



## Conservation Area Appraisal

# Little Horton Lane



This appraisal reviews the Little Horton Conservation Area Assessment, which was published in October 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 Little Horton Conservation Area will be undertaken by February 2013

**January 2008**

City of Bradford MDC

[www.bradford.gov.uk](http://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).**

Little Horton Conservation Area was originally designated in 1977. A review of the boundary was undertaken in 2005 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](http://www.bradford.gov.uk/conservationassessments)

**Listed Buildings:**  
[www.bradford.gov.uk/listedbuildings](http://www.bradford.gov.uk/listedbuildings)



*View down Russell Street, it retains its original cobbled setts*

## Background and Brief History

**Little Horton** is thought to originally have been a wood at the brae or brow of the hill on which the hamlet now stands. Thwaite, which is found in many place names in the region, means 'land severed from a wood, grubbed up and made arable. Therefore, the name **Little Horton** reflects the agricultural origin of the hamlet and refers its hilltop location and previously sylvan state.

### Pre 1086

The earliest recorded mention of the area is the existence of the ancient Laycock Manor, which is recorded in the Domesday survey of 1086. It is probable that Little Horton was in existence as a hamlet consisting of one or two farms dependent on the Manor.

### 13th century

The area was part of Keighley Manor from the 13th century onwards and functioned as an agricultural hamlet of two or three farms.

### 18th century

During the 17th and 18th centuries the occupants of these farms supplemented their income by manufacturing or organising the manufacture of cloth. This wealth manifests itself in the number of substantial houses, and farm buildings dating from the 17th and 18th centuries. The expansion of the cloth industry in the hamlet led

to the construction of a number of small cottages housing weavers employed by the farmers in the late 18th century and early 19th century. Those profiting from their investment in mills at Keighley and elsewhere in the North Beck and Worth valleys built larger houses, such as Prospect House.

### 19th century

The introduction of power looms to the area in the 1830s meant it was no longer necessary to carry out weaving at farms in Little Horton as this could be done in the mills themselves. This led to the hamlet reverting to agriculture as its primary function and hence it did not expand or redevelop significantly during the 19th and 20th centuries, unlike many other settlements in the region.

### 20th century

Keighley has extended and expanded up to the boundary of the Little Horton and Little Horton village remains in its same character and appearance.



# Key Characteristics

The following summarises the key elements of the character of Little Horton conservation area:

- 17th, 18th, and early 19th century farm buildings
- Traditional natural building materials
- Road tightly enclosed by buildings and boundary walls
- A traditional roofscape
- Hop hazard organic development
- Self contained sense of place.
- A mixture of building types from Barns to Cottages
- Important views across the valley, limited views within Little Horton.



*Top: Traditional sash windows can be seen throughout Little Horton.*

*Above: Detailed stonework is a common feature throughout Little Horton conservation area.*

*Left: Many of the larger properties have become offices seeing their front gardens change to parking areas.*



# Summary of Important Features and Details

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

- Original / traditional architectural detailing reflecting past architectural styles, particularly the local vernacular.
- Cluster and 'laithe' development
- Boundary walls to most buildings
- Stone street surfaces (where these remain in situ)
- Lack of alteration / modern engineering to some streets
- Formal building and boundary frontages on primary elevations
- Clear clustered groupings of farm buildings
- Survival of key open spaces and such as fields

## Current Condition

### AUTHENTICITY 76%

- 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. 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.
- 518 properties were assessed for the purpose of the study; this is 99% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 79%.

**AUTHENTICITY  
76%**



*Top right: A good example of traditional windows*

*Far right: 41, Pemberton Drive is a good example of a property retaining a large number of traditional details e.g. bargeboards, full height chimneys.*

*Right: Trinity Baptist Church is a grade II listed church in the conservation area.*





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 amount of their traditional features and details
- The street pattern has changed very little which is irregular and unique
- Significant areas of traditional streetscape materials are still in situ
- Key open spaces maintain their traditional character
- 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 that have not been in filled
- Listed buildings retain an above average number of traditional features and details
- The large majority of the boundary walls are traditional
- Rural hamlet with definite sense of place
- The settlement has a distinctive and unique value
- Traditional boundary walls retain their character
- Mature trees contribute to townscape

*A row of grade II listed Almshouses that have been left empty and create an incongruous feature on the street scene*



*Number 5, Howard Street retains a high number of traditional details*

# Weaknesses

- The overall authenticity score of 73% for the conservation area is one of the lowest among the conservation areas surveyed in the district so far
- Widespread alterations to wall materials with the use of render or paint instead of natural stone is detracting from the street scene
- Unlisted buildings retain much fewer traditional features and details than listed buildings
- Most traditional windows and doors have been lost
- Alteration and removal of chimneys is harming the skyline



# 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.
- Bringing vacant and underused buildings and sites back into full use.
- 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

# Threats

- Loss of traditional features and details from buildings.
- Poor decisions concerning planning applications, enforcement cases, listed buildings, highway management, and trees.
- Loss of historic street surfaces and traditional character of public realm.
- 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.



*Far left: Neglected vacant building has a negative impact on the character of the conservation area.*



*Left: Rollershutters left down during the day have a negative impact on the character of the conservation area.*

# Little Horton Lane Conservation Area

## Character Contributions



**Key**

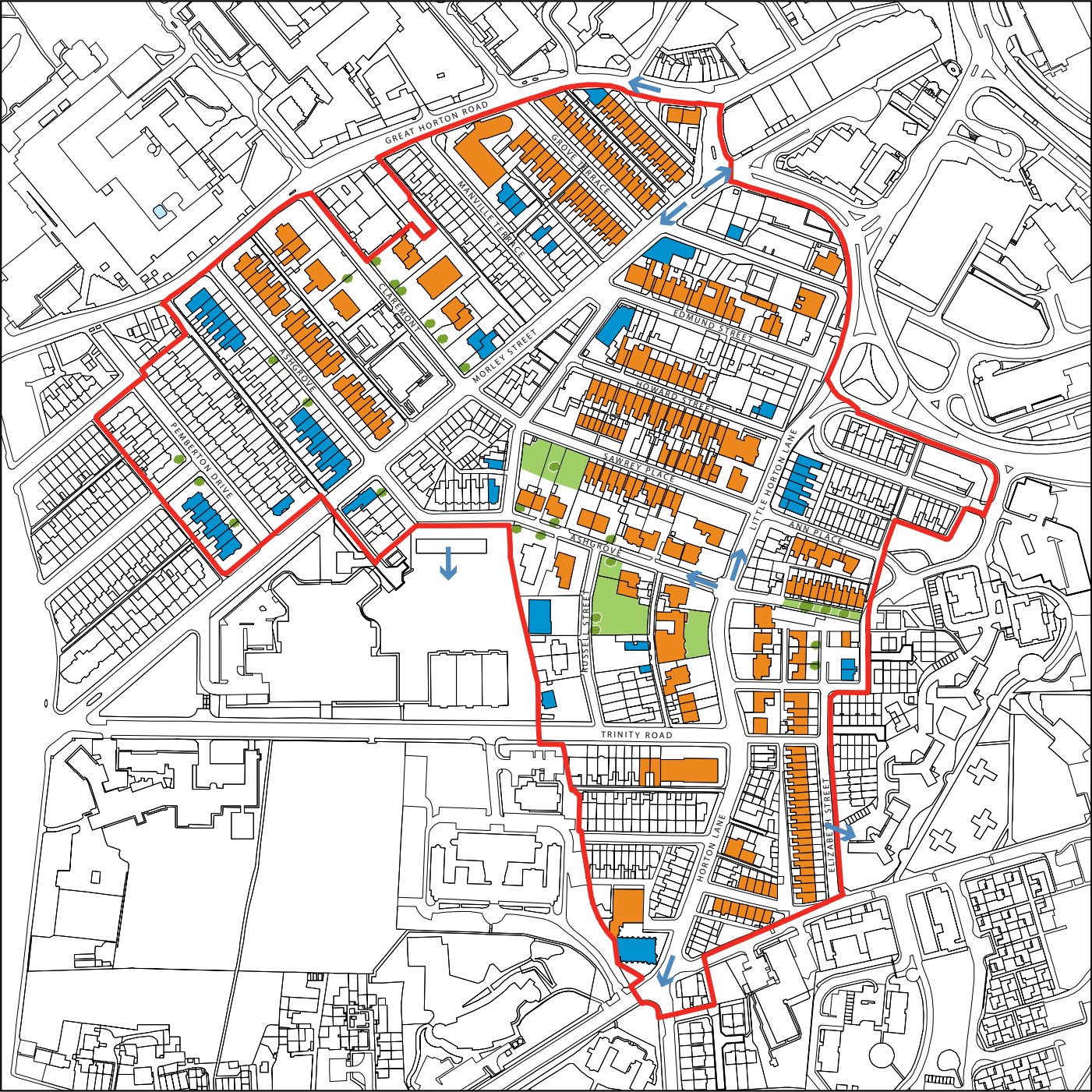
- Conservation Area Boundary
- Areas providing a **positive** contribution to character
- Areas providing a **negative** contribution to character
- Areas providing a **neutral** contribution to character

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.









# Little Horton Lane Conservation Area

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



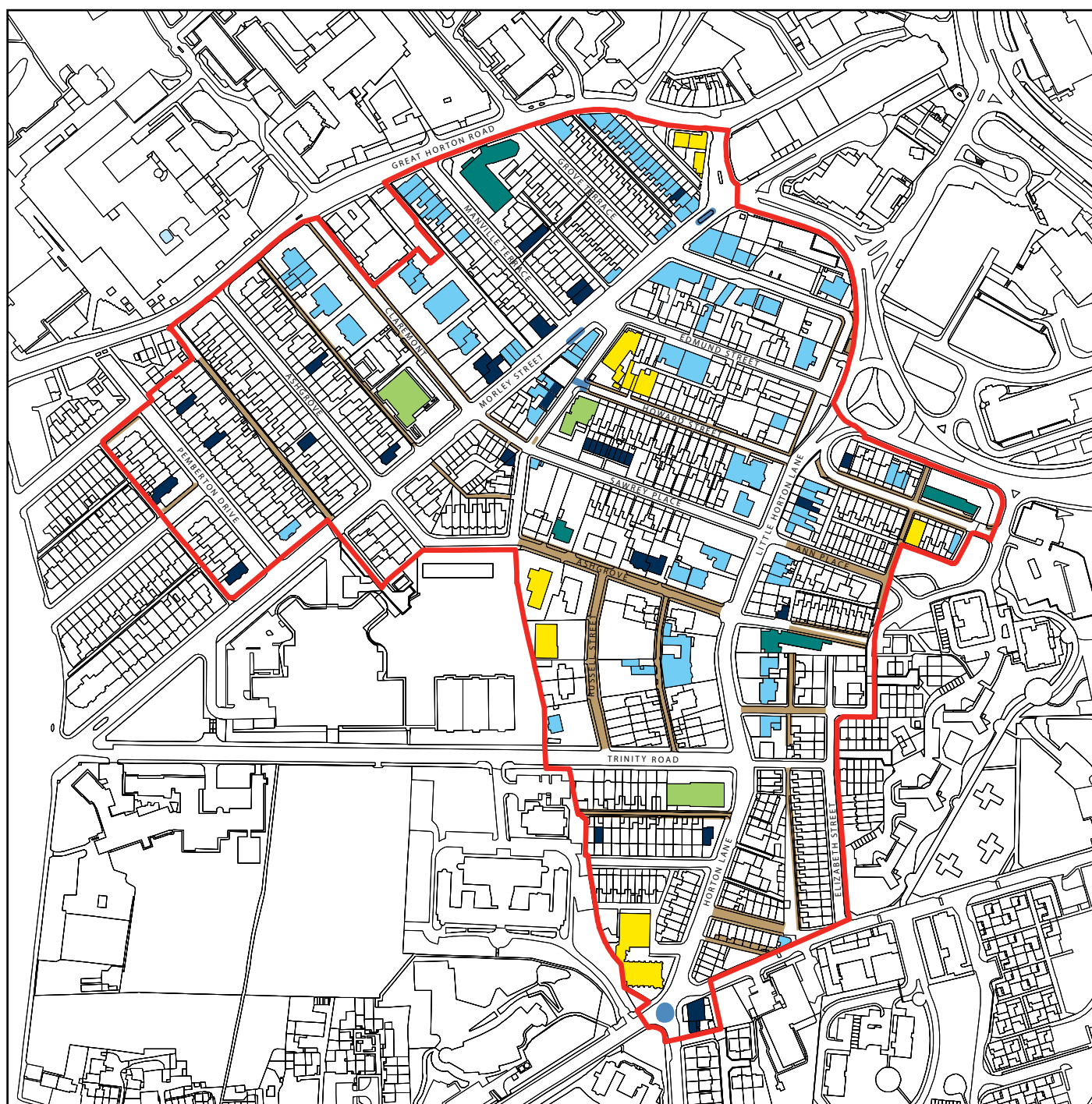
### Key

- |   |                            |   |                       |
|---|----------------------------|---|-----------------------|
|  | 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.

# Little Horton Lane Conservation Area

## Land Use and Highway Materials



### Key

	Conservation Area Boundary		Traffic management scheme
	Other non residential building		Stone setts / flags
	Residential		Tarmac / concrete
	Retail / Commercial building		
	Place of worship / religious		
	Educational building		
	Civic / public building		
	Vacant building / floorspace		

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



**17,19 and 21 Ashgrove** were granted permission to change the use of the property from educational premises to residential.

NO CHANGE



**7, 13, 26, 17 Pemberton Drive** were granted permission to change the use of the property from educational premises to residential.

NO CHANGE



**5 and 7 Russell Street** were granted permission to construct a two storey extension to the side of the property.

**The land to the east of 12 Cousen Road** was granted permission to construct one detached dwelling





**20 Lansdowne Place** was granted permission to construct a two storey side extension to provide a laundrette, two flats and the conversion of upper floors to existing building to provide a further three flats



**107 Little Horton Lane** was granted permission got the installation of a new shop front



**64 Little Horton Lane** was granted permission to change from a office use to residential

## Buildings



**32-36 Little Horton Lane** was granted permission to convert the office back to the original three dwellings



**125 Little Horton Lane** was granted permission to change the use from office to residential

- Melbourne Almshouses,
- 1 Melbourne Terrace,
- 5 Neal Street,
- 11 Claremont Terrace,
- 16 and 18 Lansdowne Place

still remain vacant since the publication of the Conservation Area Assessment:

### NEGATIVE CHANGE

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

- 24 Woodville Terrace,
- 97 Little Horton Lane,
- 2 and 4 Ashgrove,
- 14 Southbrook Terrace,
- 7, 39, 41 and 42 Manville Terrace,
- 23 and 21 Claremont Terrace,
- 21, 32 and 45 Ashgrove and
- 7, 17, 26 and 41 Pemberton Drive.

### NEGATIVE CHANGE

## Trees and OpenSpace

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

## 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

## Boundary

The appropriateness of the Little Horton 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](http://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 Little Horton Lane Conservation Area Assessment and prioritised by members of the community who took part in the Little Horton Lane 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"> <li>• Yearly newsletter about conservation area issues</li> <li>• Design and Conservation website to be made as informative, user friendly and up-to-date as possible</li> </ul>	Yearly 2006-2011  2006-2011 (constant)
2	Improved communication between Council officers and key partners in the conservation area	<ul style="list-style-type: none"> <li>• Formation of a conservation area forum</li> <li>• Workshops</li> </ul>	Half yearly
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Little Horton Lane	<ul style="list-style-type: none"> <li>• Closer working relationship between Design and Conservation and other Council Departments</li> <li>• Production of design guidance for the enhancement of the public realm</li> </ul>	2006-2011
4	Preserve and enhance features and details that contribute to the character of Little Horton Lane	<ul style="list-style-type: none"> <li>• Guidance for the repair and maintenance of historic buildings was published by the Design and Conservation Team in 2007.</li> </ul>	2006-2011
5	Maintenance of footpaths and boundary walls	<ul style="list-style-type: none"> <li>• Closer working between the Design and Conservation Team, property owners, Highways, and the Rights of Way Team.</li> </ul>	2006-2011
6	Promote good quality new development	<ul style="list-style-type: none"> <li>• Production of guidance on appropriate sympathetic design to suit the character of the conservation area.</li> <li>• Production of design briefs where appropriate.</li> </ul>	2006-2011
7	Monitor Planning Applications to add value to the historic environment	Design and Conservation Team to work more effectively within the wider planning service.	2006-2011 (constant)
8	Address illegal works to listed buildings and unauthorised development	Liaison between Design and Conservation Team and Planning Enforcement Team	2006-2011 (constant)
9	Retain important trees	Liaison between Design and Conservation Team and Trees Team	2006-2011 (constant)
10	Monitor Change loss/gain and feedback to local community and Council officers working in the conservation area.	Design and Conservation Team to review Little Horton Lane Conservation Area every five years in line with Best value Indicators 219a.	August 2013





