



Conservation Area Appraisal

Hainworth



This appraisal reviews Hainworth Conservation Area Assessment, which was published in 2005. The Management Proposals included in this appraisal are based on the outcomes and priorities established by the local community during the public consultation process for the Conservation Area Assessment.

The next appraisal of Hainworth Conservation Area will be undertaken by November 2012

June 2008

City of Bradford MDC

www.bradford.gov.uk

What is a Conservation Area Appraisal?

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

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

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

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

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

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings
 - An assessment of the issues facing the conservation area at present
 - The survey and update of map data relating to the conservation area
- A review of the appropriateness of the conservation area boundary
 - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area
 - The formulation of management proposals for the area

What is a Conservation Area?

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

Hainworth Conservation Area was originally designated in 1981. A review of the boundary was undertaken in 2002 and then adopted in October 2005.

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

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

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

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

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

Background and Brief History

Hainworth Conservation Area covers the nucleus of the hamlet which is concentrated around the junction of Hainworth Lane, Goff Well Lane and Hill Top Road. Much of the hamlet was built between the mid 18th century and early 19th century when the income from farming was supplemented by earnings from the manufacture of textiles.



Pre 1086

Since the Domesday Survey of 1086, Hainworth was the main settlement in what was one of the five sub-manors of the much larger Bingley Manor. Hainworth was originally established in Saxon times and was called Hangenewuorde (meaning Hegena's enclosure).

16th century

From as early as the 16th century, farmers in the hamlet increased their income by spinning yarn, combing wool or weaving cloth in addition to farming.

18th century

By the 18th century a number of those 'farmer-clothiers' employed weavers and sold the cloth in Halifax, generating a much greater income. Many of the larger houses, barns and workers cottages of the conservation area were built during this prosperous era.

19th century

No mills were built at Hainworth due to the lack of fast flowing water to provide power. Weaving ceased in the village following the introduction of steam-powered looms to Keighley and the Worth Valley in the 1830s. The lack of industrial activity in Hainworth curtailed its growth, while Ingrow and Keighley continued to expand. The function of Hainworth reverted to agriculture, supplying food and fodder to the landless industrial population of Keighley, although the enclosure of 1862 led to the expansion of quarrying in the area.

20th and 21st century

Hainworth has changed little physically since the mid 19th century and hence remains much of its historic character and appearance.

Key Characteristics

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

- A mix of building ages and types reflecting different periods of development
- Traditional natural building materials
- Presence and size of gardens relates to original status of dwellings
- The village clearly illustrates the social and historic development of Hainworth's agricultural past
- Predominantly domestic, rural development and architecture
- A mixture of housing types from terraced to detached
- Important views across the valley
- Fine grain of development



Top: Traditional building materials retained.

Right: A group of terraced cottages that retain a high value of traditional features.



Summary of Important Features and Details

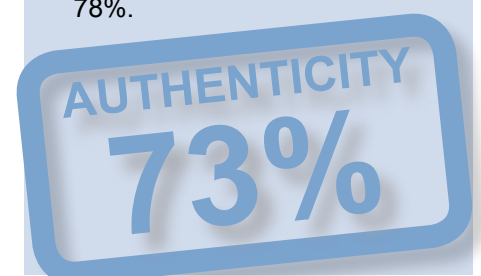
Features and details contribute to the essential character of the conservation area:

- Original / traditional architectural detailing and stylisation of houses reflecting past architectural styles, particularly the local vernacular.
- Boundary walls to most buildings
- Stone street surfaces (where these remain in situ)
- Lack of alteration / modern engineering to most streets
- Open views created by the steep sides of the Aire Valley
- Views to the north and west are principally rural while the south and east are urban
- Organic permeable layout of old farm buildings in the core of the village
- Road and lanes delineated by buildings and boundary walls
- Traditional roofscape of stone slate roofs and chimneys
- Clusters of development give a picturesque quality
- Streets and lanes of varying lengths and irregular widths create views and vistas

Current Condition

AUTHENTICITY 73%

- Each historic building in a conservation area will have originally features and details which contribute to the character of the conservation area.
- The level of authenticity is based on an assessment of each building to ascertain the level of retention of original features.
- Features assessed are: chimneys, roofs, rainwater goods, walls, windows and doors, boundary walls, porches, bargeboards, bay windows and shopfronts. Not all buildings will have all the above features and the scoring is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.
- 39 properties were assessed for the purpose of the study; this is 89% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 78%.



Anti-clockwise from top right: Grade II Listed traditional telephone box;

Traditional mullions have been re-instated at number 20 Hainworth;

Number 19 Hainworth shows how the roads and lanes are delineated by buildings and boundary walls;

View from Hainworth Lane showing traditional paving materials

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

Strengths

- A significant number of the buildings have retained a significant of their traditional features and details
- The street pattern has changed very little
- Key open spaces maintain their traditional character
- Strongly traditional roofscape and skyline due to retention of chimneys and original roofing materials
- Traditional views and vistas have been maintained where the gaps between the houses have not been in filled
- Virtually all of the boundary walls remain in situ and retain their traditional character
- Very few/no vacant buildings or sites
- Definite sense of place
- Survival of garden spaces around buildings
- Buildings generally retain high group value
- Many of the houses have prominent out buildings
- Mature trees



The traditional road surface along Hainworth Lane adds to the sense of place

Weaknesses

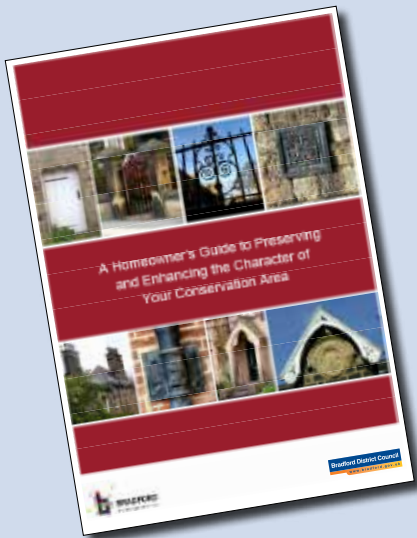
- Inappropriate pointing is widespread and is harming the areas character
- Almost all traditional windows and doors have been lost
- Houses with large amounts of clutter on buildings detract from the street scene
- The neglect of certain roads in Hainworth has left them unsightly and in need of improvements
- Traditional rainwater goods tend to have been replaced with modern
- Poor quality 'village green' space



Inappropriate dormers on front elevations within conservation areas can have a negative impact on the streetscene.

Opportunities

- Better decisions by all stakeholders (property owners, the Planning Service, Highways) through reference to the Conservation Area Assessment and this review and subsequent workshops and more communication with the Design and Conservation Team.
- Recently published **Repair and Maintenance Guidance** should help property owners make better informed decisions.



- Enforcement action against unauthorised development and works to trees.
- Redevelopment of buildings and sites currently detracting from the character and appearance of the conservation area.

*Group of terraced cottages. Numbers 28 - 32
Hainworth*



Some street surfaces could be improved

Threats

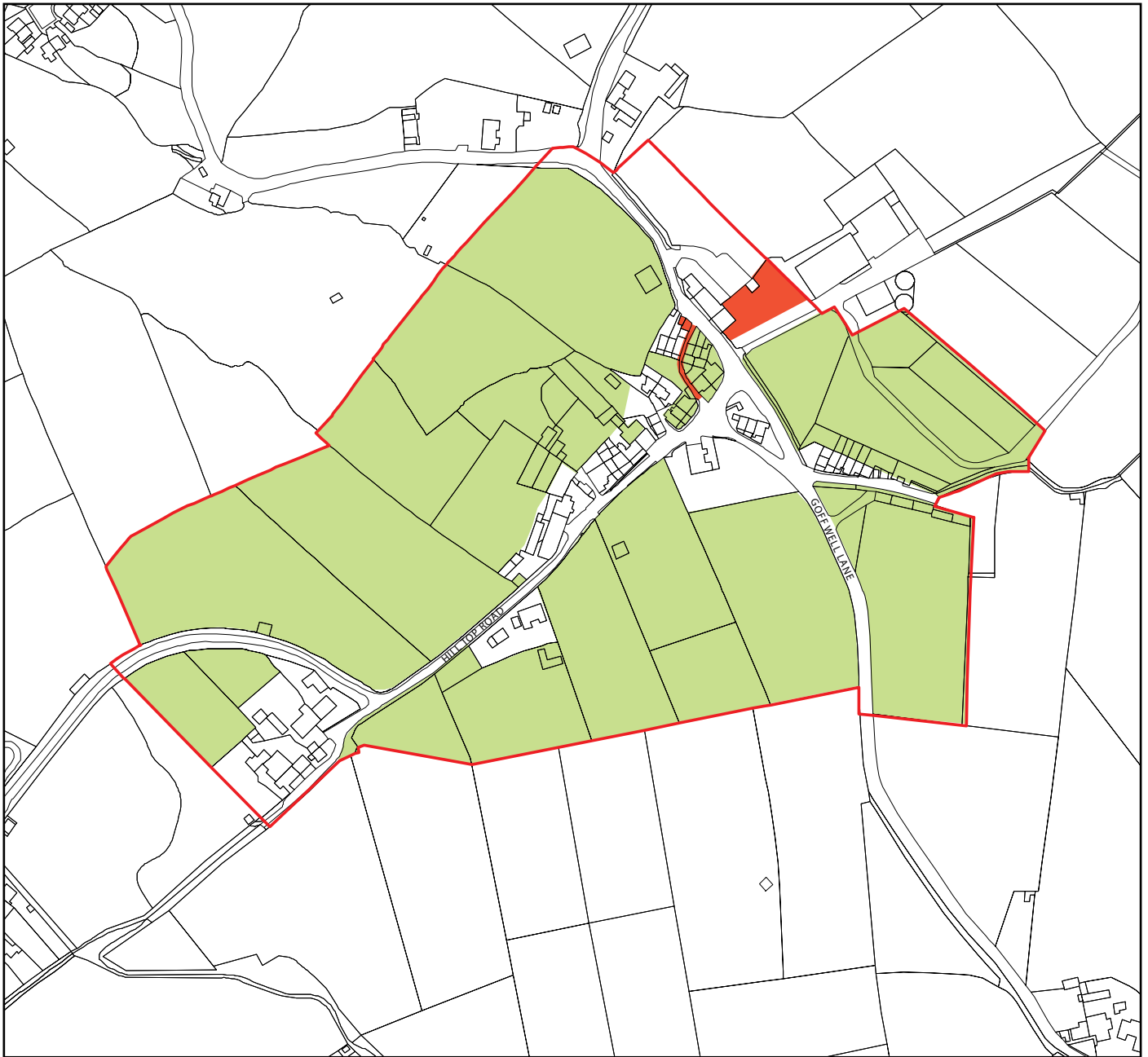
- Continued removal of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Development of key open spaces (including private gardens) and loss of mature trees.
- Loss of historic street surfaces and traditional character of public realm.
- Continued vacancy and underuse of buildings and sites.







Views across Keighley from Hainworth

Hainworth Conservation Area

Character Contributions



Key

-  Conservation Area Boundary
-  Areas providing a **positive** contribution to character
-  Areas providing a **negative** contribution to character
-  Areas providing a **neutral** contribution to character

NB The 'positive', 'negative' and 'neutral' areas relate to the contribution the site/building currently makes to the character of the Conservation Area. The classification in no way means that the site/building has no special architectural, historic or archaeological interest.

Hainworth Conservation Area

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



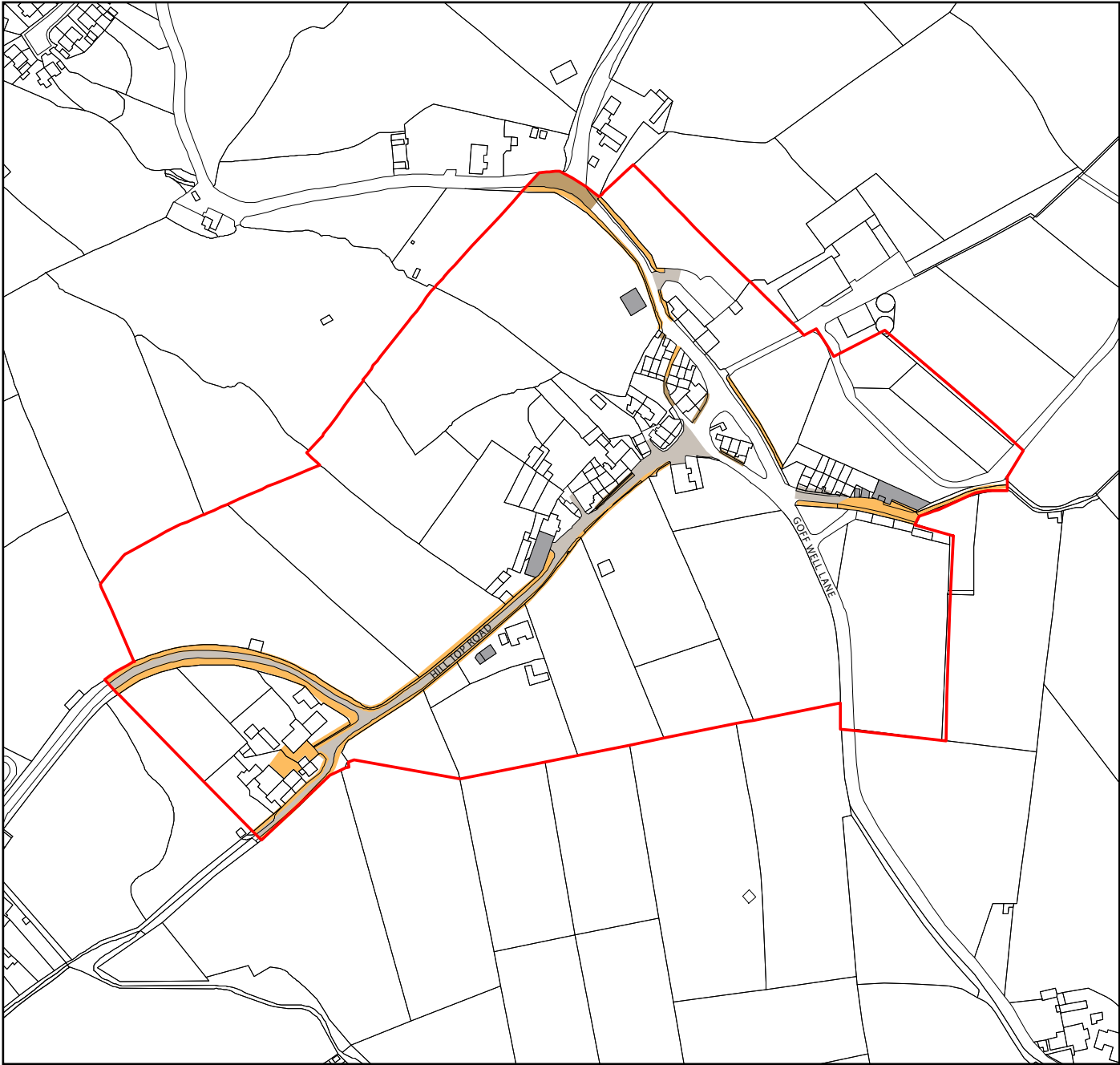
Key

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








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

Hainworth Conservation Area

Land Use and Highway Materials



Key

- | | |
|---|--|
|  Conservation Area Boundary |  Gravel |
|  Other non residential building |  Stone setts / flags |
|  Residential |  Un-surfaced / partially surfaced |
| |  Tarmac / concrete |

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2005 are detailed below.

Changes affecting the Conservation Area

New Development

No significant development has taken place in the Hainworth Conservation Area since 2005

Trees and Open Space

No trees of amenity or townscape value have been lost in the conservation area since the publication of the conservation area assessment. The tree mentioned had been felled with consent.

POSITIVE CHANGE



Works to Highways

There have been no major works to highways or replacement of street lighting or street furniture in the conservation area since 2005.

NO CHANGE

Buildings

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

POSITIVE CHANGE

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

NO CHANGE / POSITIVE CHANGE

Boundary

Hainworth conservation area boundary is deemed to be appropriate at present.

Negative Impacts

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

Whilst a minority are considered to have a severely negative impact on the character of the conservation area, there are a number of properties displaying relatively minor visual detractors, such as inappropriate pointing and paintwork to stonework, inappropriate signage, poorly detailed shopfronts, and dormer windows. Other significant blights on the area are unused and underused buildings and sites. The Council will look to ways of mitigating these works and will actively discourage the occurrence of similar situations arising within the conservation area in the future. Design guidance on the repair and maintenance of historic properties has recently been made available and is available on the Council's website at www.bradford.gov.uk/repairs.



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 Hainworth Conservation Area Assessment and prioritised by members of the community who took part in the Hainworth 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 - 2014
2	Improved communication between Council officers and key partners 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, open spaces and highway materials in Hainworth	<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 As resources permit
4	Maintenance of footpaths and boundary walls	<ul style="list-style-type: none"> • Closer working between the Design and Conservation Team, property owners, Highways and the Rights of Way Team 	Continual
5	Preserve and enhance features and details that contribute to the character of Hainworth	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings will be published by the Design and Conservation Team in 2007. 	Review guidance periodically
6	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 - 2014 As resources permit
7	Ensure all investment is contributing to the character of the conservation area and its activities.	Maintenance of links and discussions between Design and Conservation Team and partners outside of and within the Council.	Continual
8	Monitor Planning Applications to add value to the historic environment	Design and Conservation Team to work more effectively within the wider planning service.	Continual
9	Address illegal works to listed buildings and unauthorised development	Liaison between Design and Conservation Team and Planning Enforcement Team	Continual
10	Retain important trees	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.	Design and Conservation Team to review Hainworth Conservation Area every five years in line with Best Value indicators 219a	Review by December 2011

