

Goose Eye & Laycock

CONSERVATION AREA ASSESSMENT

October 2005



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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 Goose Eye and Laycock 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 Goose Eye and Laycock 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 Goose Eye and Laycock 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 Laycock Village Hall on the 12th 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 Goose Eye & Laycock Conservation Area

Goose Eye and Laycock was designated a Conservation Area in September 1975, and is now one of 56 in the Bradford district. Located some 11 miles north-west of Bradford, Laycock is an elevated village founded on agriculture, with Goose Eye set deep in the valley below, developed around early industrial activity, and changed relatively little since. Both are set in fine open countryside and the setting of the two villages is a key part of their character.

Goose Eye and Laycock Conservation Area is relatively small, at about 11.79 hectares, but the two distinct settlements have their own identities and historical links. The two settlements have separate origins, Laycock being agricultural and Goose Eye having industrial roots. Both are now nearly exclusively residential. Both villages sit in the green belt so opportunities for development are very limited. Any proposed infill or extensions must be carefully considered for its impact on the existing relationship between buildings and open spaces and on the views of the surrounding countryside afforded through the gaps.

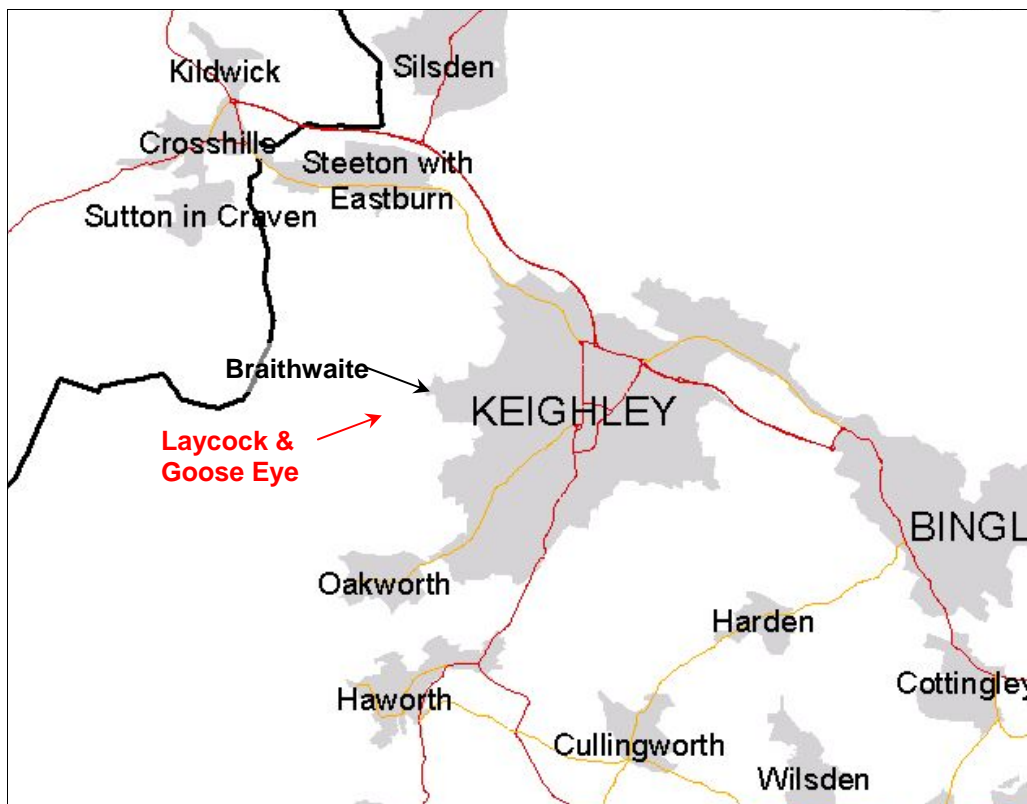
2. Location and Population

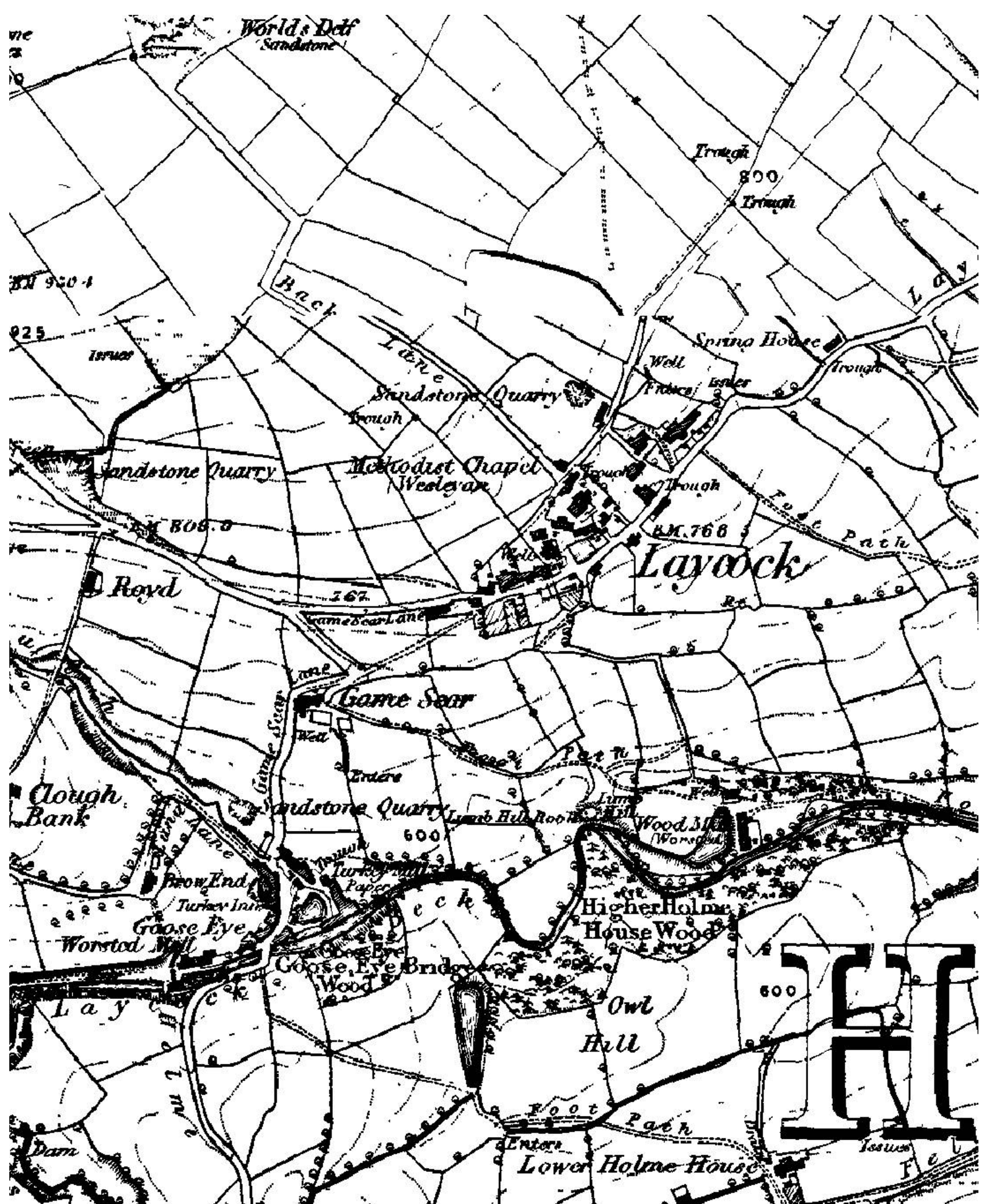
Laycock is situated about 240m above sea level on the high, gently sloping section of the north side of North Beck valley. The land falls sharply away from Laycock to the south, east and west, and on the valley floor is the hamlet of Goose Eye, which is some 180m above sea level. This steep drop and short distance of some 350m between the settlements means that from Laycock, one has a bird's eye view of Goose Eye.

The watershed of Keighley – Steeton Moor to the north is 300-350m above sea level and defines the northern horizon. Laycock and Goose Eye stand around 14.5km to the northwest of Bradford and are

around 3.5km to the west of Keighley town centre. The village of Laycock is under a kilometre to the west of Braithwaite conservation area, on the edge of the Keighley built-up area. Oakworth is some 1.5km to the south of Goose Eye.

At time of writing, the only readily available population data for Goose Eye and Laycock is the 1996 mid-census estimate (data below ward level is as yet unavailable for the 2001 census). The estimate places the combined population of Goose Eye and Laycock at 360, with the population of Goose Eye 85 and Laycock 275.





This extract from the first Ordnance Survey (published in 1852) shows the contrast in form between the mainly agricultural village of Laycock and the industrial hamlet of Goose Eye, with Turkey Mill recorded as a Paper Mill and Goose Eye and Wood Mills manufacturing worsted cloth.

3. Origin and Historic Development

Laycock is by far the older settlement. Originally spelt *Lacoc*, derived from the Latin *Lac* for lake and *ock* as a diminutive as in *hillock*, meaning small. *Lacoc* is mentioned in the Domesday Book as being a manor. However, by the end of the 13th century it was absorbed into the Lordship of Keighley. Until the 18th century the village was considered as being second in importance in the vicinity after Keighley.

Nothing remains from these early days; the earliest physical remains being 17th century. These include Nos. **18 and 20 Laycock Lane**, a former farmhouse, Nos. **82 and 84 Laycock Lane** a large house now divided and the spectacular 3 storey **Manor House**, which is probably only part of its former extent. All are listed Grade II. The prosperity of the settlement at this time is clear from these good examples of vernacular architecture. However, its rural and agricultural roots are also clear with several farm buildings along the street, at **Willow Barn**, No. **15 Laycock Lane** and **barn**, and the group at Nos. **86-92 Laycock Lane**. Most are of the traditional *laithe* type with house and barn with a large cart entrance all under one long roof. They mainly date from the mid to late 18th century, although many of the barns have now been converted into dwellings.



The Manor House is an important 17th century Grade II Listed Building. It would appear that this gable fronted element was the wing of a much larger building.

Nothing can be discovered of early plot layouts, although the earliest buildings indicate a clear linear growth pattern. This was reinforced in the 19th century when gaps were filled in and the village extended at either end. The terrace of properties at the western end and **Roberts Street** were added at this time, pinching the Main Street, and due to the gradient having 4 storeys to the rear incorporating under-dwellings. At the east end, **cottages at Wrights Farm** and to the east of the school are also 19th century. Most of the development away from the main street took place in the 19th century, with small cottages crowding round the narrow passages of **Shay Gap Road** and **Chapel Lane**, leading out to **Back Lane**. A chapel and Sunday School were built in the mid-19th century, but the chapel has now been demolished and only the small graveyard remains. **Wells Terrace** and **Laycock First School** to the east are also late 19th century developments.

The name Goose Eye is thought to be derived from *Goose Hee*, *Hee* being northern dialect for hill or height, or to be a cartographer's error of *Goose Hey*, a field where geese were fed. The hamlet has its origins in the Industrial Revolution, and developed around 2 mills, *Brow End Mill* of 1791 and the **Turkey Mill** established in 1797. Both were originally water powered cotton mills. The dams and goits built to supply a head of water to the early mills are included in the conservation area for their importance as industrial archaeology. The isolation of the valley and the growth of the Lancashire cotton industry in more favourable conditions, soon led the mills to close. In 1822 John Town took over the Turkey Mill and established a high quality paper manufactory.

Much of the present mill, including the main range with the graceful Georgian proportioned windows and bellcot dates from John Town's extension of the works. *Brow End Mill* was converted to grind up rags to a pulp used in paper manufacture and is still known as the **Rag Mill**. The remainder of the village is formed by small rows of workers cottages built early in the 19th century. These were originally small one up – one down cottages but have now been knocked through to create larger houses.

The Turkey Inn, along with the mill once the focal point of the village has been in existence since at least 1850.

The final development of the mill was the introduction of steam power, resulting in the large engine house to the rear and the former huge chimney, over 200 feet tall, but felled in 1971. In

1932 paper production ceased and the mill became used for worsted manufacture. The difficulty of access caused an early end to this use, and then circlips were manufactured until 1962. Long periods of vacancy followed, with sporadic use as a hotel and disco. Finally the mill was rescued from advanced dereliction when conversion to apartments started in 2000.



The Grade II Listed former Rag Mill is now three dwellings, but retains much of its traditional, industrial appearance. The mill chimney was unfortunately demolished in 1971 when the mill was vacant.

4. Topography and Setting

Both settlements are dominated by their natural settings. Laycock is elevated on the hillside, with extensive views across the valley and further east beyond Keighley. The impression on the main street is of the village clinging precariously to the side of the hill. From Laycock, Goose Eye is inconspicuous in the valley, partly hidden by trees. Once in Goose Eye, Laycock appears lofty, and the impression is of being hemmed in and protected by hills.



This view of Goose Eye from Laycock shows the importance of the fields which provide the setting of the conservation area. The mature trees which envelope Goose Eye are of high value to the conservation area.

Laycock has some tree cover, with isolated specimens within the village, along field boundaries and a prominent group at the western end of the village at Town End Farm. From the main street, the views of the surrounding countryside provide the context. Rolling fields divided by stone walls,

which continue through into the heart of the village and blend harmoniously with the stone of the buildings, rooting its identity firmly in the Pennine foothills. Trees fill the valley bottoms and many of the steep narrow side cloughs.

Trees feature prominently in Goose Eye, as does the North Beck which is the *raison d'être* of the settlement. The beck is lined with mature deciduous trees, and the dams upstream fringed by them. The southern bank of the beck is tree lined providing a backdrop for the mill. The trees to the east in Holme House Wood and to the west in Newsholme Dean are protected as sites of special ecological interest. The beck has a constant audible presence, the narrow switch-back bridge forming a gateway to the village and serving to slow traffic. The fields on the hillside below Laycock provide a constant reminder of the rural setting of Goose Eye.



North Beck and the goits and mill dams watered by it mean that water features prominently in Goose Eye.



5. Architecture and Traditional Building Materials

The conservation area contains buildings from the 17th to 20th centuries, with some examples being representative of the origins or growth of the settlements. Most are simple, in the vernacular style, but in combination, they create a distinctive environment. Most of the pre-1820 buildings are listed.

Laycock is the older settlement, and most of the earlier buildings, from the 17th and 18th centuries reflect its agricultural origins. The low 2 storey laithe houses with mullioned windows and barns with arched cart entrances under one roof are typical of the locality and period. Only the impressive Manor House asserts its higher status by architectural means, with mullioned and transomed windows, moulded stringcourses, kneelers and finials.



These early industrial cottages have distinctive three light mullion windows in plain stone surrounds and are Grade II Listed for their architectural and historic interest

The earliest industrial developments also utilise the domestic vernacular, with small sash windows with stone heads and jambs, large quoins and little architectural detailing. Only when Turkey Mill was enlarged after 1822 do Georgian influences become clear in the tall second floor windows to

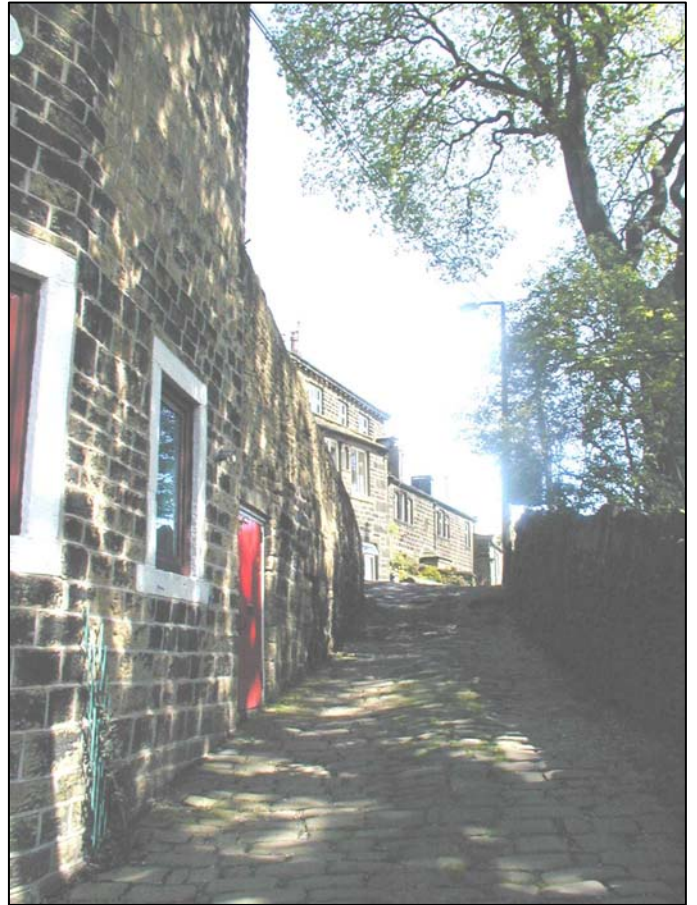
the mill, with very restrained Classical details: the pilasters between the bays and the bellcote to the gable.

Throughout the 19th century, domestic properties remain simple, with a continuous roofline, gutters on stone corbels or iron brackets, stone copings, regular corniced chimneystacks and flat front elevations opening onto the street without porches or canopies. The vernacular develops from the multiple mullioned window to the Victorian sash and more regular elevations. All buildings are constructed of coarse grit stone, quarried locally, and of a different texture and colour to that found in Bradford itself. Most is walled in deep courses, roughly 8 inches deep, usually with hammer dressed faces and often watershot cut, i.e. with a taper from top to bottom to throw the water away from the wall. Secondary elevations and outbuildings are frequently constructed with coursed rubble, where care is needed when pointing not to overwhelm the masonry. When weathered, the stone takes on a mellow grey/brown hue, but when wet it darkens and the villages take on a more sombre character. The use of stone gives a cohesion to the area, with stone field walls, stone roofs, stone kerbs and traditionally footways. In almost all cases, roofs are of natural stone slates, laid in diminishing courses. The variation in orientation of roofs and slopes creates a fascinating roofscape which must be protected. Only on very few later buildings, and a few re-roofs such as 11-13 Goose Eye does Welsh slate feature.

As industry became more centralised where towns developed, Goose Eye and Laycock stabilised and little development occurred after 1850. The former Laycock Sunday School is a building clearly of the later 19th century, and Laycock First School in sturdy simple Queen Anne style is typical of the late Victorian period. The 20th century has had relatively little built impact on the settlements. The detached properties on Game Scar Brow are somewhat incongruous in materials and location, and Robin Royd and Chapel Croft in Laycock are also at odds with the style and materials of the locality.

The nature of the stone has resulted in it becoming less heavily blackened than in some locations, and as yet few properties have been stone cleaned. To clean individual properties, especially within rows would create a patchwork effect, and this should be resisted. The replacement of roofs in artificial materials or use for new developments should also be very carefully considered in relation to the overall grain of the area. One aspect of modern development which has reached Laycock, where relatively few buildings are listed, is uPVC windows and doors. There has been no coordination of styles or finishes used, but they generally look too precise for older buildings or the styles too decorative. The result, especially where the brown mock wood effect has been used, detracts from individual buildings, and the simple nature of the villages. Unfortunately, it is now too late to introduce controls over this work as the majority have already been altered.

There is now limited opportunity for new build within the settlements, with some conversion potential. With conservation area status and a better understanding of the components of the character of the settlements, any new development should be sympathetic and make a positive contribution to the village.



Features of buildings like darkened stone, traditional sandy lime mortar complement the stone of boundary walls and the remaining setted and flagged surfaces, giving the conservation area a cohesive appearance.

6. Character

Laycock

From Keighley and Braithwaite, Laycock is approached through pasture. The eastern 'gateway' to the village is nicely formed where the road is squeezed between **Old Mill House** and the row of cottages opposite. The road is winding and does not permit direct views into the village, but provides a more relaxing, interesting approach. The effect of this is spoilt by a **traffic-calming scheme** of the 1990s with no sympathy for the location. The concrete kerbs and bollards, brick paving and out-of-scale lighting columns are totally inappropriate to this location.



The village school is a Queen Anne style late Victorian edifice which is given a more imposing appearance by its elevated position over Laycock Lane.

The traditional **village school** is housed in attractive, simple Queen Anne-style buildings. The retention of this facility provides vitality to the

village, and it is one of the few remaining local services. It has recently been extended to the rear. The school, **Wells Terrace** and the cottages at Wrights Farm are elevated above the road and command fine views across open fields to the south. The linear nature of the village is strong here, and the retention of these fields is important as the setting of the conservation area. The characteristic unifying local stone is already apparent. This is a coarse, quartz rich gritstone, usually regularly coursed in 6 inch deep blocks with a hammer dressed or punched face. The stone is often cut 'watershot', with an inward taper towards the base of the course and projecting upper edge to throw water away from the face of the building. The older buildings such as the earliest part of **Wrights Farm**, dated 1666, have deeper courses up to 10 inches deep, together with the vernacular chamfered mullioned window openings and projecting drip courses above. The stone is not as heavily soot blackened as in the industrial towns, being a mellower grey/brown. However, when wet the stone darkens and the village takes on a more sombre appearance. Behind the farm buildings are small open paddocks which reinforce the dispersed and random nature of the village. These should be retained as informal open areas, and development resisted. There may be potential to convert the ancillary buildings to the farm however.



Stone, scale and elevation are unifying features of the buildings along the north side of Laycock Lane.

Beyond the farm buildings of Wrights Farm are a couple of 20th century houses which are less well integrated in style and materials. A tall hedge of leylandii conifers is rapidly becoming a prominent and alien element in the streetscape. The focus of the village is the junction of Chapel Lane and the main street. To one side, the houses and former barns front right up to the road edge, creating a sense of enclosure. Behind these is the imposing **former Sunday School** and a small **graveyard**, beyond which are open fields falling away to the valley. To the other side, enclosed open spaces flank the end of Chapel Street. To the right is the walled graveyard, with some fine Victorian monuments. This space formerly also included the Chapel, demolished in the 1970s. Opposite are informal and well screened gardens, enclosed by drystone walls.



Chapel Lane is a narrow lane which gently rises and sweeps away from Laycock Lane.

Chapel Lane quickly narrows between cottages as it climbs away from the main street. The cottages are tightly grouped around the road, but randomly placed with small open areas or gardens. This is the most indicative area of the character of Laycock. There are no forward views along the street, as they are continuously blocked by cottages, creating a sense of enclosure and anticipation. This also acts as effective traffic calming. Chapel Lane turns to the right at the edge of the village, with predominantly open fields to the top side, and the village to the right. The buildings of **Chapel Croft** are less harmonious with the grain of the village, utilising alien materials and modern design. The addition of standard conservatories does not assist and should be carefully regulated. The conservation area boundary is tight to the village edge, with **Back Lane** climbing away from the village. Nos. 38 and 40 Chapel Lane form an effective entrance into the village when approached down Back Lane, and any proposals to domesticate open land north of this point, or to extend the village, would have to be very carefully considered.

This entrance to the village is marred however by unsympathetic extensions to the rear of **42-46 Chapel Lane**, with flat roofs, render and picture windows.

Shay Gap Road leads southwest from the top of Chapel Lane – the name is deceptive, it is only an unsurfaced narrow track. To the top side is a large traditional allotment, outside the conservation area but which makes a positive contribution to it. To the lower side, a high drystone wall borders gardens, with a group of stone-built privies on the corner. Further along are workshops and sheds associated with Town End Farm. Shay Gap Road doubles back as a footpath between tightly grouped cottages before leading back down to the main street. This network of paths and the jumble of properties is characteristic of the village.



The line of Laycock Lane at the west end of the village is closely delineated by buildings and stone boundary walls.

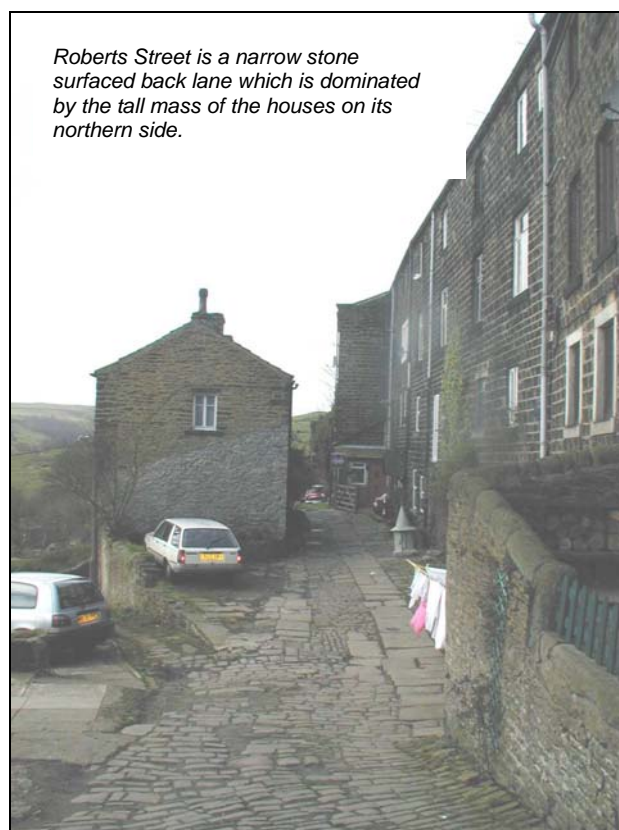
The main street continues along the contours, although it is noticeably narrower west of Chapel Lane. To the north side, **62 and 64 Laycock Lane** are a pair of cottages where until recently render obscured much of the fenestration. No. 64 now shows 17th century origins with chamfered mullioned windows, drip mould and large quoins. In front of the gardens is a surviving George VI **K6 telephone kiosk**. Walled gardens are beyond, with the imposing frontage of **No.70 Laycock Lane**. A fine 3 storey house, probably of the very late 18th century, the side elevation reveals a more mundane history, with 2 blocked taking-in doors, indicating a past use for handloom weaving. The uPVC windows are not sympathetic to a property of this age, although the glazing pattern appears accurate. Opposite is one of the few recent properties in Laycock, **The Lodge**. This detached house, although obviously a product of the 20th century, and rather larger than most other properties in the village, utilises natural materials and elements of the local vernacular to make a good attempt at harmonising with the grain of the village. Adjacent

is the narrow entrance to **Wood Mill Lane**, which snakes down into the valley bottom. The stone walls and trees at the top of the lane are rather neglected and would benefit from maintenance.

As the street continues westwards, it becomes more enclosed. The almost blank rear wall of No.15 and its barn closes right up to the edge of the road, only relieved by the now glazed cart arch. Opposite, behind a stone wall and hedge is the most remarkable building in Laycock, the **Manor House**. The imposing 3 storey gable front, with 5-light mullion and transom windows to each floor, and kneelers and finials is the most prominent feature, and by the quality of stone and windows in comparison to the remainder, was meant to be the principal front. The form of the building is unusual, and it may have once been the cross-wing to a larger hall property. To the west, the properties to the north side of the road close right in. Nos. **82 and 84 Laycock Lane** are a former large farmhouse dated 1685 on the gable doorway. They have been divided into two with doorways inserted in the vernacular style. The long ranges of chamfered mullioned windows are typical of this period. Adjacent is the former barn, now converted to residential with a number of window openings but retaining the cart arch. The agricultural roots of the village are clear in this group of buildings. Across the road is one of the more intrusive 20th century buildings. **Robin Royd** is built of randomly walled sandstone, of a totally different texture to the coarse local stone. The long single storey elevation, with picture windows, timber eaves and fascias, and a regular concrete tiled roof are all at odds with the local style. The extensive tarmac forecourt does not soften the impact. The open site has one benefit, of allowing views out across the valley and of the surrounding countryside.

The street now narrows to barely single track and passes between a further former barn and farm house at Nos. 90 and 92, and the **former post office** at the end of a row of cottages. To the lower side of the end cottage, **Roberts Street** descends steeply. Due to the gradient, the cottages are 2 storey to the roadside, and 4 to the rear. All once had under-dwellings to the rear, and a couple remain. The lower row of cottages, and the cobbled surface, give Roberts Street an enclosed and quaint quality. Opposite the cottages on the main street, set behind a large drystone wall is another converted barn, set in mature trees. The western entrance to the village is framed by this prominent group of trees and the terrace opposite. This is the only substantial area of trees in Laycock and must be retained. Within the trees and on the hillside above the road are several agricultural buildings, of stark functional form using a variety of sheet materials. When viewed from the valley these are

very prominent and would benefit from the use of more appropriate cladding or screening. On approaching the western end of the village, the road is perched on a ledge on the hillside, with dramatic views of the valley. The road edge walls are in poor condition and would greatly benefit from reconstruction. This approach is also marred by the insensitive traffic calming. The standard paving, bollards and out-of-scale lighting columns are an intrusion into the simple nature of the location.



Roberts Street is a narrow stone surfaced back lane which is dominated by the tall mass of the houses on its northern side.

Goose Eye Brow or Game Scar Lane plunges down the hill from the western end of Laycock towards Goose Eye. It is bounded by drystone walls and rough pasture. Below Laycock Lane is a smallholding which would also benefit from visual improvements. At the hairpin bend, a footpath links back up to Roberts Street and Laycock. The narrow stone stile and worn flags are typical of the area, and this would have been a well used shortcut for workers walking to Goose Eye from Laycock.

Top of next column: the atmospheric footpath between Goose Eye and Laycock was most likely established to provide a convenient route between the cottages at Laycock and the mills at Goose Eye.



Goose Eye

The road descending to Goose Eye is squeezed through a narrow gap between high stone walls and **Game Scar Farm**. The farm has origins dating back to the 1600s, although it now includes some recent buildings constructed in blockwork with corrugated roofs, which are intrusive in the landscape. To the right on the steep descent into the valley bottom are two detached houses of the 1960s, which pre-date the conservation area. The design and materials of these is not related to the local vernacular, but time has softened their impact. Their low form does allow views beyond to the delightfully located **Brow End Farm**, a traditional range of house and barn set on a small knoll against a background of trees. The pastoral setting to the front of this farm is important as a backdrop to Goose Eye and should remain open. Equally, the pasture to the east of Game Scar Lane which allows views down the valley and separates the two villages should remain undeveloped.

At the point where the road rounds the bend at the foot of the Brow, the more enclosed nature of Goose Eye becomes apparent. The road crosses the beck of Todley Clough which then disappears into a culvert. To one side is a recent cottage, No.4 **Goose Eye**, built in 1997. The cottage stands on the site of a pair of cottages, the remains of which survived until the 1990s. It would have been

preferable if the stone from the existing had been re-used, rather than imported new stone which is too orange and will take time to blend in. The new building is rather uncomfortable in its setting, with individual rather than mullioned windows, a higher roofline and bright new materials. In contrast are Nos.11-15 and 10-16 **Goose Eye**, formerly rows of small workers' cottages, now knocked through to form larger houses, but still retaining the appearance of terraced rows. These utilise the deep coursed, coarse local gritstone, mullioned windows and each has a prominent chimney stack. These cottages likely date from the start of the 19th century when the mill was first being developed.



A view into Goose Eye at the bottom of the descent from Laycock. 4 modern Goose Eye is on the right and the former mill workers' cottages at 10 and 16 Goose Eye adjoin it.

The entrance to the mill is adjacent to No.15. This was originally setted before the conversion of the mill began. It is hoped that the setts can be reinstated as part of the landscaping. In addition, the entrance was more enclosed, by No.17 **Goose Eye**, believed to have been the joiners' shop for the mill. This was a two storey domestic scale property, with a corner chamfered off to allow for access to the mill. The building was taken down as unsafe, but is to be rebuilt to the same form as part of the mill redevelopment. **Turkey Mill** itself is the visual and historic focus of the village. The earliest sections are the lower two storeys of the front range and the return to the right. Originally water powered, the stream can be seen disappearing under the top of the yard, and the arched openings at the foot of the yard led to the wheel pit. In the 1820s a considerable expansion occurred, with the Classical third storey being added with tall Georgian windows, the block which straddles the entrance to the yard, and a range which extended across behind Nos.11-15, now demolished. Later still, to the rear, the mill was further extended, when steam power was adopted. The mill is a stylish building of its period and dominates the village. Following many years of uncertainty and decay, its future now

looks secure as apartments. The setting was once rather different to now, as the car park area was the mill dam. The remains of the former chimney, once over 200 feet tall, but felled in 1971, can be seen at the back of the car park. To the rear of the mill is an open area of cleared land. This is distinct from the adjacent agricultural land, and its development, which has approval, with high density apartments, would complement the mill but would be secluded from the village and would not harm its character.



The main block of Turkey Mill (right) has a bellcote at the apex of its gable and a top storey with tall, Georgian style window openings.

Opposite the large car park is a small paved area between two rows of property. This is paved in stone and is the location of a traditional red **K6 telephone kiosk**. The gap between the buildings also enables a view of the open fields and hillside behind, which must not be obstructed. When looking the other way, the mill and cottages sit against an impressive backdrop of trees. The **Turkey Inn**, now extended into 3 former cottages, was established at least by 1850. As now, it would have served a considerable area, as Laycock did not have a public house. Adjacent is a pair of vernacular cottages, now one house, whilst opening onto the road opposite is a further block of cottages, retaining the former privy blocks. These narrow the road before it twists across the dog-leg bridge over North Beck. The narrow **bridge** appears to be 19th century, but the masonry beneath the arch may have earlier origins. The beck has a noticeable presence at this end of the village. Not only does it constrict the road, but it has an audible impact,

forms an effective entrance to the hamlet, and the trees lining its banks enhance the setting.

Adjacent to the beck on the north bank is the **Rag Mill**. The building dates back to 1791, being first constructed as a water powered cotton mill. The goit which supplied water to power the mill survives upstream and connects with the old mill dam further upstream. The inclusion of the beck and the water supply system in the conservation area is important to the origins and development of the settlement. This area is now maturely wooded and secluded, but in the past was likely more open. The name of the mill derives from its use in the 19th century for grinding up rags to supply paper manufacture at the Turkey Mill. The extended domestic scale and architecture of the mill reflects its early date, and enabled its successful renovation as 3 houses in the 1980s.

To the south of the beck, the conservation area is more pastoral in nature, with mature trees bordering the beck and open fields to the south. The imposing row of **Rock Terrace**, dating from the later 19th century is the only development, and forms an effective stop to the village. The Victorian wall post box in the retaining wall to Rock Terrace is an important historic feature. When looking back across the bridge, the trees frame the road and cottages well, and the village has a picturesque appearance. In the background, Laycock is visible, elevated on the skyline. Adjacent to Rock Terrace, a well preserved setted road leads off through the trees. The origins of the road are not ancient, and it may have been constructed as a less arduous route to bring raw materials to the mill and take goods away. The road now needs some work in places, and the perimeter walls require some reconstruction. A short distance along in a well-wooded setting is the former pump house. Its exact former use is unclear, but may have been related to the power supply to the mill, indicated by the large iron flue which crosses the river from the Pump House to the chimney. The ruined buildings are being brought back into use as residential properties, stepped down the slope to the beck. The surrounding trees form an effective backdrop to the village, and this should be protected and enhanced where possible. They also form a screen to the village when approaching from the southeast along the setted road.



7. Conclusion: Character Summary

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 Goose Eye and Laycock 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 Goose Eye and Laycock. 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*).

Goose Eye and Laycock are geographically and characteristically distinct settlements, but the historic development of one to serve the other leads to a logical inclusion of both in one conservation area.

Whilst located in the Pennine foothills and visually clearly being Pennine villages, the setting is less rugged than some, and the character less gritty. The lower density of development results in a more rural pastoral character in Laycock, whilst the dominance of the mill in Goose Eye reflects its industrial origins, but still set within the countryside.

The buildings visible in Laycock are products of the 17th to 20th centuries, predominantly in the local vernacular. The random layout is indicative of the piecemeal development, but increases its individuality. Goose Eye is a good example of a settlement founded on industry, and remains surprisingly unaltered. Simple Classical details are apparent on the mill, with the housing being simple vernacular.

Both villages illustrate well the social and historic development of rural settlements, enhanced by not having been expanded or enveloped by later growth.

Laycock remains a rural village, its agricultural origins still visible, although few farms remain active, and most of the old barns have been converted to dwellings. Predominantly linear, the village spreads out where Chapel Lane, the road from the north, meets the main street. The network of narrow streets and snickets, and the jumbled layout of buildings is testament to the gradual evolution of the settlement, most of the buildings being simple and functional without architectural embellishment.

Goose Eye developed with a purpose, the mills exploiting the water supply, and the cottages serving the mills. Only Game Scar Farm and Brow End Farm, and the 20th century developments fall outside the Industrial Revolution establishment of the hamlet. However, the isolation of the settlement and difficulty of bringing in raw materials when the

mill changed to steam power, restricted the development of the village, and it therefore remains moulded and dominated by the landscape, rather than having overwhelmed it.

- In both villages, their origins and evolution can clearly be identified from visual evidence.
 - The impact of the landscape is dramatic on both settlements, and the open spaces and views which enable this relationship must be carefully protected.
 - The cohesion of natural materials for boundaries, buildings and roofs gives both villages stronger identities and relates them to their setting.
- The mature native trees present in both villages are important to their character. The tree cover must be retained, and reinforced where possible.
 - Open spaces, including gardens, paddocks and fields are especially important in Laycock, and any proposals to infill must be carefully considered.
 - The width and informality of the roads is part of the rural character of the location and should not be regularised or improved.

8. 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, Goose Eye and Laycock Conservation Area has managed to maintain its rural and pastoral character. 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.

8.1 Preservation of the Character and Appearance of Goose Eye and Laycock 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 Goose Eye and Laycock Conservation Area. These are outlined in section 8.3 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 Goose Eye and Laycock, 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 22 listed buildings in Goose Eye and Laycock 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 Goose Eye and Laycock 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 Goose Eye and Laycock 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 the settlements.

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.

8.2 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 Goose Eye and Laycock 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
- 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 Goose Eye, with a few notable exceptions, 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 the settlements 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.

8.3 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 12th June 2003 at Laycock Village Hall which followed the deposit of the draft of this assessment. The proposals, listed in order of priority, are as follows:

- **Environmental Enhancements** – The redesign of the traffic calming at the east and west ends of Laycock, using natural materials and more appropriate detailing would greatly enhance the approaches to the village. The conservation area has a number of important pathways and ginnels which are an important part of its character. Shay Gap Road in Laycock is

frequently muddy and difficult to use. The diversion of water away from the top of the footpath section and improved but not formal paving would be beneficial. The repair of the stone paving on the path between Roberts Street and Goose Eye Brow would also reinforce its historic character. The car park in Goose Eye is currently rather a harsh and featureless element in the centre of the hamlet. Landscaping and the softening of this area would benefit the village.

- **Tidy-up** – Whilst it would not be appropriate for the conservation area to be overly pristine, some areas would benefit from a tidy up. The roadside verges, particularly to Goose Eye Brow are overgrown and are full of rubbish. The Clearing of these, together with repairing the walls would provide a noticeable benefit. In places, garden waste and rubble has been tipped, including on Shay Gap Road and on the banks of the beck by the setted road in Goose Eye. This should be removed and the walls repaired to discourage any further tipping. The old mill pond to the west of the village and the goits also need clearing of rubbish. The goit would benefit from the clearing of accumulated silt, and the rebuilding of retaining walls which if allowed to collapse will lead to the eventual loss of the feature. The bordering wire fences also require removal or repair.
- **Highways Design Guidance** – The roads in Goose Eye and Laycock are in general below modern standards in terms of width, sight lines, footway provision and gradient, however, this complements the traditional and individual character of the villages. Where new access is required or improvements made to existing roads, the conservation area status must be borne in mind and projects designed sympathetically. The use of standard materials and specifications usually results in a product which is glaringly intrusive in the townscape. Wherever possible, traditional materials should be used for kerbs and footways, and brick pavoids avoided as having no relevance. The scale and colour of lighting columns should be considered against the surroundings, and signage rationalised as far as is possible.
- **Repair and Maintenance of Boundary Walls**
A number of opportunities exist whereby the local character and distinctiveness of the settlements could easily be protected and enhanced. The area is typified by stone dividing walls. In many places these are in poor repair, and if they continue to deteriorate, their historic value will be lost. The repair and reconstruction of these walls would
- considerably benefit the conservation area in several locations: opposite the school on Laycock Lane, at the top of Wood Mill Lane, particularly at the western end of Laycock Lane and the top of Goose Eye Brow and on the setted road in Goose Eye, where saplings are growing in the walls.
- **Design Guidance for New Development** – much of the character of Goose Eye and Laycock Conservation Area is derived from the organic growth of the settlements, 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 8.2 of this assessment is a starting point.
- **Guidance for the maintenance, Upkeep and Repair of Traditional Features** – The special character of the conservation area is derived from a mixture of finer details and more obvious features. Although it would be undesirable to over-regularise the conservation area, it would be beneficial to produce guidance as to how traditional features such as sash windows, panels doors and stone roofs can be maintained and repaired. This guidance could also advise property owners about suitable replacement windows, gutters and downpipes in order to reduce the negative impact of the uncoordinated use of grey plastic fall pipes, uPVC windows and so on.
- **Materials Guidance** – Some of the more recent agricultural buildings have utilised blockwork and cladding in prominent locations and with a lack of visual consideration. This includes buildings at Town End Farm, Game Scar Farm and the smallholding at Goose Eye Brow. Where possible, the rationalisation of modern building materials or measures to reduce their impact should be considered. Otherwise, effort must be made to prevent the erection of buildings which detract from the environment.
- **Retaining the Character of the spaces about Buildings** – The incremental clutter of new garages, conservatories, extensions fencing, fast-growing non-native coniferous trees and shrubs etc. must be controlled due to their cumulative effect on the character of the conservation area. While some of these issues can be addressed through design guidance (see above), other issues can only be

addressed by developers and property owners who are stakeholders in the conservation area and benefit from a high quality environment.

8.4 Conservation Area Boundary

The review of the Goose Eye and Laycock Conservation Area boundary has resulted in few changes, as the original 1975 designation covered the majority of the two historic settlements in a logical envelope.

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 the following amendments to the boundary:

- **The inclusion of the playing fields of Laycock Primary School.** The space forms the majority of the curtilage to Laycock Primary School and must be included within the conservation area, as the boundary should not divide individual property boundaries. The hedge and trees along the edge of these predominantly grassed spaces provides a strong and clear boundary to the conservation area.
- **The inclusion of buildings and land at Town End Farm / Wren Farm, Laycock Lane.** The 1975 boundary included the historic Swallow Barn and the line of trees which is elevated over Laycock Lane and forms an characterful and memorable entrance to Laycock from the west. However, to the rear of Swallow Barn the boundary ran through the middle of the yard between Swallow Barn and the modern farm buildings at Town End Farm (marked on OS maps as Wren Farm). Although these functional buildings are modern, they have

been included in the designation as they fall into the same curtilage as Swallow Barn and the treeline along Laycock Lane. The conservation area boundary must follow the property lines and follow physical features which can be seen on the ground, which in this instance is the property boundary which envelops Swallow Barn and the buildings at Town End Farm / Wren Farm.

- **The inclusion of the rear gardens of 1-3 Rock Terrace, Goose Eye.** Rock Terrace is a pair of Victorian houses which formed part of the original conservation area designation. The 1975 boundary included the houses and their front gardens, but split the rear gardens in two. In order to ensure the conservation area boundary follows a readable line and follows property boundaries, the conservation area boundary should be amended to follow the property boundaries of Rock Terrace.

All three of the above 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. No instances were found where areas shared the same character of the conservation area or where the architectural or historic interest warranted the extension of the boundary.

All 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. The relevant Green Belt policy of the Bradford UDP is GB1, which places a strong assumption against development in the Green Belt. The setting of the conservation area will be respected by Policy BH7 of the UDP.

Glossary of Architectural Terms

Ashlar	Smooth faced, finely finished masonry.
Bargeboards	Board at the gable end of a building, covering the ends of the horizontal roof timbers and forming an inverted V. Often pierced and decorated.
Gritstone	coarse sandstone quarried locally, mainly from the Moor ridge. The individual mineral grains are more visible than in the finer Bradford sandstone. Usually cut into blocks 6 to 10 inches deep and regularly coursed.
Kneeler	The projecting block or corbel at the top corner of a building, supporting the lowest coping stone. Usually decorated with concave and convex mouldings.
Mullion	Vertical division of a window opening, usually in stone.
Pilaster	A column attached to and only projecting slightly from a wall, for Classical decoration or to divide bays.
Rubble	Undressed stone, roughly coursed for walling to secondary elevations on buildings, but prevalent in villages of the Yorkshire Dales where the stone is less easily worked.
Transom	A horizontal member dividing a window opening into separate lights. Sometimes in stone linked to vertical mullions.

Tympanum The area within a pediment, either triangular or segmental.

Vernacular The traditional or most frequent local construction style.

Watershot masonry finish. The top edge of each course projects slightly with the face tapering back slightly, intended to throw water off the face of the building.

Further Reading

Planning Policy

City of Bradford Metropolitan District Council (2005): Bradford Unitary Development Plan.

Department of the Environment (1994): Planning Policy Guidance 15 (PPG15) – Planning and the Historic Environment. HMSO, London.

Contacts

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Appendix 1:

Map of Goose Eye & Laycock Conservation Area



Appendix 2:

List of Listed Buildings in Goose Eye & Laycock Conservation Area

Appendix 2: List Descriptions of the Listed Buildings in Goose Eye & Laycock Conservation Area

All buildings below are listed Grade II.

Goose Eye, K6 telephone kiosk by No.16. Designed by Sir Giles Gilbert Scott, cast iron, timber door. George VI crowns, margin glazing to windows and door.

Nos.11 and 15 Goose Eye, (formerly listed as Nos.9-17). 5 cottages now 2 dwellings, early C19. Coursed stone, Welsh slate roof, 2 storeys, stepped row. Each cottage has plain doorway, some now blocked, and 3-light flat faced mullioned windows to each floor. 2 chimneys.

Turkey Mill, Goose Eye, 1797, enlarged later. Gritstone, Welsh and stone slate roofs. Right range: 3 storeys, 6 bays with round headed wheel arch and 2 lunettes to ground floor, square windows with multi-paned glazing above. Taking -in door with interrupted jambs to 1st and 2nd floors. Truncated octagonal chimney to right. Main range: 2 storeys with added 3rd storey, 19 bays. Ground and first floor square windows, with arched entrance. Date plaque 'John Town 1822'. 2nd floor bays recessed and defined by pilasters, tall windows. Shaped kneelers, coping and bellcote to left gable. Freestanding 2 storey range to left, with hipped roof, tall windows and entrance arch to setted yard. Range to rear mainly 3 storey, tall windows with prominent keystones, and tall engine house capped by concrete water tank, with very tall arched windows.

Goose Eye Bridge, early C19 road bridge over North Beck. May have earlier work beneath arch. Segemental arch with rough voussoirs, rounded grooved coping to parapet, forms dog-leg in road.

6-16 Goose Eye, 6 cottages, c1822. Coursed squared gritstone, stone slate roofs. Row follows curve of road. 2 storey, 1 bay each. Door in plain stone surround, some now changed to windows, and 3 light flat faced mullioned window to each floor. Corniced chimney stacks. These were mill workers'cottages.

22 Goose Eye, 2 cottages, now one, early C19. Coursed stone with stone slate roof. 2 storeys, 1 bay each, doorway at outer ends, 3-light flat mullioned windows to both floors between.

30, 32 and 34 Goose Eye-The Rag Mill, former mill now 3 houses. Late C18, coursed millstone grit, 3 storeys, stone slate roof. Central 7 bay block with quoins, square windows. 2 bay addition to right, taller 2 bay addition to left.

Footbridge 17m SW of Rag Mill, Goose Eye, date uncertain, long blocks of undressed stone (4.3m by 45cm by 30cm) spanning deep pool in stream. 2 bar iron railings with ball finials.

Cross in wall opposite Well Croft, Laycock Lane, date uncertain, gritstone, approx. 75cm tall by 60cm. Roughly carved, no inscriptions, but may be a recess to rear built into the wall.

No.15 and barn, Laycock Lane, early C19. coursed squared stone, stone slate roof. House 2 storeys 3 bays, quoins. Door in plain stone surround, flat faced 4 and 6 light mullioned windows. Kneelers, coping and stone stacks. Barn to left, quoins, arched cart entrance, now glazed to road and 2 small round-headed windows.

18-26 (even) Laycock Lane, House and 2 cottages, now 5 dwellings. 'W M 1666' on datestone, maybe includes older work, early C19 additions. Large squared block gritstone, stone slate roof. 2 storeys, central portion 3 bays, high plinth, original gabled porch to No.22, other doorways C19. Double chamfered mullioned windows of 2, 3 and 4 lights under continuous drip mould to each floor. Right and left bays added, flat faced mullioned windows, coping to left, corniced stacks.

78 and 80 (Manor House and Rose Cottage), Laycock Lane, C17 with additions. Coursed dressed stone, stone slate roofs. Gable end to road, 3 storeys to south and 2 to north. 5-light double chamfered mullion and transom window to each floor, ground floor transoms removed. Drip mould to each floor, returned and another in gable. Shaped kneelers with finials and coping. Right return has double chamfered windows some transomed with hood moulds. Cornice ridge stacks. To right, single storey extension with doorway with decorated lintel to left, 3-light window. To left a 2 storey one bay extension has door on right, one 2-light flat faced mullioned window to each floor and end stack to left.

82 and 84 Laycock Lane, formerly one house. Dated 'A W C ANNO 1685' Stone, stone slate roof, 2 storey. Right gable has original chamfered doorway with dated lintel, and semi-circular headed window above. 2 inserted doorways to front with moulded heads, double chamfered mullioned windows to ground floor of 5 and 6 lights under drip mould, of 4 and 8 to first floor. Chamfered kneelers and coping to right, 2 corniced and string coursed stacks to ridge.



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 areas:

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.*