



Conservation Area Appraisal

Leeming



This appraisal reviews the Leeming Conservation Area Assessment, which was published in November 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 Leeming Conservation Area will be undertaken by May 2014

June 2009

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
- 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).

Leeming Conservation Area was originally designated in 1980. A review of the boundary was undertaken in 2005 and then adopted in November 2005.

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

- demolition of buildings;
- minor developments such as 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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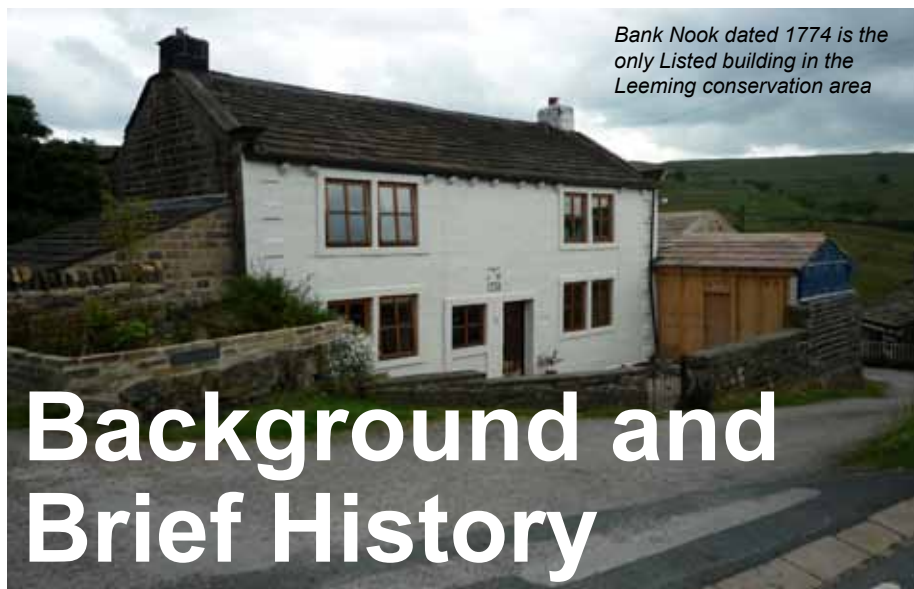
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Conservation Area Assessments:
www.bradford.gov.uk/conservationassessments

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



Bank Nook dated 1774 is the only Listed building in the Leeming conservation area

Background and Brief History

Oxenhope was one of the many medieval or post-medieval scattered settlements established in the Pennine uplands. Originally an outlying subordinate of Bradford Manor, there is no mention of Oxenhope Manor in the 1086 Domesday Survey and it was presumably one of the unnamed berewicks of Bradford. There are mentions of an area of land referred to as Hoxenehop, Oxop(e) and Oxenehope from 1191-3 onwards. The name Oxenhope literally means 'valley of oxen', from the Old English term hop meaning valley head and probably refers to the area's original use as summer grazing by cattle brought over from Bradford.

Pre 1086

Oxenhope was originally an outlying part of Bradford Manor and was probably originally used for summer grazing by cattle brought over from Bradford with little by way of permanent inhabitation.

14th Century

Permanent agricultural settlement occurred prior to the division of Haworth Township in the 14th century to form the new Townships of Near Oxenhope and Far Oxenhope. The latter contained Upper Town, Lower Town and Leeming.

16th Century

A major impetus for the increase in the number of farms and therefore population in Oxenhope was the sale of all land owned by Eltoft, Lord of the Manor of Oxenhope between 1589 – 92. Then land was sold to a combination of sitting tenants and a small syndicate.

17th Century

By 1850 there were almost 20 textile mills of varying size in the area. Competition forced the smaller mills out of business while the larger

mills expanded and prospered further through the opening of the Keighley and Worth Valley Railway in 1867. The railway stimulated the expansion of Upper Town and Lower Town.

18th Century

The building of small worsted mills and the construction of small cottages for textiles works in the area such as Shaw and Upper town marked the beginning of the areas industrialisation between 1792 and 1820.

19th Century

Leeming Reservoir was constructed between 1872 - 78 to compensate the mill owners in the valley for the diversion of water to Bradford using conduits constructed across the moors.

20th Century

Oxenhope retained its industrial function until the latter half of the 20th century and despite later 'infill' developments, has the character and appearance of a group of distinct rural and industrial settlement.

Key Characteristics

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

- A mixture of 17th, 18th, and 19th century buildings
- A variety of building types, including cottages, mills, farmhouses and barns
- Traditional natural building materials
- A linear settlement with small clusters of buildings to the north and south of Denholme Road
- Dramatic rural setting and topography
- Important views of Leeming Reservoir and the surrounding countryside



9 Tansy End is late 18th to early 19th century building, probably built as a pair of weavers dwellings.



B & S Motors was built as Hay's Mill in the mid 18th century. The red telephone box also contributes to the character of the area although it is in need of repair.



The imposing Sykes House was built in the 18th Century but extended in the 19th and 20th centuries.



Leeming Reservoir was constructed between 1872 - 1879 and is important to the setting of the conservation area.



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 past architectural styles
- Traditional roofscape of stone slate roofs, chimney stacks and chimney pots
- Traditional boundary walls to many buildings
- Clusters and terraces of buildings which are of high group value
- Streets and lanes of varying lengths and irregular widths create important views and vistas
- Survival of key open spaces such as fields which help to retain the settlements rural setting
- Water is a key feature of the area



*Anti-clockwise from top right:
Rock Cottages have retained many of their original features and details;
Historic street surface, Bank, off Denholme Road;
Cluster of buildings of high group value;
Stone boundary walls are important to the character of the area.*

Current Condition

AUTHENTICITY 74%

- 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, commercial and civic buildings built prior to 1956 are scored.
- 121 properties were assessed for the purpose of the study; this is 88% of all properties within the conservation area.
- There is only one listed building in Leeming Conservation Area which had an authenticity rating of 57%.



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 many of their traditional features and details
- Traditional roofscape and skyline due to retention of stone slate roofs and chimneys
- Buildings are generally well maintained and there are no vacant or seriously neglected buildings
- Key open spaces have not been developed and the settlements retains its open rural character and key views and vistas
- Leeming's unique street pattern, dominated by Denholme Road with smaller country lanes to the north and south, has changed very little overtime



Smithy House (key unlisted building) is an attractive Victorian villa which retains its original features and detailing

Weaknesses

- The painting and/or rendering of traditional stone buildings
- Inappropriate modern porches
- Most traditional timber windows and doors have been lost and many have been replaced with uPVC
- The removal of stone mullions has damaged the look of several buildings
- Alteration and removal of chimneys and chimney pots is harming the roofscape
- Houses with large amounts of clutter, such as satellite dishes and alarm boxes, detract from the streetscene

- The use of bear concrete for the surfacing of rural lanes
- The highway safety scheme along Denholme Road



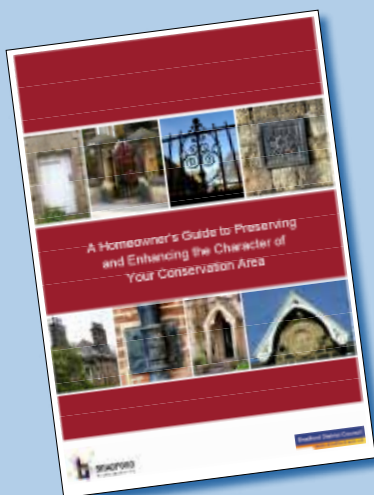
Right: The painting and/or rendering of houses has damaged the character of several buildings within the conservation area.
Above: Strap or weatherstruck pointing is not traditional and can harm the look of buildings.



Opportunities

The removal of paint and render would improve the appearance of many buildings in Leeming

- 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.
- 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.



- Enforcement action against unauthorised development and works to trees.



Removal of clutter, including modern porches and satellite would enhance the conservation area



Threats

- The gradual loss 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, and trees
- Development of key open spaces (including private gardens) and loss of mature trees







Efforts need to be made to retain historic street surfaces

Leeming Conservation Area

Character Contributions and Key Views



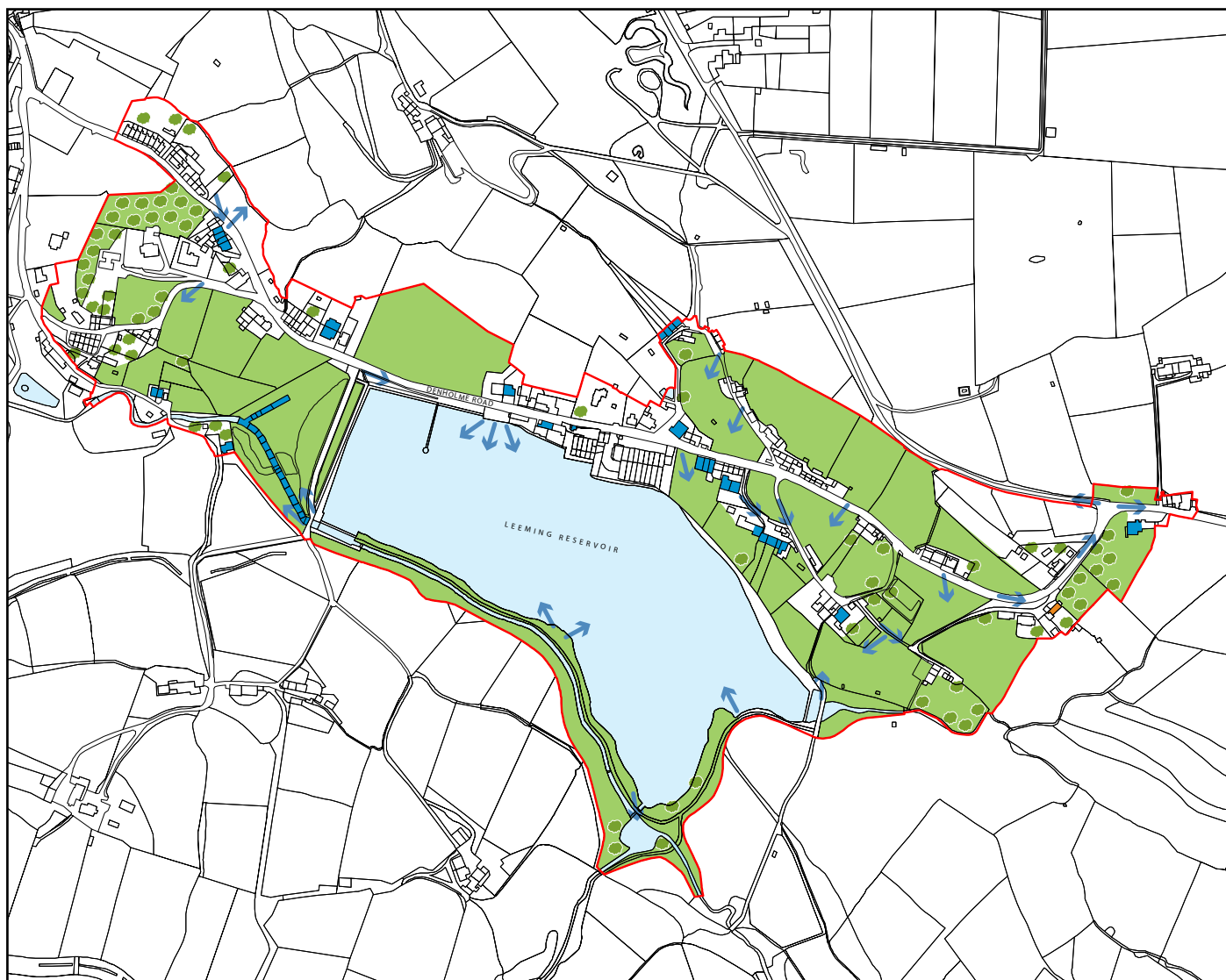
Key

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







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.

Leeming Conservation Area

Listed and Key Unlisted Buildings, Open Spaces and Trees



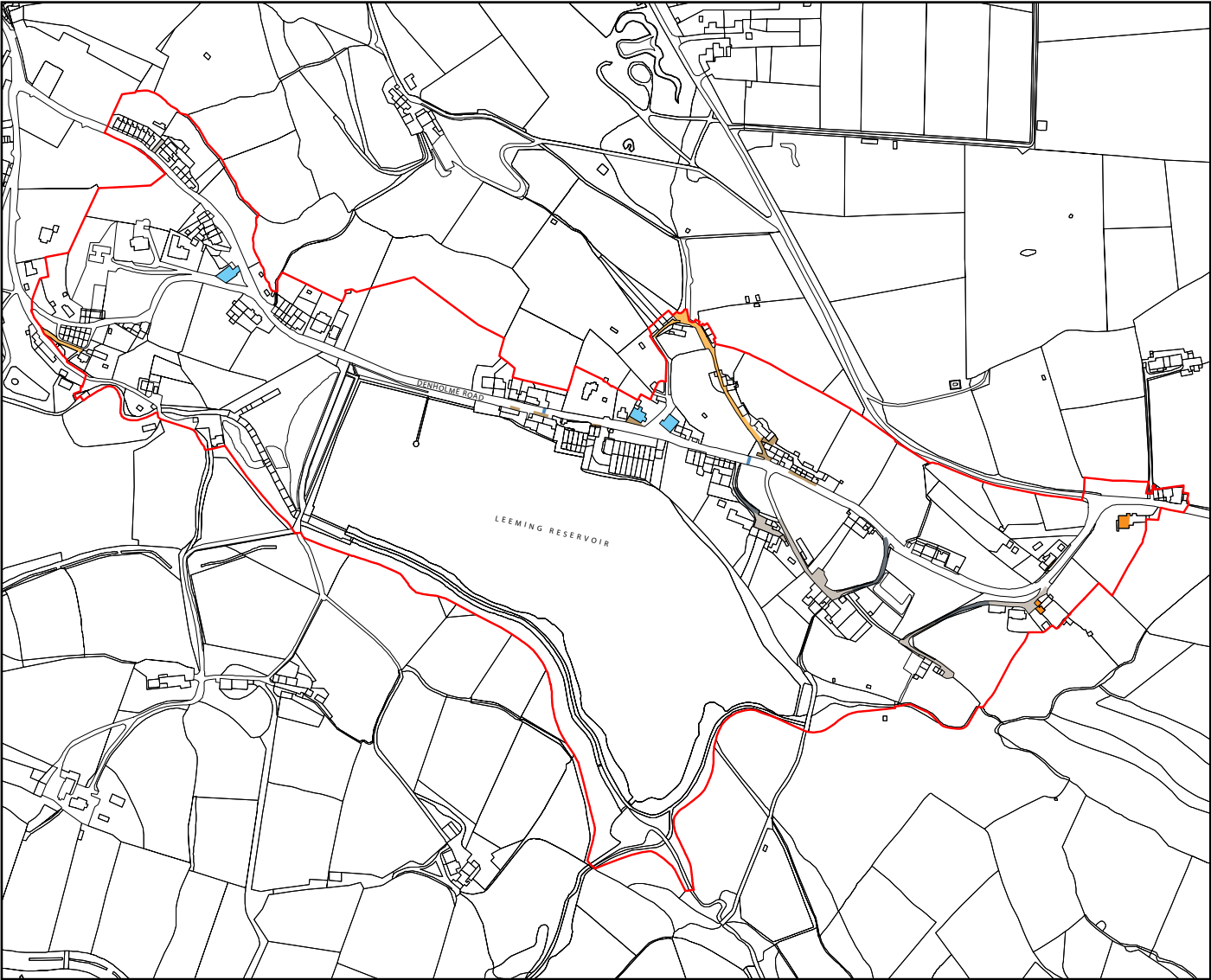
Key

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





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

Leeming Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Stone setts / Flags
	Retail / Commercial building		Un-surfaced / Partially surfaced
	New development		Concrete
	Residential		Gravel

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

At **Bank Nook, 44 Denholme Road** permission has been granted and work has started on the demolition of some outbuildings and the construction of an extension and 'granny annexe'. Although the extension is quite large it is well designed and has resulted in the removal of the dilapidated and untidy outbuildings.

POSITIVE CHANGE



Horkinstone Farm barn has been sympathetically converted into a dwelling and retains much of its agricultural character.

NEUTRAL CHANGE



Trees & Open Space

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

NO CHANGE/POSITIVE



Works to Highways

Two chicanes along Denholme Road have been installed by the Council as part of a traffic calming and highway safety scheme. The structures are not sympathetic to the historic character of the area.

NEGATIVE CHANGE

Lesson: In future, the Design and Conservation Team should work with colleagues in Highways to achieve a design solutions that improve highway safety whilst maintaining the character of the districts conservation areas.



Buildings

No vacant buildings were recorded by the Conservation Area Assessment and there are presently no vacant buildings known to the Design and Conservation Team.

NO CHANGE/POSITIVE

Boundary

The appropriateness of the Oxenhope Upper Town conservation area boundary is deemed to be appropriate at present.

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 reduced or removed chimneys, inappropriate rainwater goods, inappropriately pointed elevations and modern windows and doors. 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 is available on the Council's website at www.bradford.gov.uk/repairs.



The addition of satellite dishes and clutter damage the appearance of many buildings and terraces

Negative Impacts



The addition of modern porches should be avoided

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 Oxenhope and Leeming Conservation Area Assessment and prioritised by members of the community who took part in the Leeming Conservation Area Assessment public consultation.

	Objective	Actions	Timescale
1	Design and Conservation Team maintain contact with the local community	<ul style="list-style-type: none"> • Yearly newsletter about conservation • Design and Conservation website to be made as informative, user friendly and up-to-date as possible 	Yearly 2009-2014
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, highway materials and water courses in Leeming	<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	Maintain 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 Leeming	<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 	2009-2014 As resources permit
7	Ensure all investment is contributing to the character of the conservation area and its activities	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Design and Conservation Team to work more effectively within the wider planning service 	Continual
9	Address illegal works to listed buildings and unauthorised development	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Planning Enforcement Team 	Continual
10	Retain important trees	<ul style="list-style-type: none"> • Liaison between Design and Conservation Team and Trees Team 	Continual
11	Monitor Change loss/gain and feedback to local community and officers working in the conservation area	<ul style="list-style-type: none"> • Design and Conservation Team to review Leeming Conservation Area every five years in line with Best Value indicators 219a, b and c 	Review by May 2014

