



Conservation Area Appraisal

Haworth



This appraisal reviews the Haworth Conservation Area Assessment, which was published in 2004. 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 Haworth Conservation Area will be undertaken by January 2012.

January 2007

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

The Government requires that all conservation areas have an up-to-date appraisal. An up-to-date appraisal is one that has been undertaken in the last five years.

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

- A photographic survey of the buildings in the conservation area.
 - The assessment of the level of authenticity of most of the historic buildings (*see 'Current Condition' on page 5*).
 - An assessment of the issues facing the conservation area at present (*see pages 6 and 7*).
 - The survey and update of map data relating to the conservation area (*see pages 8, 9 and 10*).
- A review of the appropriateness of the conservation area boundary (*see page 12*).
 - An assessment as to whether new development has made a positive, negative or neutral impact on the character of the conservation area (*see pages 11 - 13*).
 - The formulation of management proposals for the area (*see page 14*).

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).

Haworth Conservation Area was originally designated in 1971 and extended in 1978 to include Central Park and the Bridgehouse area. A review of the boundary of Haworth Conservation Area was undertaken in 2002 and the boundary the conservation area was amended following consultation in February 2004.

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

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

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

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



Background and Brief History

Haworth conservation covers the historic core of the settlement which contains some of the oldest and newest development in Haworth. The following timeline briefly summarises its development.

12th Century

A record granting the use of some 60 acres of land for arable farming is the earliest reference to a settlement and activity at Haworth. Evidence of medieval field patterns still exists.

12th/13th Century

The first church St Michael of All Angels was built as a chapel-of-ease to Bradford Parish Church. The settlement of Haworth was buildings clustered around a 'Town Green' at the top of the village and another cluster around a 'Hall Green' at the lower end of the village, linked by what is now Main Street.

16th/17th Century

Some of the oldest surviving building in the conservation area were built: Haworth Old Hall at Sun Street, Lower Fold at Fern Street, 26-28 North Street and Cook Gate Farmhouse, Changegate. These early buildings were a manorial hall, a house for a wealthy occupant and two farmhouses.

Late 18th Century

Haworth expands beyond the greens as cottages and cottage-workshops are built for people

employed in the local textile industry. Much of Main Street, Changegate, West Lane and North Street was built at this time.

Late 18th/19th Century

Bridgehouse Mill and Ivy Bank Mill are established as textile making becomes more mechanised. These expand over the 19th century and terraces of houses are built for employees.

1820-55

The Bronte family moved to the Parsonage from Thornton. Based in Haworth, Charlotte, Emily and Anne Bronte each wrote novels which are now recognised as landmarks of English literature.

1867

The Keighley and Worth Valley Railway opened with a station at Haworth.

20th Century

The combination of attractive built up and rural environments and the historical associations of the Brontes cause Haworth to become an important tourist destination. The preserved steam railway is another attraction. The town remains vibrant despite the decline of the local textile industry.

Key Characteristics

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

- Built-up Main Street linking the former 'greens' by St Michael's Church and Haworth Old Hall.
- Organic street pattern
- Piecemeal terraced and fold development.
- Fine grain of development.
- Mix of building and land uses (including park and railway station) to give distinctive 'town centre' character.
- Rural fringes to the south, north and west.
- The form of the built environment responds to the topography.
- Traditional natural building materials: stone walls, stone slates, and painted timber.
- Local vernacular architecture for most buildings.
- Sloping topography providing open views.
- Stone boundary walls.



*Top right: Haworth Old Hall.
Far right: St Michael's churchyard.
Right: Church Street*



Summary of Important Features and Details

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

- Original / traditional architectural detailing to houses reflecting local vernacular style in terms of: form, roofscape, chimneys, stonework, openings, joinery, windows and doors.
- Traditional shopfronts.
- Gates, gateposts and wall detailing.
- Stone street surfaces (where these remain in situ).
- Lack of alteration / modern engineering to some streets.
- Strong group value / uniformity of terraces and folds.
- Historical adaptation and re-use of buildings (e.g. cottages to shops).
- Busy Main Street and principal thoroughfares, and quieter residential folds and terraces streets.

Current Condition

AUTHENTICITY 70%

- Each historic building in a conservation area will have originally had 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 sheet is adjusted to take this into account.
- Only residential and retail buildings built prior to 1956 are scored.
- 483 properties were assessed for the purpose of the study; this is 74% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 77%.

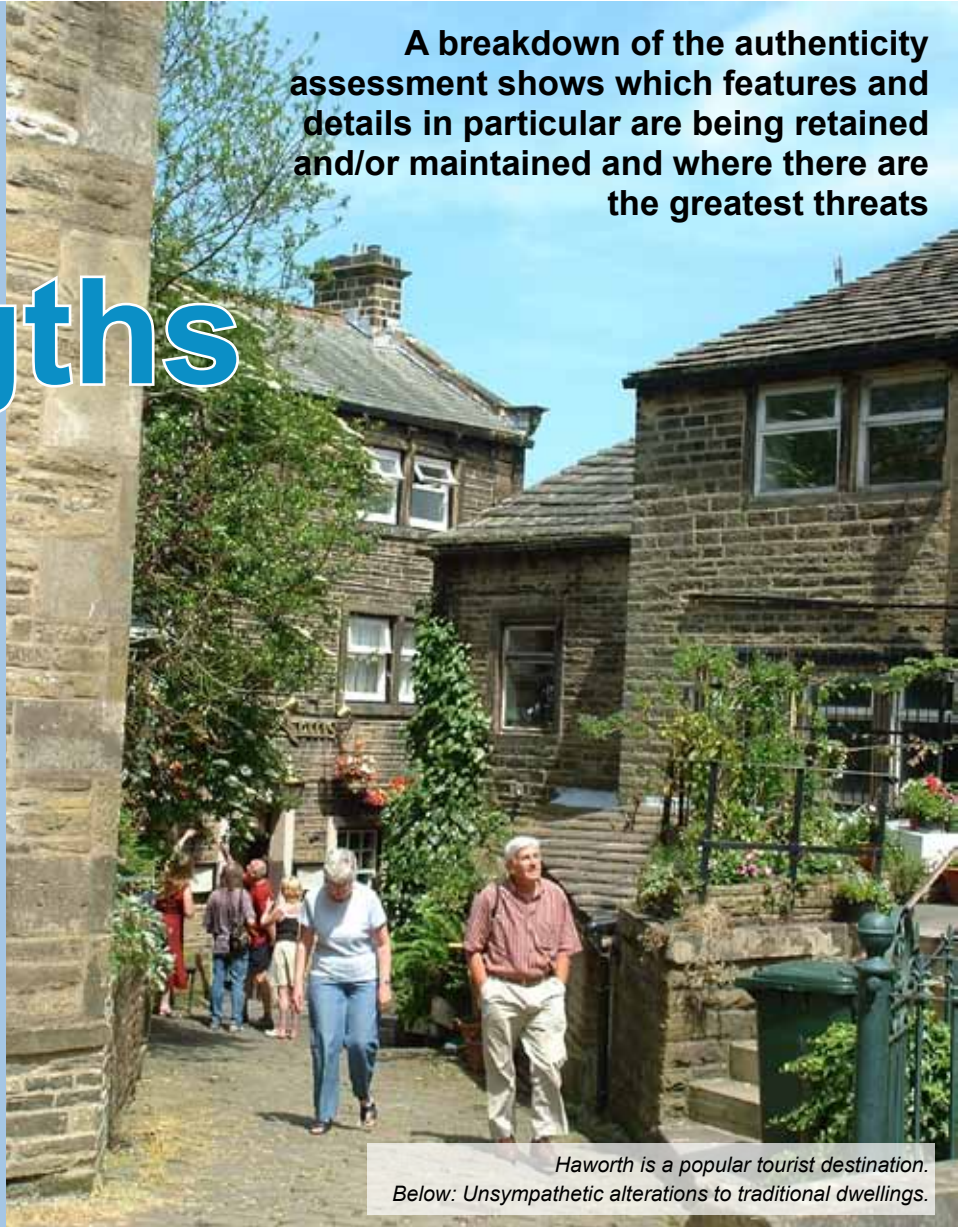


*Top right: Traditional details on Main Street.
Top: The distinctive stepped roofscape at the top of Main Street.
Middle: Traditional surfacing at Lodge Street.
Bottom: A unique sense of place in the town centre.*

Strengths

- A high quality built environment with well-known heritage visitor attractions.
- Most of the buildings retain a significant number of features and details.
- The area retains a village character through a mixture of building and land uses, busy cores and quiet outer areas.
- Buildings on the important thoroughfares of Main Street, Bridgehouse Lane, West Lane, and Sun Street retain a great deal of their traditional character.
- Street pattern has changed very little.
- Most of the buildings retaining high levels of traditional features and details are unlisted.
- Significant areas of traditional streetscape materials are still in situ.
- Stone slates and natural slate remain on roofs and there are very few dormer windows and concrete or tile roofs.
- Lack of modern engineering to some streets.
- Rural character and a definite sense of place.
- Boundary walls remain in place, but a minority of them have been removed or significantly altered.
- Successful re-use and adaptation of a number of buildings.
- Key traditional open spaces such as Central Park and the church and chapel graveyards.
- Development responds to Haworth's hilly topography.
- Mature and semi-mature trees.

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



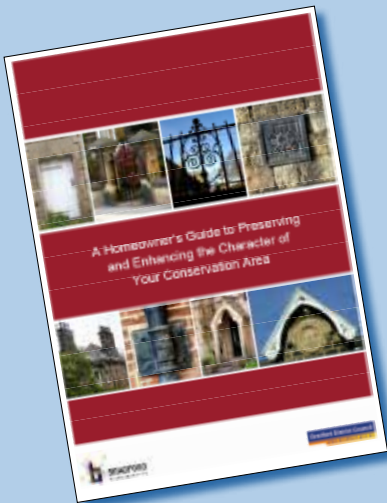
Weaknesses

- The overall authenticity score of 70% for the conservation area as a whole is lower than most other conservation areas surveyed in the district so far.
- Most traditional doors and windows have been removed.
- Modern and inappropriately altered traditional shopfronts are fairly common and are detracting from the street scene.
- Inappropriate mortar, pointing, stonecleaning and clutter are undermining the group value of buildings.
- The widespread alteration of chimneys is impacting the skyline of the conservation area.
- The majority of listed buildings lack some traditional features and details.
- Small minority of vacant or underused buildings and sites.
- Original structures and details missing from Central Park



Opportunities

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



- The **"Repair and Maintenance Guide"** should help property owners make better informed decisions. This document is available on the Council's website at www.bradford.gov.uk/repairs.
- The **Shopfront Design Guide Supplementary Planning Document** will be adopted in 2007. Its use will result in better planning decisions for applications involving shop fronts.
- Use of planning enforcement to address unauthorised development, unauthorised works to trees and illegal alterations to listed buildings.
- Possibility of introducing an Article 4(2) to protect features such as stone slate roofs, if the community supports this.
- Bringing vacant and underused buildings and sites back into use.



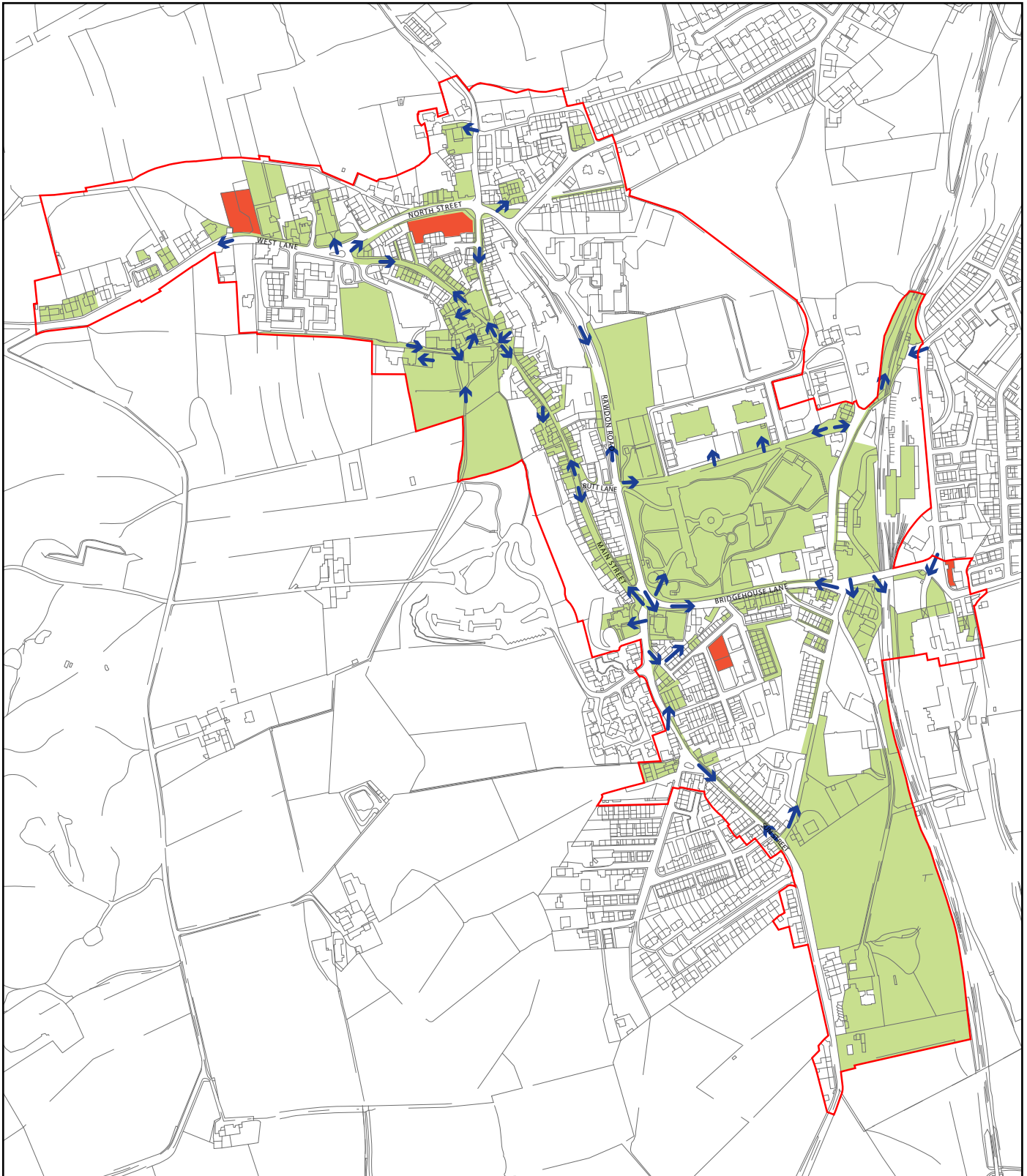
Ivy Bank Mill has been in a ruinous state for a number of years.

Threats






- Continued removal of traditional features and details from buildings.
- Loss of historic street surfaces and traditional character of public realm.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, trees, and the management of Central Park.
- Continued vacancy and underuse of buildings and sites.

Haworth Conservation Area

Character Contributions and Key Views



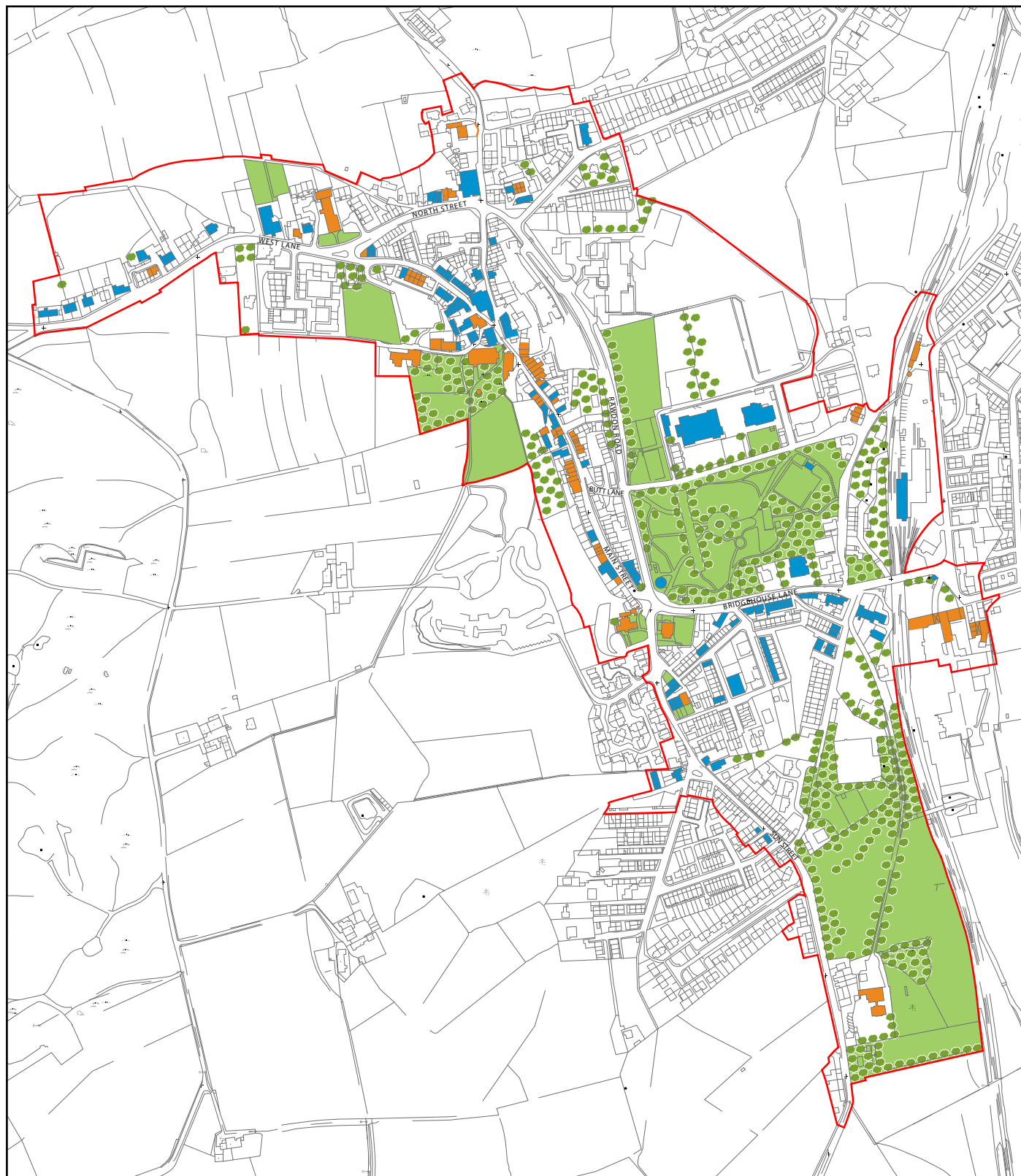
Key

-  Conservation Area Boundary
-  Areas providing a **positive** contribution to character
-  Areas providing a **negative** contribution to character
-  Areas providing a **neutral** contribution to character
-  Key view or vista






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.

Haworth Conservation Area

Listed and Key Unlisted Buildings, Open Spaces and Trees



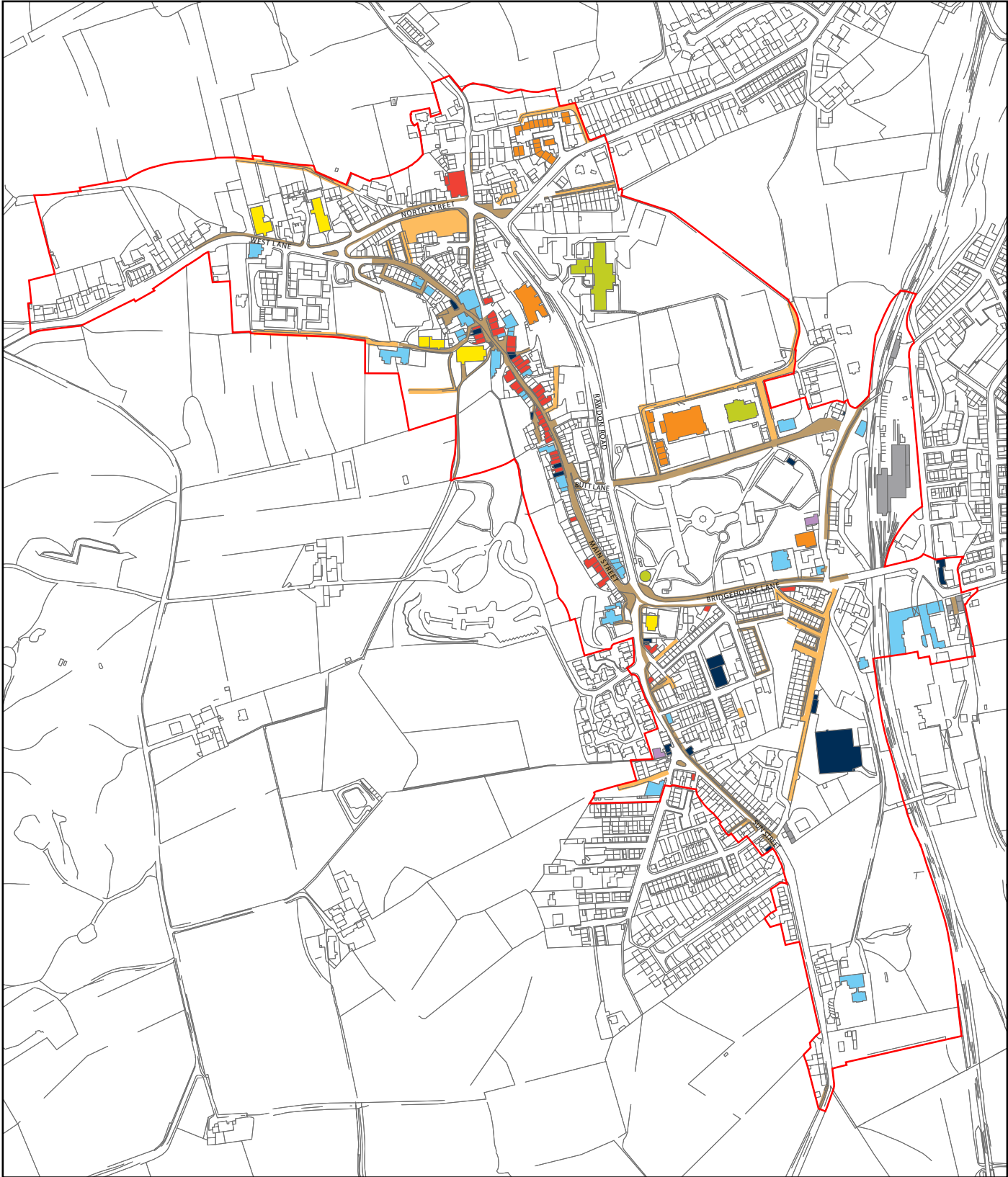
Key

-  Conservation Area Boundary
-  Listed building
-  Key unlisted building
-  Key open space
-  Important tree(s)













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

Haworth Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Other building		Stone setts / Flags
	Retail / Mixed use building		Vacant building / Floor space		Un-surfaced / Partially surfaced
	Commercial building		New development		Tarmac / Concrete
	Ecclesiastical building		Demolition		
	Public building				

Any changes that have had a significant impact on the character or appearance of the conservation area since the previous assessment in 2002 are detailed below.

Changes affecting the Conservation Area

New Development

The 20th century sheds at the former Ashmount Mills which did not make a positive contribution to the conservation area, have been demolished and a fold of 20 flats, terraced, detached and semi-detached dwellings called Ashmount Mews has been built on the site. The redevelopment has upheld the character and appearance of the conservation area.



POSITIVE CHANGE

Work on the construction of a new primary care centre and ten dwellings on the site of a car park on Rawdon Road was almost complete as of December 2006. The completed elements, called Heathcliffe Mews, make a positive contribution to the character and appearance of the conservation area.



POSITIVE CHANGE

The former Haworth First School on Butt Lane is currently undergoing conversion to 19 dwellings, with a further four townhouse-style dwellings being built on the site. At time of survey (December 2006) the works are well underway and maintain the character and appearance of the conservation area.



NEUTRAL CHANGE

The extensions and sheds behind the former joiner's workshop at **26 Sun Street** have been demolished and the site is at time of writing being redeveloped as a detached dwelling. The former workshop itself was the only element which did not make a negative contribution to the conservation area and will be converted to a dwelling as part of the redevelopment of the site.

The former **'Memorabilia Museum' on Belle Isle Road** is currently undergoing conversion to 10 assisted living apartments with an associated day care centre being built on site. At time of survey (December 2006) works on site were at an early stage. The conversion has involved the demolition of a timber workshop building which was of no special interest.

A two storey side extension to **81 Main Street** overlooks Main Street and expands the floorspace of this café / restaurant. The extension upholds the character and appearance of the conservation area.

NEUTRAL CHANGE



Buildings

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

- 1 Brow Road,
- 69 Main Street,
- 73 Main Street,
- 76-80 Main Street,
- 5 Mill Hill,
- 22 Sun Street,
- 33 Sun Street, and
- 66 Sun Street.

NEGATIVE CHANGE

The following buildings were vacant when the Conservation Area Assessment was written and remain vacant:

- the warehouse on Clarendon Street,
- 14 Fold
 - 1 West Lane,
 - Ivy Bank Mills (ruinous), and
 - 1 Sun Street (shop unit only).

CONCERN

The prolonged vacancy or underuse of these buildings makes their longer term future uncertain, and presents an atmosphere of neglect in the place. The conservation area would benefit if these buildings were returned to use.

It is unclear whether **Bridgehouse Mill** is in full use or if the **chapel at Queen Street** is in use.

Trees & Open Space

No trees of amenity or townscape value have been lost in the conservation area since the publication of the conservation area assessment.

NO CHANGE / POSITIVE



Butt Lane retains a strong sense of place

Highways

There do not appear to have been any additional works to the highways above and beyond general maintenance since the last assessment.

NO CHANGE

Boundary

The boundary has been reassessed and is considered to be appropriate.

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



Negative Impacts



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 fascia signage, poorly detailed shopfronts, dormer windows, and modern porches. 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 published and can be downloaded or viewed at www.bradford.gov.uk/repairs.

Above and left: Small scale alterations can cumulatively undermine a property's contribution to the street scene.

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 Haworth Conservation Area Assessment and prioritised by members of the community who took part in the Haworth 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 2006-2012
2	Improved communication between Council officers and key stakeholders in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Haworth	<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	Retain the traditional scale, proportion and character of the shopping / business areas in Haworth	<ul style="list-style-type: none"> • Draft shopfront design guidance to be consulted on in early 2007 and adopted during 2007. • Planning Policy 	Published in 2007 and reviewed periodically
5	Preserve and enhance features and details that contribute to the character of Haworth	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings to be published by the design and Conservation Team in 2007. • Design and Conservation Team to consult the community to gauge support for a potential Article 4(2) Direction 	Published in 2007 and reviewed periodically 2006 -2012
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. 	2006-2012 as resources permit
7	Retain the Commercial activity central Haworth and 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 department.	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 Haworth Conservation Area every five years in line with Best value Indicator 219a	Review by January 2012

