16 Braithwaite Village) is a substantial house with an attached barn and might well have been where church services were held in the hamlet prior to the construction of St Matthew's Church (later Keighley New Church).

During the 18th century the local cloth industry expanded considerably as existing operations grew and more landowners entered the industry. Other substantial homes and farm buildings were built in Braithwaite around this time as prosperity improved. Between 1700 and 1750 the population of Keighley Manor increased by 100% (Knight, 1971). The enclosures of 1780-2 were probably a response to this population increase. Parish registers from 1725-35 show that 41% of the 400 occupations in the area were directly related to the textile industry. Joseph Craven, a yeoman weaver from nearby Guardhouse, employed weavers and turned out an average of 84 pieces of cloth per year between 1740 and 1745.

The intensification of textile manufacture culminated in the opening of Low Mill in Keighley, the first in Yorkshire, in 1780. The capital accumulated through their involvement in the textile industry meant that many yeoman weavers were the owners or shareholders in some of the earliest mills in the region. In 1782, Abraham Shackleton, who owned and occupied a farm at Braithwaite and wove worsted and cotton pieces, went into partnership with the Craven brothers of Guardhouse to establish cotton spinning and weaving operations in two cottages and at Stell or Walk Mill, Keighley, which had previously been a fulling and silk mill. More and more mills sprang up as entrepreneurs built mills alongside the fast flowing waters of the Worth and North Beck. Shackleton went on to build Wood Mill at Goose Eye in 1798 and, in the same year in partnership with the Cravens, Greengate Mill in Keighley. By 1837 at least 20 of the 42 textile mills in Keighley Manor had been established, owned or partly owned by businessmen involved in agriculture and had a previous involvement in the textile industry. Visitors to the area as early as 1794 commented that "not much ground was under the plough [in the] vicinity of manufacturing towns" and that land was "almost all grass" with very little material alteration in the previous 100 years (Knight, 1971).

The industrial growth of Keighley and even nearby villages and hamlets such as Laycock and Goose Eye did not depopulate settlements which did not become industrialised, such as Braithwaite, which is

far from a fast flowing river which could power a mill. The increase in the amount of yarn produced in local spinning mills led to an increase in demand for weavers who were by and large based on farms. The records compiled by Abraham Shackleton record a population increase of 34 to 100 between 1791 and 1846 (Keighley, 1908). This larger population was no doubt accommodated in the small groups of two or three 'one up one down' cottages at **Bankhouse Farm** and by Swallow Barn, and the now demolished cottages between Swallow Barn and 10 Braithwaite Village, while the **Manor House** might well have been divided into three dwellings about this time. It is also more than likely that this population count included the houses along what is now Braithwaite Road and at Braithwaite Edge, some of which were demolished to make way for the bypass and new housing.

Prospect House dates from the early 19th century and could have been built by any one of several local families whose considerable wealth grew exponentially through investments made in mill based textile manufacturing. It might have been the home of the Shackletons, or the Ramsdens who were heavily involved in the textile industry or the Hirds, whose Manor House was divided into three smaller dwellings.

This growth of Braithwaite was not to last, however, as the introduction of power looms to the region in the 1830s meant that weaving, like spinning, could now be undertaken in mill sheds and led to the further industrialisation and expansion of nearby towns and villages. This effectively ended Braithwaite's direct involvement with the textile industry and led to a re-invention of Braithwaite and the North Beck and Worth valleys. By 1801 the population of Keighley Manor was 350% larger than in 1700 and continued to grow as the 19th century progressed. Given the requirements of such a considerable population, farms could now enter more specialised ventures such as dairying, meat, growing hay for horse fodder or barley for the brewing industry, which were all unviable prior to the industrialisation and growth of Keighley and settlements along the Worth and North Beck valleys.

The shift back to agriculture as the countryside's main industry led to intensification, including the systematic division of Keighley Common between 1840-9 and an increase in the numbers of farmhands employed. This might well have given impetus to the construction of more farms and farm buildings, such as **Prospect House Farm**, **Parchman Farm** and **Swallow Farm**, though these might have simply been replacements of earlier farm buildings. The 1853 White's Trade Directory

records three farmers at Braithwaite (Cowling, Sharp and Wilkins), none of whom were members of families based on farms in Braithwaite more than two generations ago.

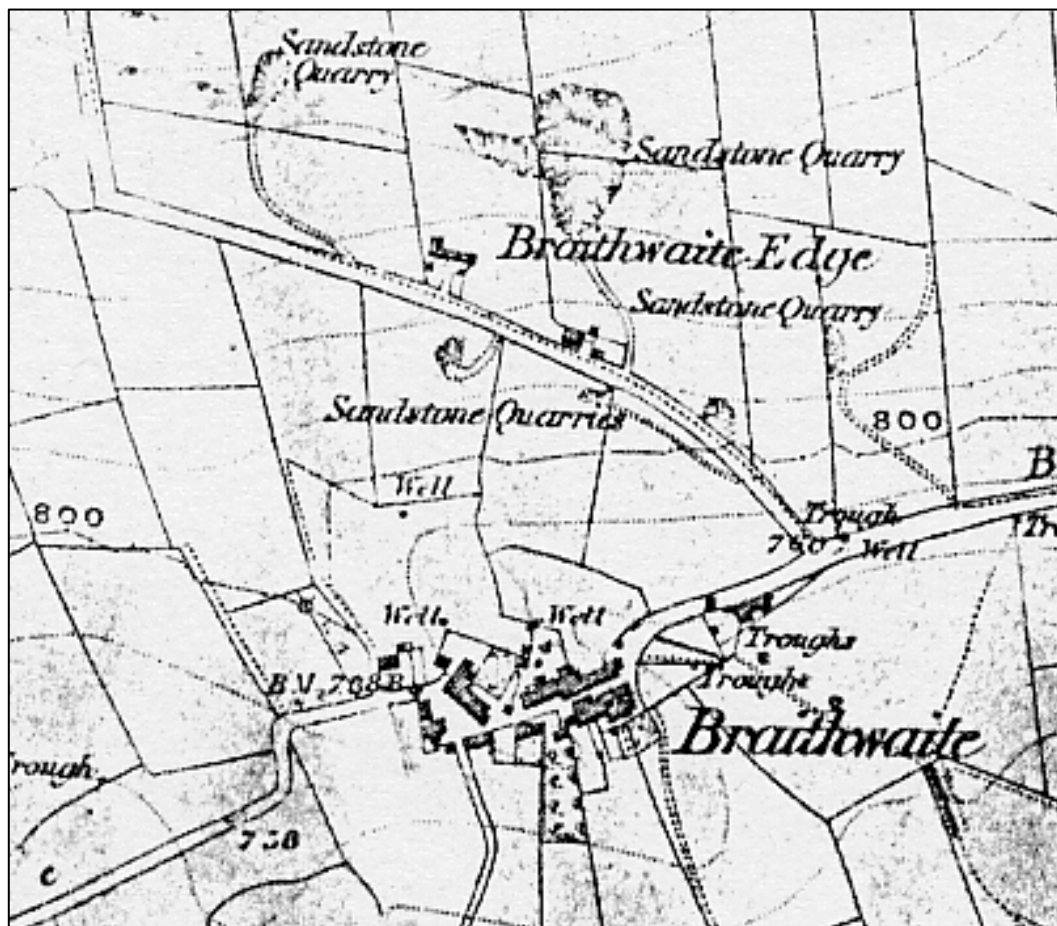
John Tiplady Carrodus, a famous Victorian violinist, was born at Manor House in 1836, the son of a hairdresser who worked in Keighley. It is therefore likely that Manor House had been subdivided some time prior. He studied music from a young age and made his first public performance at the age of nine. He studied in Stuttgart between the ages of 12 and 18 under the tutelage of



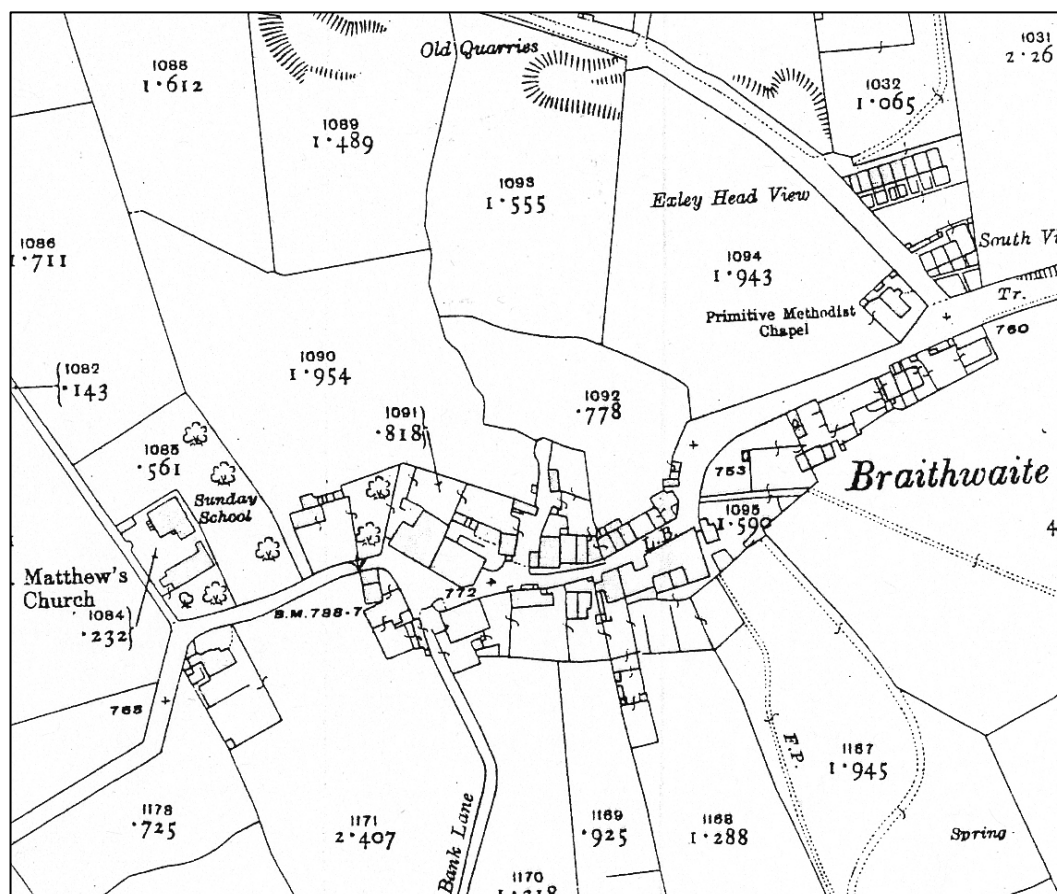
John Tiplady Carrodus (1836-1895). This photograph was taken in 1886.

Wilhelm Bernhard Molique, himself a famous and respected violinist. Upon his return to England in 1853 Carrodus quickly became involved with the leading orchestras. For many years he led the Covent Garden Opera Orchestra, and later the London Philharmonic Orchestra and performed at many of the great Victorian festivals. In 1895 he became the first person to be given Freedom of the Borough of Keighley. Carrodus' violin is now owned by the National Bank of Austria and is still played at concerts.

St Matthew's Church, now known as Keighley New Church, was built in 1854 at a cost of £750 with a capacity of 200, although it is said to have been established in 1789. No evidence of an earlier church building in or near the conservation area can be found, although services might well have been held in Old Hall. The church would serve Braithwaite and Braithwaite Edge, which contained a few houses, farms and a couple of rows of industrial cottages. The adjacent **Sunday School** was opened in 1893 and cost nearly £700. It is unclear when the Sunday School fell out of use, although it was converted to a 14-bed hostel for young people between 1967 and 1974 and reopened as Braithwaite Adventure Centre. It is probable that **35 Old Main Street (Bank House)**, which dates from the mid 19th century was the manse to St Matthew's Church. Buildings erected after about 1850 are the minority in Braithwaite and as such the historic character of the area is intact.



Left: Much of the conservation area as we know it had been built by the time of the 1852 Ordnance Survey, as much of the hamlet's expansion in the 19th century took place at Braithwaite Edge.



Left: Braithwaite in 1919, before the expansion of Keighley and the bypassing of the hamlet in 1938. Many of the buildings between Sunside Farm and South View, including the Primitive Methodist Chapel, have since been demolished and new dwellings erected in their place. St Matthew's Church and Sunday School and the house opposite are more or less the only buildings erected in the conservation area since the 1852 survey.

4. Topography and Setting

Summary of Topography and Setting

The location of Braithwaite contributes greatly to its form and character. The unique attributes of Braithwaite's topography and setting are:

- Braithwaite is built on a ledge of land high up on the north side of North Beck Valley, giving it a prominent position overlooking the surrounding countryside and across the valley to urban Exley Head and Fell Lane.
- The hamlet is on the threshold of the Keighley urban area providing it with a contrasting setting of the Braithwaite housing estate to the immediate north and east and open countryside to the west and south with the neighbouring village of Laycock a landmark in the distance.
- Braithwaite Road, a bypass completed in the 1930s is a broad and fairly busy road which physically separates Braithwaite from the adjacent urban area and helps the hamlet to retain its own semi-rural identity.

Braithwaite stands on a small, fairly flat area approximately halfway up Tarn Hill on the north side of the North Beck Valley and at the brow of the hill which marks the highest point of the ascent out of Keighley from the east and beginning of the western descent to Laycock along Braithwaite Road. The position of the hamlet means that any approach to it from the south, east or west is uphill and that views across and along the North Beck valley can be enjoyed from all over the conservation area as the steep slope of the valley side means that Braithwaite stands some 90m above North Beck.

To the north of the conservation area the fairly steep gradient of the valley side remains constant before levelling off at Redcar Tarn, which is some 60m higher than Braithwaite. This gives the northern aspect of the conservation area a strong green backcloth, as Tarn Hill is largely agricultural. By comparison, the descent from Braithwaite to Laycock and Keighley is pronounced, but much

gentler, although this cannot be easily ascertained when looking east due to the built up area of Keighley.

Looking south, views across the North Beck Valley to urban Fell Lane and Exley Head can be had. The upland beyond is Branshaw Moor. The Building in the foreground is Bankhouse Barn.

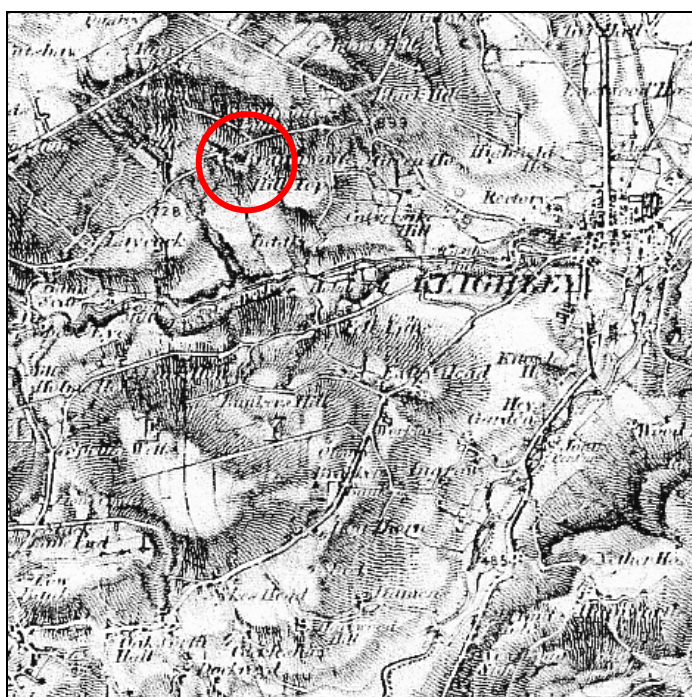


The situation of Braithwaite on the very edge of urban Keighley gives it a highly contrasting setting. To the east, the expanse of the Braithwaite Estate, built as social housing in the interwar period, provides an immediate setting and fades into the general built-up centre of Keighley. This mass-produced, standard design housing arranged along broad suburban avenues contrasts with the small scale and fine grain of the old stone buildings of the conservation area. The sight of the built up area, which falls away from Braithwaite, helps to visually establish the link between the conservation area and the town it has been dependent upon for centuries. To the north and northeast the periphery of the Braithwaite Estate and the 1970s housing at Ryan Grove has filled in most of the fields between the conservation area and Braithwaite Edge, which contains housing from the late 19th century and an older farmstead. Braithwaite Road, a bypass built in 1938, is a quiet, fairly open road which defines the northern boundary of the conservation area and

ensures the hamlet has lower levels of through traffic..

To the south of the conservation area the valley falls quite steeply, making the hamlet particularly prominent at the brow. This area is used for agriculture and is therefore green and open with dry stone boundary walls and some trees and shrubs around the perimeters of the fields. The Fell Lane and Exley Head areas of Keighley fill the southern side of the North Beck Valley, another reminder of the extent of the urban area which forms an integral part of vistas looking south in the conservation area. Beyond the urbanised valley side, Branshaw Moor forms a rolling green backdrop.

The open and rural components of the North Beck Valley dominate views to the west of the conservation area which takes in Newsholme Dean Valley and Keighley Moor. Laycock village is situated to the west of the conservation area on a gently sloping shoulder of land and enhances the picturesque qualities of the rustic vista. The sight of the village helps to link Braithwaite as part of the ancient rural manor it was originally part of. This larger village also helps to place Braithwaite in a hierarchical context as part of an interdependent network of settlements within the confines of the valley.



This extract from a map of the West Riding in 1860 successfully communicates the topography of the area. Braithwaite (circled) is on the road between Keighley and Laycock on a flat shoulder of land on the otherwise steep northern side of the North Beck Valley. The much lower settlement of Keighley expanded considerably in the late 19th and early 20th centuries and is now adjacent to the hamlet. Exley Head and Bunkers Hill make up the southern side of the valley while the larger mass of Branshaw Moor stands behind Exley Head in the bottom right hand corner.

North Beck Valley dominates views to the west of the conservation area and is punctuated by the sight of the nearby village of Laycock.



5. Traditional Building Materials

Summary of Traditional Building Materials

The building materials used in the conservation area form a key component of its overall unity, these are:

- Local sandstone for buildings. The colours of stone vary from a light creamy colour to a darker brown.
- Stone slate for roofs.
- Local sandstone for boundary walls. Domestic boundary walls are made of cut blocks of stone, whereas walls on the fringes of the village are made of dry stone.
- Timber for panelled doors and sash windows and some gutters
- York stone for the limited areas of flagstone and setts.

Maps dating from the 19th century show a number of quarries at Braithwaite Edge, some 300m away, uphill from the conservation area and it is therefore likely that the stone used in the conservation area came from a very local source. It would appear, however, that buildings dating from different eras were also constructed using stone from different sources. The 17th and 18th century farmhouses and barns are made of a creamy coloured sandstone which has not darkened to the same extent as the sandier and browner stone used in later buildings such as Keighley New Church or Prospect House, which date from the late 19th century. Due to the lack of discolouration of the stone by prolonged exposure to polluted air, the varying hues of the sandstone are discernable, particularly in strong sunlight. This slight difference in the source of sandstone is emphasised by the differences in the construction of the walls themselves; the blocks used in the older buildings are much more irregular in terms of their size and shape than the stone

'bricks' used later. Nonetheless, the use of sandstone throughout the conservation area is an important unifying material. It is unfortunate that the appearance of a few buildings has been altered by heavy repointing which dominates the wall by virtue of its boldness and contrast with the darker colour of the stone. As many of the buildings in Braithwaite conservation area form part of a group, the cleaning of stone is inappropriate due to the detrimental impact on the overall unity of the group.

Stone slate is used as a roofing material throughout the conservation area and harmonises with the colour and the texture of the stone used for the structures and walls. This material is reflective of the impracticality of transporting a lighter and cheaper material such as Welsh Slate to the area. Keighley New Church is evidently a later building due to its light coloured grey slate roof.



The coursed sandstone of Sunside Farm and the Manor House is a mixture of creamy and dark browns. Note the inconspicuous mortar used at Sunside Farm. These colours are complemented by the stone of the flags and boundary wall. The chunky stone profile of the Manor House roof is evident.

Boundary walls in and around Braithwaite are also constructed of sandstone. Domestic boundary walls are made from large blocks of stone, whereas fields are bounded by dry stone walls.



Natural stone roof slates harmonise with the stone used for structures.

Painted timber is used for windows, panelled doors and guttering. Traditional windows have a sash opening and several have lead separating the individual panes. The oldest buildings of the conservation area are narrow metallic casement windows. The insertion of windows made of synthetic materials and/or lacking the original detailing detracts from the individuality of the area and is incongruous with the traditional details and natural materials used elsewhere. Gutters are often moulded and are an interesting detail, although most iron downpipes in the conservation area have been replaced with unsympathetic modern alternatives.

Braithwaite Village is surfaced with tarmac, although an old photograph suggests that the road was part setted and functioned as the main metallised walkway through the hamlet. The few naturally surfaced spaces are to be found within the curtilage of private properties, although short lengths of setted or flagged pathways exist outside of 2-14, 21-23 and 18 Braithwaite Village and at Sunside Barn.



The use of local stone, as in the boundary walls and buildings in this photograph, means that structures appear much more as part of the landscape.

6. Architectural and Historic Qualities of the Buildings

Summary of Architectural and Historic Qualities

The built form of Braithwaite Conservation Area reflects its agricultural origin and former function while traces of its involvement in the cloth industry survive still. The eclectic mixture of building types, age and scale in a fine grain gives Braithwaite its unique character and sense of place, despite the majority of the buildings being constructed in a vernacular style. The factors underpinning Braithwaite's architectural and historic value are:

- Four Grade II listed buildings dating from the 17th and 18th centuries that are deemed to be of special interest.
- A mixture of houses, barns and cottages dating from the 18th and early 19th centuries which are of significant townscape value as they complement the listed buildings in their design, materials and appearance. Typical features are coped stone roofs with kneelers, quoins, mullions and bold stone surrounds to openings.
- Openings which allude to the former functions and status of buildings such as arched entrances, pitch holes, vents and a general lack of other openings to barns; taking-in doors of cottages, houses and some barns; while the larger houses generally have more windows and larger openings than dwellings of a lower status.

Braithwaite Conservation Area contains a mixture of buildings mainly dating from before the mid 19th century which reflect the hamlet's agricultural history and brief role in the region's textile industry. The mixture of building type, size, age and orientation create interesting juxtapositions which are testament to the piecemeal, organic development of Braithwaite and contribute to the unique character of the conservation area. The majority of the historic buildings are built in a vernacular style, that is to say built by local

stonemasons to the specification of the intended occupant and executed using readily available local materials. This era of building predates the quick dispersal of architectural fashions or the widespread use of certain motifs and as such any detailing or decoration to these buildings can be seen as the mason's art with limited influences and fairly basic building technology, though this does not necessarily imply that details cannot be intricate nor are the buildings poorly constructed. The survival of unaltered vernacular style buildings is rare and they are therefore valuable pieces of architecture and history.



2 Braithwaite Village (unlisted) was originally two one-up-one down cottages. A former doorway is on the right.

Generally the hamlet has grown around three or four farmsteads consisting of a house and barn with sites alongside or in between being developed at various stages. Approaching the Conservation Area from Braithwaite Avenue, the gables of number 2 and Sunside Barn form a distinct gateway into Braithwaite Village. **2 Braithwaite Village** dates from the 18th century and was at one point a pair of one up one down cottages. For a time some or all of the ground floor of this house functioned as a village shop. The stone roof is coped and has projecting ogee kneelers. The irregular blocks making up the walls are punctuated by large quoins

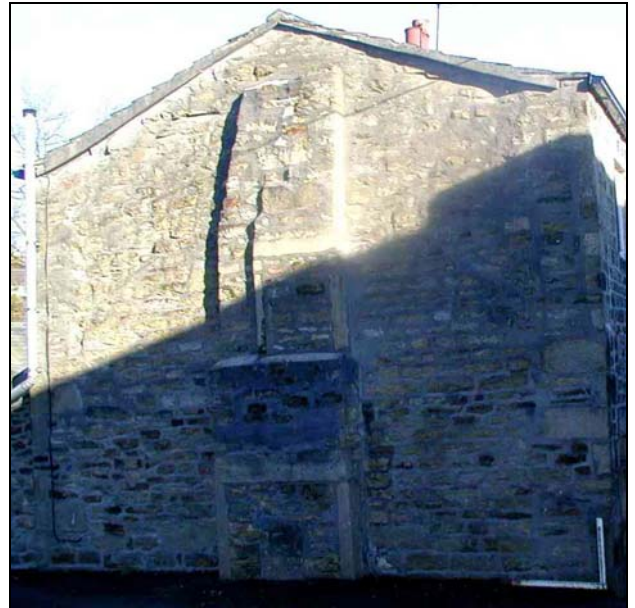
and the bold stone surrounds to the windows and particularly the main door which has a chunky lintel supported by several jamb stones. Its prominent gable end has seen significant alteration with the insertion of a slate-roofed bay window and grey uPVC piping. Given its age, this house might have been a farmhouse or house and storage which was subsequently divided into two cottages. Its small yard encloses a lean-to outhouse, while the outbuildings to the rear lack a roof and with the boarded up windows of the long-vacant 2 Braithwaite Village, make a poor first impression of the conservation area, which is unfortunate given the positive qualities of the buildings themselves.

2 Braithwaite Village is dwarfed by the tall mass of **Swallow Barn**. Originally a barn and two cottages, the agricultural function of Swallow Barn has ceased and one of the cottages now extends into the upper level of the barn, with the ground floor space through the segmental arched entrance used as a garage. The fenestration and low door heights of the cottages survive and the new openings created to the barn are sympathetic in terms of size, spacing and surround. Given its height and the regularity of the fenestration and stonework, Swallow Barn probably dates from the early 19th century. Historic maps suggest that there were another two cottages which formed a continuous frontage and linked Swallow Barn and 2 Braithwaite Village to numbers 10 and 12 Braithwaite Village. The western gable of Swallow Barn shows the remains of a chimneybreast and blocked fireplaces at ground and first floor level and it looks as though the roofline would have continued at the same height.



Above: Swallow Barn (unlisted) towers over 2 Braithwaite Village. The barn has been sympathetically converted to a residential use.

Right: The mass of Sunside Barn forms a gateway to the conservation area. The lack of openings to its northern façade means that much of its character has been retained. The largest window on the gable was previously a taking-in door. To the left is a Victorian-era post box, an interesting detail.



The gable end of Swallow Barn (unlisted) displays the chimneybreast and blocked fireplaces of a long demolished cottage.

At the opposite side of the road the first building encountered when entering the conservation area is **Suncroft**, a modern bungalow which is made of non-local stone and is set some distance back from the road. Suncroft is highly visible from lower down the North Beck Valley and appears exposed and outside of the envelope of the hamlet. The large stone garage, a much earlier structure with a stone roof, perhaps originally an outbuilding to Sunside Farm, directly fronts the road and although it is set back as far as the older buildings, it is unfortunate that the large metallic retractable door does not make a positive contribution to the frontages along Braithwaite Village. Nonetheless, this stone built, stone roofed building is an important part of the frontages which closely line either side of Braithwaite Village and forms part of the 'gateway' to the conservation area.



The other building which forms the narrow entrance to the conservation area is **Sunside Barn**. The tall barn probably dates from the early 19th century. Its front façade has changed very little despite its conversion to a residential use; the segmental arch entrance is now a recessed porch area containing timber doorways, while the wall retains its regular layout of small slit openings. New openings have been created elsewhere on the barn and a recessed window now fills the taking in doorway at first floor level. The walls are constructed of fairly regular blocks of stone and large quoins forms the jambs of the arched entranceway as well as the corners of the barn. Sunside Barn is deemed listed because it is attached to the Grade II Listed Sunfield Farm and Manor House.

The Grade II listed **Manor House** (13-19 Braithwaite Village), which was built in 1648 by John Hird, a prosperous yeoman weaver and is one of the oldest buildings in the conservation area. As well as a private dwelling, it was originally a Quaker Meeting House. The house originally consisted of a parlour and a housebody linked by a passageway. The north façade is fairly simple and lacking in decoration, with few openings in the coursed stone, the majority have been altered such that mullions have been removed and/or windows are no longer recessed like they originally would have been. An aluminium flue breaks up the frontage and extends through the timber gutter and mars this frontage.



The set back number 13 (Sunside Farm), 15 and 19 Braithwaite Village (separated by the black downpipe) constitute Manor House (Grade II listed), built in 1648 by John Hird, a prosperous yeoman weaver. On the very left, the margins of the blocked taking-in door can be seen at first floor level. The north elevation is marred by the prominent aluminium flue.

The set back number 13 (Sunside Farm) features an incomplete hoodmould over one door and a cambered head to another. At first floor level there was a taking in door, which alludes to the function of this part of the house, namely manufacture of

textiles and/or the storage of finished cloth ready to be taken away and sold. Sunside Farm was extended in the 19th century and swings around the rear of Sunside Barn in a L-shape. This newer element is two storeys high and is much taller with two end stacks, yet is not visible from the road due to the mass of the barn. The asymmetrical eastern gable of Manor House is whitewashed and features a recessed timber doorway and two three light double chamfered mullioned windows with hood moulds. A lean-to stone extension sits at the foot of the lateral stack. Like most buildings on this side of Braithwaite Village, all large openings and decoration are to be found on the southern face. For local vernacular standards, the southern face of Manor House is highly decorative. Its lower floor windows feature drip moulds flanked by carved terminal features including two spear motifs and several circle motifs, one of which contains a sundial and another contains a honeycomb design. The insertion of replacement windows has in some instances occasioned the removal of the original double chamfered mullions, which destroys the original fenestration of this elevation. In some cases these have been reinstated in recent years. Other windows have been added or enlarged, while a doorway has been inserted to the rear of number 15.



The Grade II listed **10 Braithwaite Village** or **Braithwaite Farm** (above) dates from the 17th century and was probably built after the Manor House. Although it is not as large or grand, it is nonetheless an attractive building and would have been the home of a yeoman weaver or farmer of some status. The house has leaded casement windows set in rows between double chamfered mullions. A row of eight casement windows, another of four and the original doorway all sit beneath a long drip mould. **12 Braithwaite Village** is attached to the rear of 10 with a parallel ridge to the older house and is deemed listed as it is attached to a listed building. It appears that the ground floor of this house is contemporary with

number 10, possibly as a single storey offshot or cottage, due its use of the same coursed stone and a similar style of recessed mullioned windows. The upper floor has a tile roof and is sympathetically designed and detailed with stone which is a close match to that of the older elements of the building.



21-23 Braithwaite Village (unlisted) is conspicuous due to its materials (painted render) and detailing which includes quoined jambs to the doors and windows.

Set back from the road, **21-23 Braithwaite Village** (unlisted) is unique in the conservation area in terms of style and materials and provides a contrast to the stonework of its neighbours. Originally a pair of semi detached cottages, and probably now a single house, 21-23 Braithwaite Village is rendered and painted white with prominent regular quoins, a motif which is repeated in the quoined jambs of the windows and doorways on the north elevation. Its relatively steep pitched stone roof is coped with paired brackets supporting a timber gutter. The original fenestration survives apart from the doorway to 23, which now frames a window. All windows and doors are uPVC. To the front is a stone boundary wall and stone gateposts with interesting pyramidal capitals either side of the drive entrance.



Seen from the road, 25 Braithwaite Village (unlisted) has few openings. The majority are found on the southern elevation.

By contrast, the stone 'brick' rear elevation of **25 Braithwaite Village** or **Parchman Farm** faces directly onto the road with only one opening; a single window at first floor level, although there is a sealed central doorway at ground floor level. Nearly all of the openings of this unusual house and cottage (now a single house) are on its southern elevation. The coped stone roof over the cottage element at the eastern end is asymmetrical and hence the cottage is not as deep as the house.

The relatively straight and open stretch of Braithwaite Village meets another bottleneck at number 14 and Bankhouse Barn. 14 Braithwaite Village is part of a larger building which might have been the Old Hall and possibly where services were held prior to the construction of St Matthew's Church in 1854. Built into the hillside, **14-16 Braithwaite Village**, has an irregular arrangement of windows and doorways. The long elevation facing the road has a stepped sequence of windows at ground and first floor, reflecting the topography, though the insertion of uPVC windows, which has occasioned the removal of a number of mullions, might have also involved the enlargement of some of the window openings. The canted corner of number 14 turns to the asymmetrical gable, the most striking feature of which is the Gothic Revival round headed doorway (now a window). The



multiple jambs, including pairs of colonnettes, support a decoratively carved archway. The feature appears to be a later insertion onto the 18th century building, particularly as the gable itself has been altered at some point in time. This doorway was perhaps inserted to announce the ecclesiastical function of Old Hall. To the left is the original doorway, which like

that of number 16 and others in the conservation area, is low and narrow by modern standards. The rear elevation is much more regular than the front, its symmetrical arrangement of differently sized windows is broken up by a stone porch. The barn attached to the Old Hall has recently undergone conversion to a residential use and the large segmental carriageway now contains a recessed area of timber-framed glazing. Its agrarian character is maintained by the restriction in any new openings created facing the road. The stone roof has been replaced with artificial tiles which make a

marked contrast with the colour, texture and undulation of the stone roof of numbers 14-16.



The barn adjoining 16 Braithwaite Village (unlisted) has recently been converted to a dwelling. The blank face is broken only by an old window and the large segmental arch carriage entrance. The artificial roof provides a poor contrast to the stone found on other buildings in the conservation area.

The buildings which define the other sides of the triangular space in front of Old Hall and its barn collectively make up Bankhouse Farm and Prospect House Farm. These buildings are namely the farmhouse, Prospect House Farm (numbers 31-33 Braithwaite Village), a few small outbuildings and the barn adjoining Bank Lane. The Grade II listed **Bankhouse Barn** (now known as **Jack's Barn**) dates from the late 18th century and is made of coursed millstone grit. A rear offshot, perhaps used as a dwelling for a labourer or for the manufacture of cloth, means that the massive stone roof is asymmetrical. Its part-adaptation to a domestic function has not resulted in any major alterations to the exterior of the barn apart from three small rooflights to the larger southern pitch of the stone roof. At present there is a recessed timber board doorway within the segmental carriage entrance and new recessed timber casement windows set in bold margins. Other features include prominent kneelers, a pitching hole above the barn carriage door, large gritstone quoins and dove holes with shelves on the eastern gable.



Bankhouse Barn / Jack's Barn (Grade II Listed).

The large **Bankhouse Farm** (29 Braithwaite Village) is listed Grade II. Along with Old Hall and Manor House it is one of the farms which formed the core of Braithwaite as we know it and with the other farms and 10 Braithwaite Village is one of the oldest buildings in the area, being built in the early to mid 18th century. Its scale and mass suggests that the occupant of this farm was prosperous and of some status. Openings are mostly found on the southern elevation, namely rows of two, three and four tall windows separated by double chamfered mullions and a gabled stone porch. To the rear is a rounded-headed stairlight with a square keystone and impost blocks. The western gable end is coped and has curved kneelers while the cornice to the main chimney and smaller square end chimney is identical to those of the later house and cottage built almost perpendicular to the rear of the farmhouse.



Bankhouse Farm and Cottage (Grade II listed) date from the 18th century. The scale of the building and the large windows denoted prosperity.

Prospect House Farm (**31-33 Braithwaite Village**) closes off the triangular space in front of Old Hall. This relatively plain stone pair of buildings was probably built in the late 18th or early 19th century with two corniced chimneys rising above the undulating stone roof their only decoration apart from a camber-headed stairlight with a chamfered edge to the rear of the house. The house and cottage now form a single dwelling and the former doorway to number 33 is now a window. An interesting feature of this building is its orientation in relation to the farmhouse which has created a small sheltered nook which accommodated a privy.



31-33 Braithwaite Village (right, unlisted) has been constructed almost perpendicular to Bankhouse Farm, the cottage of which is on the left. The recess between the two contained a privy.

Set back some distance uphill from the road, Prospect House occupies a prominent position in Braithwaite. Most likely to have been built by a family in the village who had prospered from investing in mill-based worsted or cotton manufacturing, **Prospect House** can be thought of as a latter day version of the Manor House, which was built some 150 years earlier. The height, mass and siting of Prospect House communicates its status, as do the large windows, arranged in a symmetrical grid. The restrained Georgian style means that decoration is limited to the projecting margins, cills and lintels to the windows and the carved finial ornaments on top of each of the four moulded kneelers. At the apex of each coped gable is a chimneystack, though they are plain in appearance and lack pots.



Prospect House (unlisted) was perhaps the home of a textile entrepreneur. Its restrained decoration gives it an austere appearance.

Opposite Prospect House, **Felside**, an addition to the hamlet from the 1970s is a large tile-roofed bungalow clad with non-local stone. In terms of materials, scale and appearance, this house has little in common with other properties facing on to Braithwaite Village. It is unfortunate that the exterior design of Felside does not sympathise or create a positive contrast to the older buildings.

Set back from the road a similar distance to Felside, **Bank House** (35 Braithwaite Village) is a detached house which was probably built in the mid to late 19th century, perhaps the home of the clergyman who preached at St Matthew's Church. This house is more complex than the older buildings in the conservation area, with a T-shaped ridge terminating in three coped gables, each topped by an identical corniced chimneystack. The slope of the stone roof is longer and changes to a shallower pitch halfway down. The most eye-catching decoration is the white painted timber guttering supported by painted dentil blocks. The windows to the rear and sides are surrounded by bold stonework and are either single or in pairs separated by a square mullion. The southern elevation is a regular grid of windows with cambered lintels and is reminiscent of the elevation of Prospect House, although the southern elevation of Bank House is broken up by a projecting polygonal uPVC conservatory extension.

St Matthew's Church, now known as **Keighley New Church**, was built in 1854 and is a relatively plain building in a Gothic Revival style. Its Latin cross plan runs on an east-west axis, though its highest feature, the bellcote, crowns the southern gable, with small finials and a chimney topping the rest. Tall pointed arch windows are used throughout and are in stepped triplets on the north, south and east gables. The coped steep grey slate roof is typical of the Gothic style. The adjacent former **Sunday School**, built 39 years after the church, is sympathetic in its materials and orientation, but is much simpler in its decoration. Its eaves-supported single ridge roof runs east-west and is lower than that of the church. Four bays of paired round arched windows line its longer axis. Like St Matthew's Church, the former Sunday School has a small gabled porch at its west end.



Keighley New Church (unlisted) is one of the few stylised buildings in the conservation area, in this case a Gothic style.

Rounding the corner by the Sunday School and following the bypass, there are two detached stone two-storey houses built within the last 30 years: **19 Braithwaite Road** and **Stonecroft**. Both are rectangular in plan, of a similar height and mass to the older buildings of Braithwaite Village and set at angles to the road. Neither occupies a prominent position, though the stone gable end and tile roof of Stonecroft complements the skyline as seen from Braithwaite Avenue. Both houses are simple in their vernacular style decoration and detailing with bold margins, cills and lintels and pairs of windows separated by square mullions.



The general lack of public open spaces or fields within the conservation area means that greenery and natural elements are mostly limited to the spaces about buildings and any trees they contain.

7. Open Spaces and Natural Elements

Summary of Open Spaces and Natural Elements

The compact nature of Braithwaite means that there are very few open spaces within the conservation area. Nonetheless, the following natural features play an important part in establishing the hamlet's overall character:

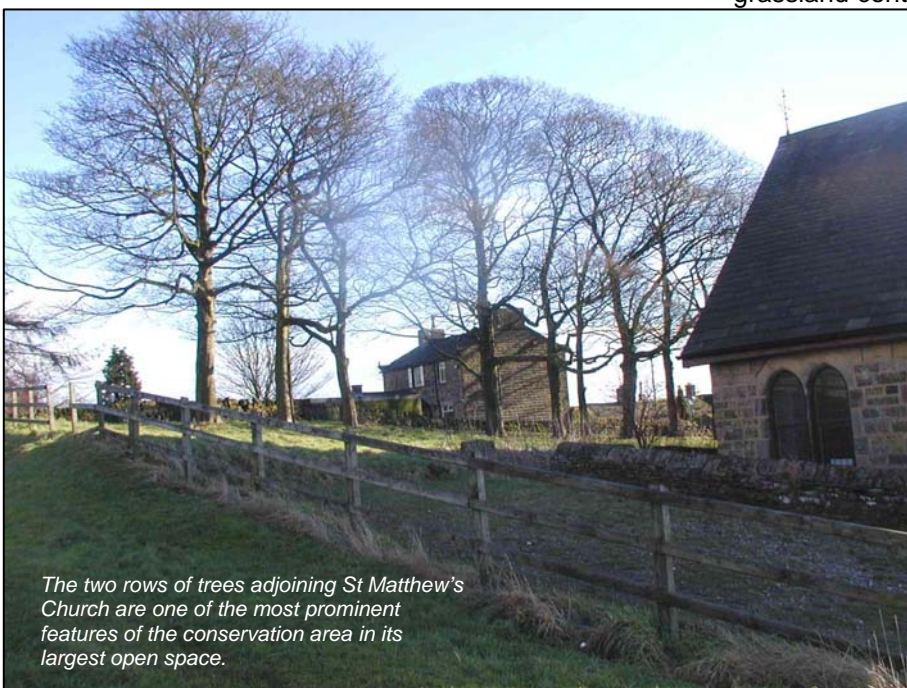
- The land around Keighley New Church is the only greenspace of any size in the hamlet and contains a large number of mature trees which create a gateway at the western end of the conservation area and tower over the surrounding buildings.
- The mature trees lining Braithwaite Road provide an attractive screen from traffic and effectively mark the edge of the hamlet and conservation area.
- The lack of front gardens to the west end of the conservation area gives it a manmade character.

Although many of the buildings in Braithwaite Conservation Area are of interest in their own right, the layout of the hamlet and the interaction of the buildings with the topography and natural elements such as trees compound the interest and of the area and help to establish its overall quality.

Braithwaite Conservation Area contains no public open spaces as such, with much of the open space comprising gardens or fields. The small predominantly grassed 'village green' area at the eastern end of Braithwaite Village is the only formal public open space. Although it is modern landscaping, it has become strongly associated with the hamlet. Recently residents of the conservation area have improved the green themselves and have among other improvements planted a tree there.

The only public buildings in the conservation area, Keighley New Church and its Sunday School, stand in a small plot without a graveyard and little by way of planting and landscaping with an area of hardstanding to the rear of the church. To these east of these buildings, and perhaps possibly part of their curtilage despite being walled off, is an area of grassland containing a significant number of mature deciduous trees.

These are arranged in a T-shape with two parallel rows of about six trees and a few older trees lining the roadside with Braithwaite Village. It is not clear for what purpose the two rows of trees have been planted in an almost regular, aisle-like formation. The trees lining Braithwaite Village have overlapping canopies with a tree of a similar mature age in the garden of Felside, creating a leafy archway along this stretch of the road. The height and mass of these trees and their position at one of the highest points of the conservation area means that their crowns can be seen from various points in the east of the conservation area along Braithwaite Village and form an



The two rows of trees adjoining St Matthew's Church are one of the most prominent features of the conservation area in its largest open space.

integral part of vistas from within and from outside of the hamlet.



These large trees have overlapping canopies and to some extent close off this otherwise open stretch of Braithwaite Village.

The only other prominent trees in the conservation area apart from those in private gardens are the line of trees along Braithwaite Road. This regular sweep of trees was probably planted when the road was laid in 1938 and they are now quite mature and form a screen which defines the envelope of the village and separates the old hamlet from the 20th century development around it. Many of the private gardens on this side of the conservation area contain younger trees and shrubs which strengthen the screen.



The line of trees along Braithwaite Road screens the conservation area from its northern setting.

Very few properties have front gardens to the east of Bankhouse Farm which gives much of Braithwaite Village a stone and man-made enclosure. The gardens of individual properties collectively make up the bulk of the open and green spaces of the conservation area. The greenery they contain makes an important contribution to the character of the area.

8. Permeability and Streetscape

Summary of Permeability and Streetscape

The bypassing of Braithwaite Village in 1938 has meant that the historic street pattern of Braithwaite Conservation Area has changed very little since, and maps suggest the layout of the road is very much as it was at least 400 years ago. The in tact survival of this key element of the conservation area has the following impacts on the streetscape and permeability of the area:

- The prevailing type of spaces created along Braithwaite Village are sheltered and enclosed due to the proximity of buildings and boundary walls to the road, creating strong contrasts between light and dark, and still and airy with where there are breaks in the building line.
- The twists turns and bottlenecks of Braithwaite Village mean that very little of the conservation area is visible at any one time and creates a wealth of interesting vistas.
- Much of the interest is derived from the organic orientation of buildings of different styles and masses to the road which manifests itself in a mixture of tight rows and randomly spaced buildings or groups, reflecting the piecemeal growth of the hamlet.
- The permeability is limited to Old Main Street/Laycock Lane and two tracks which branch off into the surrounding fields, much like it always has been.
- The west of the conservation area is quite open and green with buildings well spaced and set back from the road behind gardens.

Very little historic street surfaces remain in the conservation area. Braithwaite Village is surfaced with tarmac and there are intermittent stretches York Stone flagged pavements and a small number of properties have setted or flagged areas of hardstanding.

Braithwaite Village, formerly known as Main Street and later Old Main Street, is a thoroughfare which probably dates back to the earliest permanent settlement and cultivation of the area in Saxon times and was the former path of a track between fields. The earliest representation of Braithwaite, on William Senior's enclosure plan of 1612 (*see page 6 of this assessment*) shows the hamlet as two rows of buildings lining a single road. The more detailed maps of 1775 and 1842 show the characteristic kinks in the road which are still apparent today. These twists and turns as well as three bottlenecks in the road mean that vistas are closed and often very little of the conservation area can be seen at one time. While Braithwaite Village has retained its historic course and variations in its width, the old hamlet was physically divorced from 19th century buildings along Braithwaite Road at Braithwaite Edge, many of which were demolished to make way for the road and new housing. This new bypass has ensured that old Braithwaite is relatively intact, the only major change being its surfacing with tarmac and is used by relatively low levels of traffic. To the west of the conservation area Braithwaite Village becomes Laycock Lane and meanders into the neighbouring village.

The only other routes through the conservation area are Bank Lane, a track which allows access to the fields south of Bankhouse Farm, and an unsurfaced carriageway west of St Matthew's Church which leads to the fields to the northwest of the hamlet. During the 20th century additional private drive access to new and existing houses have been created throughout the conservation area which means Braithwaite Village is mostly free from parked cars.

Upon entering the conservation area from Braithwaite Avenue, the openness of the housing estate quickly disappears due to the proximity of Sunside Barn and Manor House and Swallow Barn. This hemmed in space has no natural features and the broad sweep of the flat frontages of the buildings is only broken up by smaller recesses such as porches inside the arched barn entrances and the small flagged yard in front of Sunside Farmhouse. More flags can be found in front of



On entering the conservation area, Braithwaite Village sweeps around the end cottage and is tightly bound by an assortment of stone buildings and walls. A further sweep of the road closes off the vista.

Swallow Barn and 2 Braithwaite Village and opposite at Sunside Barn. These old pavement surfaces complement the texture and colour of the buildings and are an important element in the historic feel of the place. The stone of the buildings dominates this sheltered, shaded stretch of the road which is visually terminated by the curve of the road and the gables of the buildings lining it. There is no hint of what might lay beyond any of these buildings.

West of the Manor House, Braithwaite Village veers right and the siting of number 10 and 21-23 opposite slightly away from the road and visible breaks between the buildings allow more of a breathing space, although the area maintains a feeling of enclosure. The low boundary walls to these properties ensure the public space is well defined and emphasises the narrowness of the road, which is bordered by flags in front of 21-23 Braithwaite Village. This marginal openness continues where the back wall of number 25 fronts the garden wall of number 10, but here, looking in either direction down the road, the vista is terminated by the sweep of the road and an angled view of a stone gable.

Further up Braithwaite Village the gable and southern face of Bankhouse Farm terminates the view, while the gable of Bankhouse Barn and the Old Hall stand in front. Again the presence of high stone walls adds to the sense of enclosure, while the buildings themselves are all set a different



Further along Braithwaite Village, the sense of enclosure is upheld by the presence of boundary walls and buildings which face directly onto the road. The character is altered slightly by the irregular orientation of the buildings.

angles to the road, giving this area an organic, haphazard feel. The corners of Bankhouse Barn and Old Hall, in particular create another bottleneck in the road which leads to the widest section of Braithwaite Village. This triangular space is defined by the buildings, which, apart from 31-33, which has a small front garden, directly face onto the roadway. The path of the highway is well defined in tarmac while the area of hardstanding which is not part of the highway is in a poor condition. Only a few flags remain in front of the barn at Old Hall as well as a small setted area to the side of Bankhouse Barn. Although the mass of the buildings closes off many

vistas, the junction of Braithwaite Village and Bank Lane opens up the space a bit more and lets in light, air and an outlook across North Beck Valley to Branshaw Moor. This space feels much more like a focal point or stopping off point than elsewhere in the hamlet, given the orientation of the buildings which has created a central hard open space.



The space between Bankhouse Farm and Old Hall is the largest space along Braithwaite Village, but is still relatively closed off.

The north-western corner of the triangular open space is effectively closed off by a bend in the road which is nearly a right angle with 31-33 Braithwaite Village on the inside and a dry stone wall on the outside with an isometric view of Prospect House bridging the opening between 31-33 Braithwaite Village and Old Hall. Passing through this restrictive bend, the character of the space changes dramatically from one dominated by stone structures to a much more open and green lane. Even here, however, the line of the road is boldly defined by dry stone walls and the overlapping canopy of the trees lining the road around Felside, giving the area a sheltered aspect nonetheless. The detached houses and St Matthew's Church are all set back from the road behind greenspace and are set generous distances apart from each other. Looking

back, the descent of the road and 31-33 Braithwaite Village visually divorces this part of the village from the older pent-up core. The road gradually widens before taking a dogleg turn to the left around number 35 before straightening into a wall-lined country lane leading to Laycock. These sweeps of the road are particularly attractive viewed from the edge of the conservation area and, along with the unsurfaced track west of St Matthew's Church, effectively defines the boundary of settlement and open countryside.



The sweeps of Braithwaite Village make for several attractive vistas. Note the tree canopies which lend the western end of the conservation area a natural element.

Rounding the corner of the church and onto Braithwaite Road, the open character of the new road is clearly different while vistas of the core of the conservation area are largely blocked by vegetation. On returning to the junction with Braithwaite Avenue, there is a pleasant vista of the irregular skyline of the settlement, a feature which cannot be appreciated from within the close confines of the hamlet itself.



It is only from outside of the conservation area that its irregular and interesting skyline can be seen. This view also highlights the haphazard arrangement of buildings.



9. Conclusion: Character Specification and Guidance


To safeguard the special interest of an area, Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of the Braithwaite Conservation Area, things like:

- the style, form, orientation, massing, height and scale of buildings;
- the way the built structure interfaces with the spaces created;
- the width and orientation of streets;
- the colour and texture of the materials used;
- the topography and setting of the area;
- the roofscape and streetscape;
- how the area interacts with the surrounding environment;
- natural elements; and
- local detailing.

However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of the core of the hamlet of Braithwaite. This section highlights the elements that contribute to the character and appearance of the conservation area, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within the conservation area, prospective developers and the Council should use this to determine what constitutes appropriate change and as a basis for the future management of the area. It should be read in conjunction with the policies set out in Bradford Unitary Development Plan (see *Appendix 3*).





Braithwaite Conservation Area covers virtually all of this which is hamlet situated at the threshold of Keighley urban area and the open pastoral countryside of the green belt. Although its origins are agricultural, the manufacture of woollen, worsted and cotton cloth in the area during the 17th, 18th and early 19th centuries generated the wealth and/or necessitated the construction of many of the oldest buildings in the conservation area. The advent of the coal-powered and mill-based textile industry in the early 19th century meant the hamlet reverted to agriculture. Since this point in time there has been little development in Braithwaite and as such the old barns, cottages and houses from this high-water period have been adapted to agricultural and, later, domestic uses. This lack of redevelopment and the bypassing of the hamlet in 1938 have meant that the historic street pattern and characteristic organic layout of the settlement is unchanged. There are several common features which unite the conservation area and underpin its coherence, while other factors, while not consistent across the conservation area, are of interest in their own right and are therefore worthy of protection. This section will outline and summarise the common characteristics and then the other interesting features which enrich the conservation area.

Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> Topography and setting – set at the brow of a hill approximately two thirds of the way up the north side of North Beck Valley. This same hill marks the highest point of the road between Keighley and Laycock. The valley side provides a mainly green backdrop to the north, while views can be had into urban Keighley to the east, across the valley to Exley Head and Fell Lane, with Branshaw Moor to the south and Laycock and the North Beck and Worth Valleys to the west. The hamlet is at the threshold of the urban area with the Braithwaite housing estate to the east and northeast and open countryside to the south and west. The latter ensures the conservation area maintains strong agricultural roots. 	<ol style="list-style-type: none"> It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of Unitary Development Plan (UDP)). New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the UDP).
<ul style="list-style-type: none"> Traditional building materials – all of the buildings and structures within the conservation area are constructed of local sandstone and gritstone, which serves to unify the diverse forms and create a harmonious whole. Stone slate is the principal roofing material. Leaded metallic casement windows are traditionally used on buildings from the 17th and early 18th centuries, while timber was traditionally used for doors and the sash opening windows of later buildings. 	<ol style="list-style-type: none"> There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the UDP). Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard a contemporary group of properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the UDP). Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP). Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the UDP).
<ul style="list-style-type: none"> Boundary walls – these define the line of the roadway and the extent of private space. Walls to 	<ol style="list-style-type: none"> Existing boundary walls should be retained and restored. Boundary walls constructed of

domestic buildings are typically made of mortared stone and rubble, while buildings and land connected with agriculture are confined by the same dry stone walls found throughout the rural North Beck Valley.	stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Unitary Development Plan).
<ul style="list-style-type: none"> • Permeability and Street Pattern – Braithwaite Village is the only adopted road in the conservation area, although a bypass skirts along the edge of the conservation area and the envelope of the hamlet. The kinks, curves and bottlenecks of the original course of the old road still exist. Two unsurfaced paths allow access to the networks of rights of way through the fields. 	8. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).

Characteristics Which Vary Across the Conservation Area

Characteristic	Variations	Guidance
Architecture and building details    	<p>The oldest buildings in the conservation area date from the 17th and 18th centuries and are connected with agriculture and in some cases the local textile industry. This has led to variations in building type, such as barns, farmhouses, houses and cottages which each feature variations in architecture which relate to their function. Barns have few openings beyond a segmental arched carriage entrance and vents and are of coursed stone. Cottages are often little more than one-up-one down, are two storeys high and feature little by way of architectural decoration. Large houses feature rows of tall windows separated by chamfered mullions with long drip moulds above. Some feature taking in doors for wool and cotton at first level.</p> <p>All of these building types are of a vernacular style; built by local stonemasons using readily available materials. The level of detailing or the complexity of the structure is down to the ability of the mason and the status of the building. The common vernacular features are kneelers, corniced chimneys, quoins and bold, sometimes monolithic, surrounds to openings which are simple parallelograms.</p> <p>Buildings of the 19th century are also mainly of a vernacular style but are much more regular in their fenestration and stonework. Generally they are unadorned with bold surrounds to openings (which are larger than those of their earlier counterparts), kneelers and quoins. Buildings of a higher status such as Prospect House and number 35 feature additional decoration. The only strongly stylised building is the gothic revival Keighley New Church.</p>	<p>9. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan).</p> <p>10. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the UDP).</p> <p>11. New development within the conservation area should reflect the predominant building form of the character of the area. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).</p>

<p>Open spaces</p> 	<p>There are no truly public green spaces in Braithwaite Conservation Area. Keighley New Church has a small landscaped curtilage, although the adjacent green space contains a number of mature trees planted in an aisle formation with another row towering over Braithwaite Village. The considerable green canopies can be seen from various points within and outside of the conservation area and mark the difference in character of the west of the conservation area and the more built up centre and east. Properties in this western part of the conservation area are well spaced and distanced from the road by gardens. This contrasts with the rest of the conservation area where buildings directly front the road or have a minimal amount of greenery in front of them. Instead, the private grounds of these properties are entirely concealed from the road and provide the conservation area with a soft edge to the surrounding countryside. The northern edge of the conservation area is lined with a verge of mature trees, which, with the fencing and screen planting of the houses, closes off view of the buildings themselves.</p>	<p>12. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP).</p> <p>13. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.</p>
<p>Streetscape</p>	<p>Although there is a sense of enclosure along the length of Braithwaite Village, there are still distinctions in the type of spaces created owing to the mass, orientation and siting of the buildings and the presence of greenery. The east end of the conservation area is very much a hard stone gateway with no break in the claustrophobic lines of buildings flanking the road. This opens up slightly with breaks in the building line at 21-25 Braithwaite Village, although this space is effectively shut off by bends and bottlenecks, one of which leads to the triangular focal point of the hamlet in front of Old Hall. Despite its size, this space is still rather enclosed as its sides are defined by several large stone buildings and tall boundary walls. Further west, the road straightens and opens out as development is less dense and set back from the road and the green of gardens and the North Beck Valley begin to dominate.</p>	<p>14. There should be a presumption in favour in maintaining the traditional townscape of the area in terms of the mass and orientation of buildings and the size of spaces between them. New development should integrate with the existing built form (see policy BH11 of the UDP)</p> 

10. Preservation and Enhancement Proposals

Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, Braithwaite Conservation Area has managed to maintain its rural and pastoral character, and remain detached from more recent developments in its vicinity. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this report) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see *Appendix 3: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

10.1 Preservation of the Character and Appearance of Braithwaite Conservation Area

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in its *Unitary Development Plan* to control further change within the conservation area. Most importantly:

- There will be a strong presumption in favour of preserving both listed and unlisted properties and spaces that contribute to the special interest of the conservation area, as well as elements of its setting that are intrinsic to its rural aspect.

- In making decisions on proposed new developments within the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance.

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of Braithwaite Conservation Area. These are outlined in section 10.3 of this report along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Braithwaite, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

The Department of Culture, Media and Sport is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of a listed building. This can apply to internal as well as external works. More information about listed buildings is available from The Conservation Team. There are 4 listed buildings in Braithwaite Conservation Area (listed in *Appendix 2* of this assessment) that merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the special character of the building, but also that of the conservation area.

There are other buildings and features within Braithwaite Conservation Area which have not been listed but contribute substantially to its townscape

value and historic appearance. These buildings are subject to increased planning controls because of their location within a conservation area. That protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In Braithwaite there are a few unlisted buildings retaining much of their historic character seen in the survival of original and/or the installation of appropriate replacement doors and windows. Stone walling remains largely unspoiled by modern renders or cladding, and other changes that could damage the conservation area have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of Braithwaite.

Generally, many minor changes that result in a loss of character can be made to dwellings without the need for planning permission and in several cases, this has already happened.

10.2 Design Guidance: Additions, Alterations and New Build

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design. This will ensure that the uniqueness of the hamlet is maintained. This does not necessarily mean that development should replicate what is already there. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of existing buildings.

A recent publication by CABE (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* sets down some useful guidelines as to what constitutes good new design in conservation areas. Generally:

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by the hamlet of Braithwaite and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. In Braithwaite the

building pattern is fairly irregular with a core of buildings fronting the road directly and others distinctly set back from the road in the west of the conservation area. The irregularity in the height, pitch and scale of roofs is made more interesting by the varying scale and orientation of the buildings.

- Important views and vistas within, across, into and out of the conservation area should be respected.
- The scale of neighbouring buildings should be respected. In Braithwaite, all historic properties are two storeys in height, although the scale of the building varies according to age, original function and status. New development should not be conspicuous by ignoring the general scale of buildings in the conservation area.
- The materials and building techniques used should be as high quality as those used in the existing buildings. Stone for structures, some roofs and boundary walls unites the buildings and enclosures of Braithwaite despite the differences in style, mass, age and function of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation area.
- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place.

Positive and imaginative response development will be encouraged, especially that which makes a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way should be avoided.

10.3 Enhancement Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant historic pastoral backwater feel of the place and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way.

The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. The proposals have been prioritised in light of public consultation by post, telephone and e-mail over May-July 2003 and at the public workshop held on 17th June 2003 at Braithwaite School which followed the deposit of the

draft of this assessment. The proposals, listed in order of priority, are as follows:

- **Street Improvements** – given that Braithwaite Village should not be used by high speed or through traffic, there is potential for improving the amenity offered by this road and pavements through their surfacing and lighting. The uncovering or relaying of stone flags and setts could be done in such a way as to meet the needs of motorists while at the same time enhancing the appearance of the conservation area. Despite the bypass the volume and speed of traffic passing through the conservation area is still a problem and traffic management solutions which are sympathetic to the character of Braithwaite are needed.



The tarmac street surface of Braithwaite Village is one of the few incongruous elements of the conservation area, while what remains of the historic natural surfaces, such as these flags, could be improved.

- **The Maintenance, Repair and Restoration of Original Features** – Many buildings have had their original features replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental as many buildings form part of an attractive vista and this affects the integrity of its group value. Due to the irreplaceable value of original features and details, it is essential that the owners and occupiers of properties are provided with guidance and advice on the repair, restoration and upkeep of these features and details. Advice might take the form of a leaflet and the Conservation Team is happy to advise on any matters relating to buildings in conservation areas.
- **The Preservation of Original Features** - Where houses have retained traditional features such as a stone roof, low doorway with timber door, stone mullions, fenestration, stone boundary walls or corniced chimneys, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity

and interest of the individual buildings. Unfortunately nearly all of the unlisted buildings in the conservation already lack some details such as timber sash and multi-pane windows. As a formal control to retain surviving traditional features such as an Article 4 (2) Direction are not appropriate at this time, the Conservation Team would only be able to provide advice about how to look after these features. This advice could take the form of a leaflet which identifies original features and sets out how to ensure that these features are retained in the long-term.

- **Design Guidance** – much of the character of Braithwaite Conservation Area is derived from the organic growth of the hamlet, creating an unusual layout of buildings, which themselves are different shapes, masses and heights. It is therefore critical that any development in the conservation area complements the qualities of the conservation area. Design guidance for new build, extensions or other features such as garages would ensure that new development would be sympathetic to its surroundings. The guidelines given in section 10.2 of this assessment is a starting point.



- **Boundary Treatments** – Although many properties along Braithwaite Village have retained dry stone and mortared stone boundary walls, there are nonetheless a significant number of boundary treatments that are inappropriate to the character of this conservation area, namely the use of render and the erection of timber fencing. The use of local stone for boundary walls would give the conservation area a greater sense of coherence and reinforce its pastoral character.



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- Planning applications will be monitored more closely in line with the guidance given in the previous section of this document. This guidance complements and expands upon policies set out in the Unitary Development Plan and applies them to the special circumstances of Braithwaite.

10.4 Braithwaite Conservation Area Boundary

The review of the Braithwaite Conservation Area boundary has resulted in few changes, as the original 1977 designation covered the majority of the historic hamlet in a logical envelope. No instances were found where architectural or historic interest or historical associations warranted the extension of the boundary. Consultation identified a number of properties and open spaces which were suggested inclusions or exclusions from the conservation area. These suggestions were all assessed and have resulted in two amendments to the boundary:

- **The exclusion of Low Bank, Braithwaite Village.** This modern detached property dates from the 1920s or early 1930s. Although pleasant, it is of no special architectural or historic interest. The painted and rendered exterior and tile roof are out of keeping with the natural local materials generally found within the conservation area and the architectural style of the building is unrelated to its setting. Due to its secluded location, this building has very little impact on vistas along Braithwaite Village.
- **Amend the northern boundary of the Conservation Area.** The proposed Braithwaite Conservation Area boundary followed the central line of Braithwaite Road and Braithwaite Avenue. As conservation area boundaries should follow physical features so that they are easily identifiable and easily read on the ground it is logical to amend the northern boundary so that it follows the stone kerb on the southern side of Braithwaite Road and then crosses Braithwaite Village and follows the northern edge of the village green.

The majority of the alterations to the boundary were slight amendments which are intended to make the boundary more legible on the ground by following property boundaries and physical features. Much of the conservation area's setting lies within Green Belt, which affords it the highest degree of protect possible from development which would harm its open and green character. Sites designated as Safeguarded Land have not been added to the conservation area as this land is protected from development during the lifetime of the UDP. Policy BH7 of the UDP will be used to ensure that any new development within the setting of the conservation area respects the character and special interest of Braithwaite.

Glossary of Architectural Terms

Bell Cote	A small housing for a bell or bells usually made of masonry and found at a gable.
Capital	The crowning feature or head of a column, pilaster or gatepost.
Casement Window	A window which opens on side hinges.
Chamfer & Double Chamfer	A narrow face created when the edge of a corner in stonework or plaster is cut back at an angle, usually 45 degrees. If two opposite corners are cut back it is said to be a double chamfer.
Cill	The horizontal feature at the bottom of a window or door which throws water away from the face of the building.
Colonnette	A small ornamental column.
Coped Roof or Coping	Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copings can be made of any material which does not absorb water.
Cornice	The top course of a wall which sometimes might be moulded and/or project forward from the wall.
Coursed Stone	Type of wall created by the layering of stone in an irregular horizontal bed of mortar.
Dentil	A small projecting rectangular block forming a moulding usually found under a cornice . Usually in rows.
Dove Hole	A small recess on the exterior of a building to house pigeons and doves.
Drip mould	A horizontal moulding on the side of a building designed to throw water clear of the wall.
Fenestration	The layout of windows on an elevation of a building.

Finial	A crowning decoration, usually the uppermost ornament and is therefore mostly found on gables, pinnacles or parapets.
Georgian	The period from the accession of King George I in 1714 to the death of King George IV in 1830. Based largely on Greek Classicism to create regular shaped buildings with austere frontages.
Gothic Revival	A Victorian revival of the Gothic style of architecture dating from the 12 th to 16 th centuries. Characterised by pointed arch openings and traceried windows.
Hoodmould	A projecting moulding over an arch or lintel designed to throw off water, as dripstones. They can be quite ornate.
Impost Block	The highest block on the vertical section which supports an arch.
Jamb	The vertical part of a door or window which supports the lintel .
Keystone	The stone at the crown of an arch.
Kneeler	Stone at the end of the coping at the gable end of a roof which projects over the wall below. Usually moulded or carved.
Lateral Stack	A chimneystack which has three of its sides projecting from the building to which it is attached.
Latin Cross	A church plan in a cross shape where one limb is longer than the other three.
Lintel	Horizontal beam bridging an opening in a wall.
Margins	Margins frame an opening. Most project forward from the wall.
Moulding	The profile given to any feature which projects from a wall.
Mullion	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone.
Ogee	A double curve shape composed of two curves in opposite directions

(concave to convex) without a break; used on both roofs and arches and as a profile on mouldings.

Quoin The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size, or projection.

Segmental Arch An arch whose shape is a section or part of a circle.

Vernacular A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose built by local craftsmen.

Further Reading

Historical Resources

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Appendix 1:

Map of Braithwaite Conservation Area



Appendix 2:

List of Listed Buildings in Braithwaite Conservation Area

Appendix 2: List Descriptions of the Listed Buildings in Braithwaite Conservation Area

Grade II

NOTE: Old Main Street was the previous name of Braithwaite Village. The list descriptions are based on street names from 1948.

10 Old Main Street Braithwaite

House. C17. Stone, stone slate roof. 2 storeys, 4 1st-floor windows. 2 C20 glazed doors. Double-chamfered mullion windows, 2 to ground floor under continuous drip mould, 3 and a C20 2-light window above. Coping. Central stack.

Nos 15, 17 and 19 (Manor House) Old Main Street, Braithwaite

House, now 3 dwellings. Dated 1648. For John Hird. Coursed stone, stone slate roof. 2 storeys, 4 1st-floor windows. Chamfered doorway with shaped dated lintel. Double-chamfered mullion windows, to ground floor of 4, 6, 4, 2 and 2 lights, some mullions removed, one now with door, all under hoodmoulds with carved terminals. To 1st floor 2 lights, and 2 flat-faced mullion windows. End stack to right, ridge stack, and lateral stack to left gable. Rear: remains of some double-chamfered mullion windows. Left return: double-chamfered mullion windows of 2 and 3 lights, all with hoodmoulds. This was the

birthplace of T P Carrodus, a famous Victorian violinist.

Barn approx. 12 metres to east of No 29 (Bankhouse Farm)

Old Main Street, Braithwaite

Barn. Late C18. Coursed millstone grit, stone slate roof. Quoins. Segmental-arched cart entrance with quoins and voussoirs with pitching hole above. Two plain stone surround doorways with interrupted jambs, that to right now blocked, that to left now a window. Kneeler and coping to right. Left gable has dove holes with shelves; right gable has triangular headed vents. Include for group value.

No 29 (Bankhouse Farm)

Old Main Street

House. C18. Coursed sandstone with gritstone quoins, stone slate roof. 2 storeys, 3 1st-floor windows. Single-storey gabled porch to bay 2 with plain stone surround doorway. Windows with plain stone surrounds and recessed, flat-faced mullions, of 3-lights to ground floor, and of 2, 3 and 4-lights, with some mullions removed, above. Shaped kneelers and coping. End stack to right. Rear: single-storey porch with plain stone surround doorway; round-headed stair window with keystone and imposts. Right gable has a quoined doorway and 2 single-light windows.



Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

Appendix 3: Legislation and Council Policies Relating to Conservation Areas

This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to constant review.

Legislation to Protect the Character and Appearance of Conservation Areas

Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area:

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.
- Before works can be carried out to trees of more than 7.5cm in diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent protection. The Local Planning Authority must give listed building consent before any work that would affect the character or interest of the building can be

carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently adopted its **Unitary Development Plan** (2005) which forms the basis of decision making on planning applications in the district. The UDP has the following policies relating to conservation areas:

Policy BH7: Development within or which would affect the setting of conservation areas

Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to preserve or enhance the character or appearance of the conservation area.

Policy BH8: Shop fronts in conservation areas

Within conservation areas proposals affecting existing shop fronts or proposals for new shop fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds will not be permitted on buildings without a shop front or fascia.

Policy BH9: Demolition within a conservation area

Within conservation areas, permission will not be granted for the demolition of buildings which make a positive contribution to the special architectural or historic interest of the area unless the development would result in benefits to the community that would justify the demolition.

Policy BH10: Open spaces within or adjacent to conservation areas

Planning permission for the development of important open areas of land or garden within or adjacent to a conservation area will not be granted if the land:

- 1) *Makes a significant contribution to the character of the conservation area.*
- 2) *Provides an attractive setting for the buildings within it.*
- 3) *Is important to the historical form and layout of the settlement.*
- 4) *Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.*
- 5) *Contains natural water features, tree and hedgerows which the development proposals propose to destroy.*

Policy BH11: Space about buildings

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

New developments seeking to integrate into an existing built form will be encouraged by relaxing approved policies and standards.

Policy BH12: Conservation area environment

Changes to the public realm within conservation areas must demonstrate that:

- 1) *The design, materials and layout of traffic management and parking areas minimise the adverse visual impact which may arise from such development.*
- 2) *New and replacement street furniture is of an appropriate design and material that preserve or enhance the character of the surrounding street scene.*
- 3) *Proposals for the introduction of public art will preserve or enhance the character or appearance of the conservation area. In certain conservation areas the introduction of public art and street furniture will be encouraged.*

Policy BH13: Advertisements in conservation areas

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 1) *Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. Where possible, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.*
- 2) *Within conservation areas internally illuminated box signs will not be permitted. Sensitively designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town centres where the scale, colour, design and intensity of illumination would not detract from*

the character or appearance of the conservation area.

- 3) *Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.*

In addition to these there are separate policies relating to the **listed buildings** within the confines of the conservation area:

Policy BH1: Change of Use of Listed Buildings

Where possible the original use of a building should be retained or continued. Change of use will only be permitted where the applicant can demonstrate that the original use is no longer viable or appropriate and without an alternative use the building will be seriously at risk.

The Council will not grant planning permission for an alternative use unless it can be shown that:

- 1) *The alternative use is compatible with and will preserve the character of the building and its setting.*
- 2) *No other reasonable alternative exists which would safeguard the character of the building and its setting.*

Policy BH2: Demolition of a Listed Building

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

- 1) *Every possible effort has been made to repair and restore the building and to continue the present or past use;*
- 2) *It has been impossible to find a suitable viable alternative use for the buildings; and*
- 3) *That there is clear evidence that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from the building's demolition.*

Policy BH3: Archaeology Recording of Listed Buildings

Where alterations or demolition of a listed building would result in the loss of features of special interest, a programme of recording agreed with the Local Planning Authority and where appropriate, archaeological investigation will be required before the commencement of development.

Policy BH4: Conversion and Alteration of Listed Buildings

The alteration, extension or substantial demolition of listed buildings will only be permitted if it can be demonstrated that the proposal:

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- 1) *Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;*
 - 2) *Is appropriate in terms of design, scale, detailing and materials;*
 - 3) *Would minimise the loss of historic fabric of the building.*

Policy BH4A: Setting of Listed Buildings

Proposals for development will not be permitted if they would harm the setting of a listed building.

Policy BH5: Shop Front Policy For Listed Buildings

Where possible existing traditional shopfronts should be retained and repaired. Proposals for the alteration of existing shop fronts or installation of new shop fronts on a listed building should be a high standard of design and respect the character and appearance of the listed building. External roller shutters will not be granted permission on a listed building shop front unless there is clear evidence of an original shutter housing and the shutter is traditionally detailed and in timber and/or metal of a traditional section.

Policy BH6: Display of Advertisements on Listed Buildings

Consent for the display of advertisements on listed buildings or which would affect the setting of a listed building will be permitted only where:

- 1) *The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.*
- 2) *The advert is not an internally illuminated box.*
- 3) *If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.*
- 4) *Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.*