



Conservation Area Appraisal

Clayton



This appraisal reviews the Clayton Conservation Area Assessment which was appraised in 2002. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process.

The next appraisal of Clayton Conservation Area will be undertaken by January 2011.

March 2006

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

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

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings (*see 'Current Condition' on page 5*).
- An assessment of the issues facing the conservation area at present (*see pages 6 and 7*).
- The survey and update of map data relating to the conservation area (*see pages 8, 9, 10 and 11*).
- A review of the appropriateness of the conservation area boundary (*see page 13*).
- An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (*see pages 11 - 13*).
- The formulation of management proposals for the area (*see page 15*).

What is a Conservation Area?

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

Clayton Conservation Area was originally designated in 1977. A review of the boundary of Clayton Conservation Area was undertaken in June 2002, this boundary was amended following consultation in November 2005.

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

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

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

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

Background and Brief History

Clayton conservation area covers the historic core of the settlement which retains elements from various stages in its history and development. The following timeline briefly summarises its development.

Pre 1700

Clayton was established as a Saxon farming settlement c.1066, the name literally meaning 'farmstead on clay'. By c.1500 farmers were granted freehold of their land which led to increased incomes. Many farmers invested in their farms and built new buildings; some of these are still standing today.

17th and 18th Century

Farming remained central to the local economy, although some farms began engaging in textile manufacturing which became an increasingly lucrative business. Several 'farming clothiers' took the step of building cottages around Town End, one of the earliest rows is dated 1770.

18th to 19th Century

Clayton expands into an industrial settlement; many of the cottages around Town End and Green End

were built to house the local textile workforce. The village school (now the library) was opened in 1819; the Baptist Church in 1830 and the Wesleyan Chapel and Sunday school in 1834. Beck Mill, the first mill in Clayton was opened in 1845 and in 1870 Oak Mills was built. Bradford-Thornton Railway opened to passengers and freight in 1878 with a station at Clayton which helped the mills prosper and attracted commuters from Bradford the area. 1898 Victoria Park officially opened and handed over to Clayton UDC. The park acted as the new focal point for the village.

20th Century

Clayton continues to expand as a commuter settlement, with The Avenue being the main artery of the new development. Beck Mill closed in 1927 and Oak Mills in 1942. The railway closed to passengers in 1955 and to freight in 1965.

Late 18th/early 19th century cottages at Town End



Summary of Character Zones

Town End

The buildings in Town End were built between the 16th century and c.1820 and reflect the agricultural and early industrial activity in the conservation area. There are 44 Grade II listed buildings within this character zone which are of special interest.

Green End

Green End has assumed a mixed use village character since the 19th century which is characterised by stone built cottages which are architecturally quite plain, and a number of shop premises and shop fronts which were inserted into cottages. Most of the development occurred between c.1815 and c.1820 with some later infill later in the 19th and early 20th centuries.

Civic Clayton

This area is characterised by its collection of stone built civic buildings, the historic religious, educational and social buildings as well as Victoria Park have come to be the focal point of the village centre.

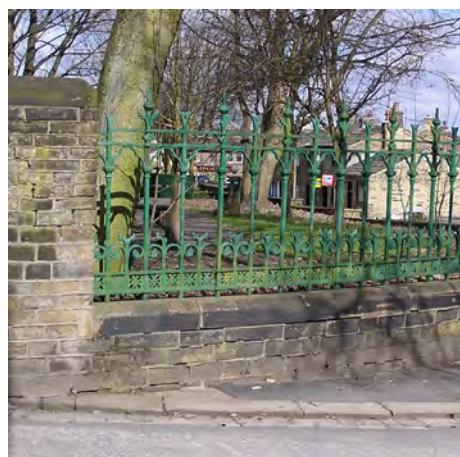
Key Characteristics

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

- **Three distinct character zones; Town End, Green End and Civic Clayton;**
- **Good examples of local vernacular architecture;**
- **Local sandstone and gritstone for buildings and boundary walls;**
- **Mix of building and land uses**
- **Local detailing**
- **The form, width and orientation of the streets and paths**
- **Natural elements such as trees and open spaces complement the fine grain of the buildings**
- **Distinct village with open rural aspect with a number of key views and vistas.**

Close knit fold of cottages at Town End





*Top right: Old English style lodge to Chrisharben Park.
Top: Town End Farm is the oldest building in the conservation area.
Middle: Traditional wall and railings at School Street.
Bottom: Organic cottage development at Holt's Lane*

Summary of Important Features and Details

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

- Predominance of two storey development;
- Mix of building types and architectural styles;
- Decoration, margins and gateposts often ashlar;
- Stone slate or grey slates for most buildings
- Traditional painted timber window frames, timber panelled doors and timber guttering;
- Corniced chimneys;
- Traditional stone and timber shopfronts;
- Stone boundary walls on properties;
- Iron for gates and railings;
- York stone flags and sets (where they remain in situ).

Current Condition

AUTHENTICITY 72%

- The level of authenticity is based on an assessment of each property to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts.
- Not all properties will have all the above features and the scoring sheet is adjusted to take this into account. Only residential properties and retail properties built prior to 1956 are scored.
- 160 properties were assessed for the purpose of the study, this is 78% of all properties in the conservation area.
- The listed buildings scored an average of 73%.



Strengths

- The area retains a village character through a mixture of buildings and land uses, busy cores and quiet outer areas.
- The Civic Clayton character zone retains a large amount of its original character and appearance.
- There is a high retention of traditional stone roofs in Clayton contributing to the uniformity of the skyline.
- A large proportion of front elevations have not been cleaned, painted or cluttered.
- The majority of stone boundary walls (where appropriate) have been unaltered.
- Victoria Park remains a focal point for the village and is well maintained.

Traditional shopfront at Clayton Lane



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

Traditional detailing at Broad Folds



Weaknesses

- The overall authenticity score of 72% for the conservation area as a whole is lower than other conservation areas surveyed in the district so far.
- Most traditional windows and doors have been removed.
- Modern and inappropriately altered traditional shopfronts are fairly common and are detracting from the street scene.
- Inappropriate mortar, pointing styles and clutter on elevations are undermining the group value of buildings.
- The majority of listed buildings lack some traditional features and details.
- Small minority of vacant or underused properties.
- Poor design of new developments has not successfully blended in with the traditional character and detailing of this conservation area.
- Insensitive highway works are having a negative impact on the street scene of the conservation area.

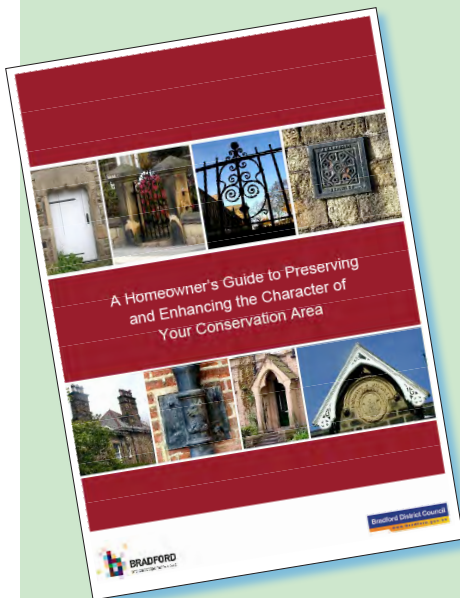
Artificial materials at Tenter Folds



Opportunities

Altered traditional cottages at Town End Road

- Better decisions by stakeholders (property owners, the Planning Service, Highways and Managers of Victoria Park) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and conservation Team.



- The Repair and Maintenance Guide should help property owners make better informed decisions.
- The Shopfront Design Guide should result in better planning decisions in applications involving shopfronts.
- Use of planning enforcements to address unauthorised development, unauthorised works to trees and illegal alterations to listed buildings.
- Bringing vacant and under use of buildings and sites back into use.

Unsympathetic alterations have drastically impacted this terrace at Tenter Folds.

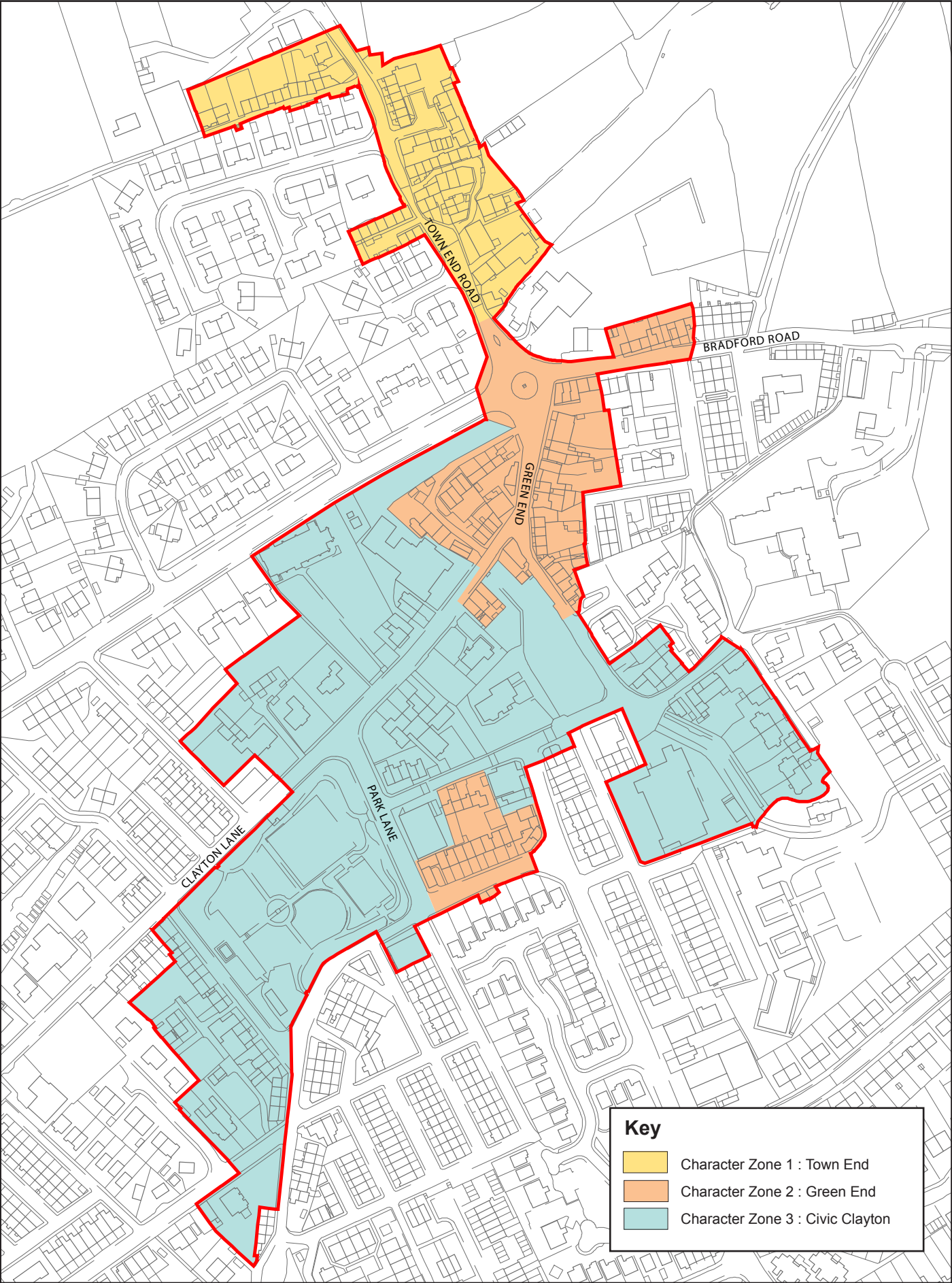
Threats

- Continued removal of traditional features and details from buildings.
- Uninformed decision making concerning planning applications, enforcement cases, listed buildings, highways management, and trees that detracts from the special character of the area.
- Loss of historic street surfaces and traditional character of public realm.
- Continued vacancy and underused buildings and sites.



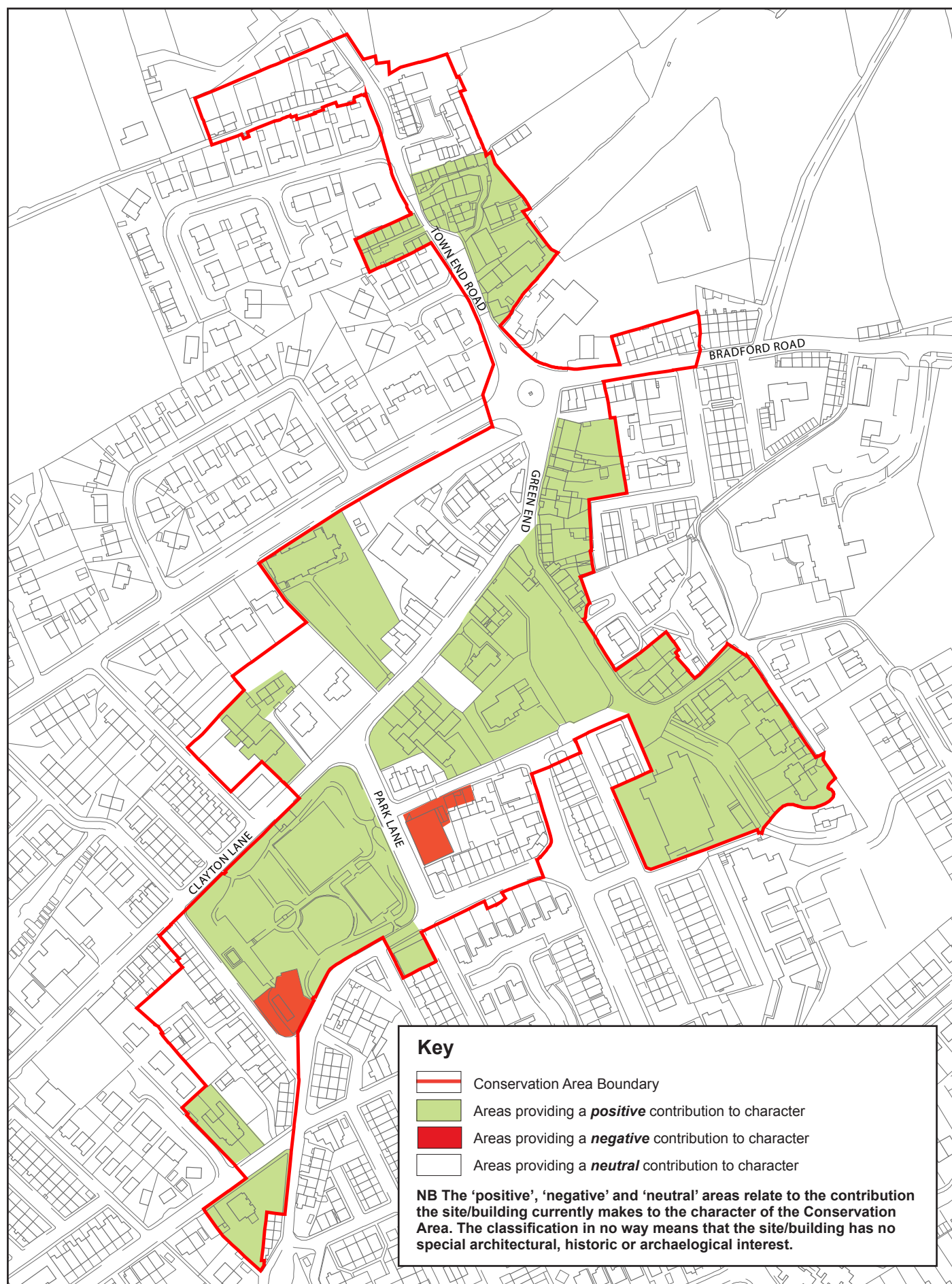
Clayton Conservation Area

Character Zones



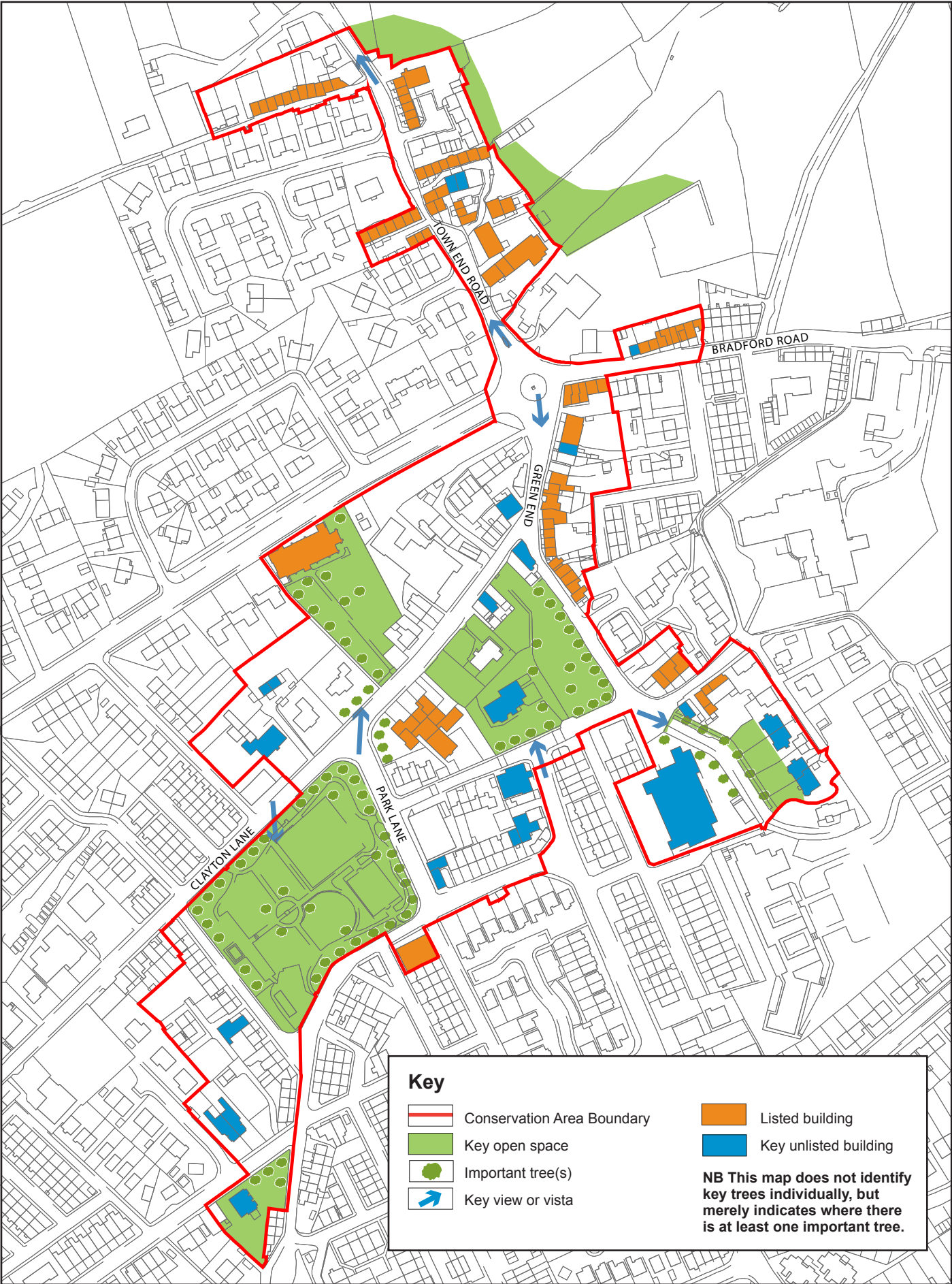
Clayton Conservation Area

Character Contributions



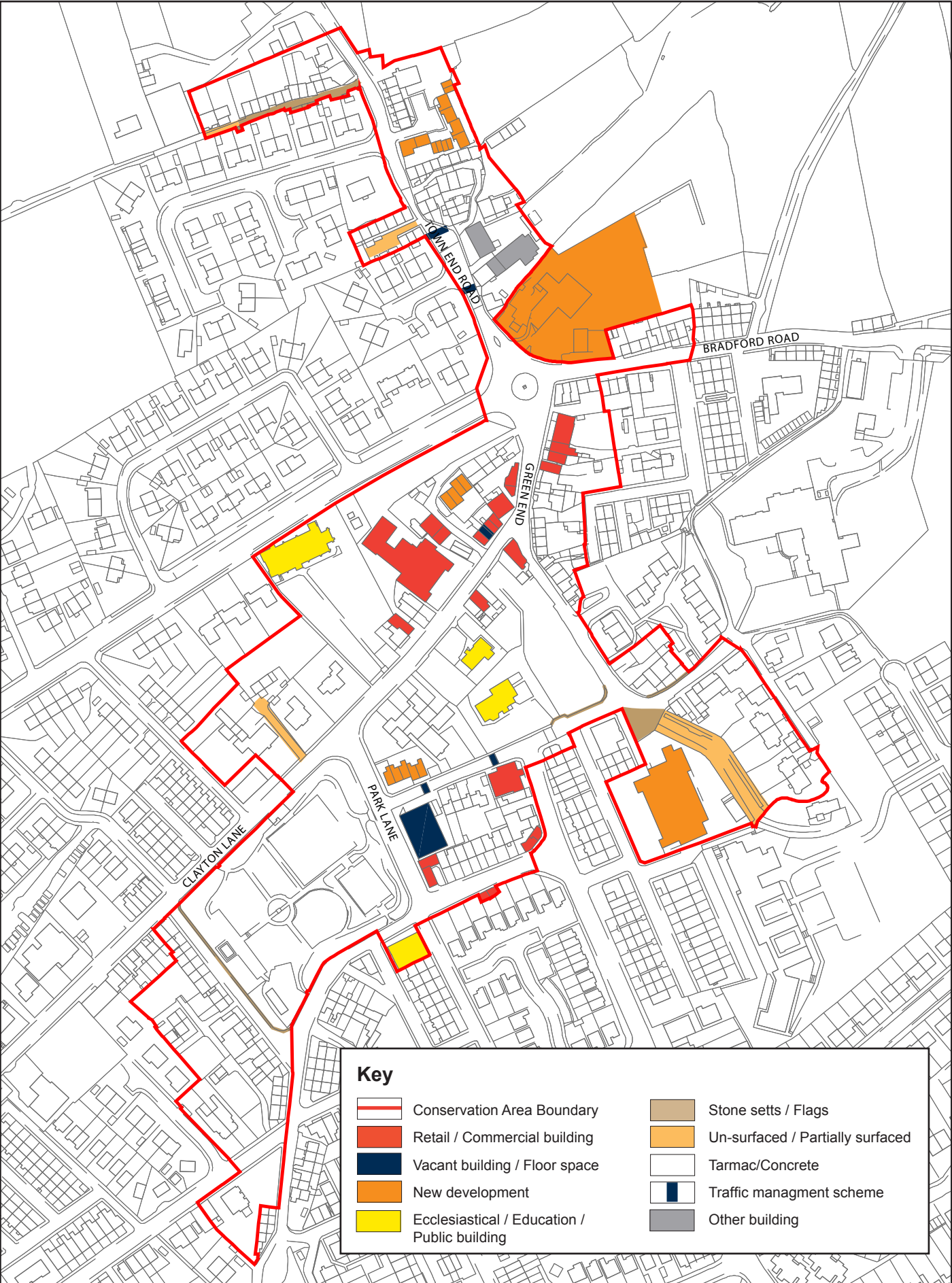
Clayton Conservation Area

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



Clayton Conservation Area

Land Use and Highway Materials



Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2004 are detailed below.

Changes affecting the Conservation Area

New Development

'The Maltings' a 2 storey, L-Plan development of 6 houses between Broadfolds and Maltkiln House on **Town End Road**, was nearing completion at the time of survey (in March 2005).



NEUTRAL IMPACT

Lesson: In future applications should specify a higher standard of design and materials before approvals are issued.

The former Clayton Middle School on School Street is currently undergoing refurbishment and conversion to create 29 apartments. At the time of survey (March 2005) works on site were at an early stage, the impact that this scheme will have on the area is yet to be determined.



An application for the replacement of windows in a grade II listed building on **237 Bradford Road** was approved on appeal in 2004. The windows are untraditional in appearance and do not maintain the character of the conservation area.



NEGATIVE IMPACT

Lesson: The earlier publication of the Repairs and Maintenance Guidance for owners of historic buildings may have strengthened the Council's position at appeal.

Buildings

The **former Co-op building** on **Park Lane** has become vacant since the Conservation Area Assessment was written.



CONCERN

A plaque has been erected in place of the former Pavilion in **Victoria Park** which has been demolished since the assessment.



NEGATIVE CHANGE

Works to Highways

- Traffic calming measures in the form of road humps have been introduced along School Street.
- There do not appear to have been any other significant works to the highways above and beyond general maintenance since the last assessment.

Boundary

The boundary has been reassessed and there are no changes proposed at this time.

Trees & Open Space

Since 1998 there have been several notices of intent to remove 40 trees within the conservation area, 37 of these were granted permission due to either poor condition, diseased or lack of growth space.



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

Whilst none are considered to be major detractors or have had a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as inappropriate fascia signage, poorly detailed shopfronts and unauthorised windows on listed buildings. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future.



Negative Impacts



Management Proposals

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

The objectives aim to:

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

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

	Objective	Actions	Timescale
1	Design and Conservation Team to maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation area issues • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2006 - 2011
2	Improved communication between Council officers and key stakeholders in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, Victoria Park, open spaces and highway materials in Clayton.	<ul style="list-style-type: none"> • Closer working relationship between Design and Conservation and other Council Departments • Production of design guidance for the enhancement of the public realm 	Continual
4	Preserve and enhance features and details that contribute to the character of Clayton	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings to be published by the design and Conservation Team in 2007. 	Review guidance periodically
5	Retain the traditional scale, proportion and character of the shopping /business areas in Clayton.	<ul style="list-style-type: none"> • Shopfront Design Guidance to be consulted on and published in 2007 	Review guidance periodically
6	Encourage re-use of vacant buildings and floorspace	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team, Development Control and property owners 	Continual
7	Promote good quality new development	<ul style="list-style-type: none"> • Production of guidance on appropriate sympathetic design to suit the character of the conservation area. • Production of design briefs where appropriate. 	2006 - 2011 As resources permit
8	Monitor Planning Applications to add value to the historic environment	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning department. 	Continual
9	Address illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
10	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team 	Continual
11	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	<ul style="list-style-type: none"> • Design and Conservation Team to review Clayton Conservation Area every five years in line with Best Value indicator 219a 	Review by March 2011

