



Conservation Area Appraisal

Lower Wyke



This appraisal reviews the Lower Wyke Conservation Area Assessment, which was published in January 2006. 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 Lower Wyke Conservation Area will be undertaken by October 2014.

November 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 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).

Lower Wyke Conservation Area was originally designated in 1977. A review of the boundary was undertaken in 2005 and then adopted in January 2006.

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



Lower Wyke Green - The Old Coach House

Background and Brief History

Lower Wyke is situated to the south of Bradford and stands upon the Lower Coal Measures of the Upper Carboniferous Period. The settlement is set upon a hillside to the east of Wyke Beck on land rising from the 200m O.D to 140m O.D.

Pre 1086

The settlement of Wyke was first recorded in the Domesday Book of 1086 under the name of *Wiche*. The place name may have had Saxon origins as *Wyche* means 'place of the well'.

17th century

The hamlet of Lower Wyke is likely to have evolved following the construction of the Manor House in the 17th century. A number of farmsteads were built around this time on either side of Lower Wyke Lane and- a linear settlement began to form.

18th century

A group of Moravian settlers arrived in Lower Wyke in 1753 and so started a period of notable development within the hamlet. The Moravian Church was built in 1775, replacing a smaller chapel and the minister's house was added in 1795.

19th century

By 1809 the settlement was known as Lower Wyke and its form is already easily recognisable, though neither Whitehall Road nor Huddersfield Road had been constructed. Lower Wyke Lane was part of the most direct route between Wyke and Bailiff Bridge.

20th century

The boundary and size of the Lower Wyke has altered little since the 19th century and thus the hamlet has retained much of its quiet rural character. The special character and setting of the attractive cluster of 18th century and 19th century buildings around the churchyard is relatively unspoilt by unsympathetic modern development.

Key Characteristics

The following summarises the key elements of the character of Lower Wyke conservation area:

- Self contained and well defined sense of place.
- Traditional natural building materials.
- A mixture of building types from terrace rows to barns and farmhouses.
- Self contained sense of place.
- Haphazard organic development.
- Important views out of Lower Wyke allow views into Calderdale.



*Top right: The Moravian Sunday School is dated 1881 located on Lower Wyke Lane.
Above: Lower Wyke Lane - Grange Farm
Right: View into Chapel Fold*



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.
- Stone street surfaces (where these remain in situ).
- Lack of alteration / modern engineering to some streets.
- Survival of key open spaces
- Road tightly enclosed by buildings.
- Mixture of glazing styles from multi paned sash to narrow fixed lights.
- A number of the properties can be found in clusters of 18th and 19th century buildings.

Current Condition

AUTHENTICITY 69%

- 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 is adjusted to take this into account.
- Only residential, commercial and civic buildings built prior to 1956 are scored.

AUTHENTICITY
69%

*Below: The Manor House is situated at the north eastern end of the Conservation Area and is the oldest surviving building in Lower Wyke.
Bottom: View into Lower Wyke up to Lower Wyke Green.*



Top: A good example of a traditional stone pavement still in situ.

Above: No 6 Chapel Fold shows a good example of traditional sash windows.



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 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.
- Listed buildings retain an above average number of traditional features and details.
- A high number of traditional building materials have been retained in Lower Wyke.
- Rural hamlet with a strong sense of place.
- The settlement has a distinctive and unique value.
- Mature trees contribute to townscape.
- Important views out of the conservation area have been maintained where gaps between the houses have not been in filled.



Front elevations of Coley View, set back from Huddersfield Road by small yards bound by stone walls.

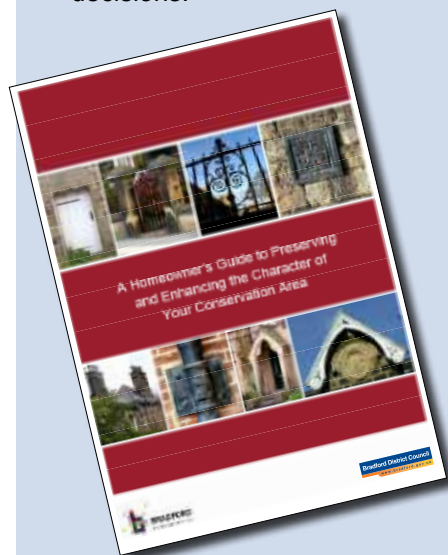
Weaknesses

- The overall authenticity score of 69% for the conservation area is one of the lowest among the conservation areas surveyed in the district so far.
- Unlisted buildings retain much fewer traditional features and details than listed buildings.
- Most traditional windows and doors have been lost.
- A number of modern porches have been added to properties which has an impact on the original features on the front elevations.
- Most of the traditional rainwater goods have been lost.
- Some walls have been altered with poor mortar or painted cills which detract from the street scene.

Lower Wyke Manor House is a Grade II listed building retaining a high level of authenticity.

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.
- **Repair and Maintenance Guidance** should help property owners make better informed decisions.



123 Lower Wyke Lane contains a large amount of stone painting. This is not an original feature of the property.

Threats

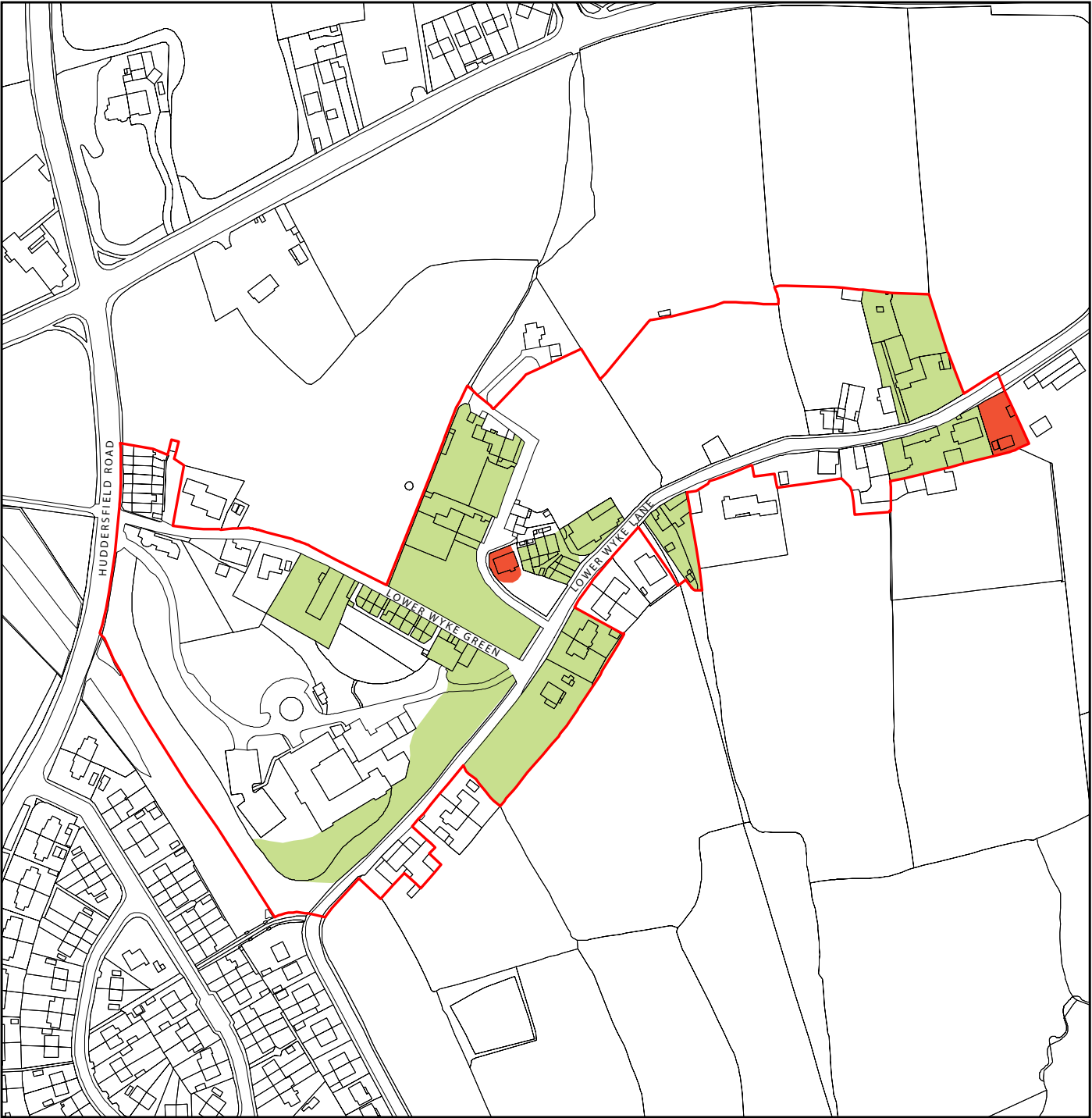
- Bringing vacant and underused buildings and sites back into full use.
- Enforcement action against unauthorised development and works to trees.
- Redevelopment of buildings and sites currently detracting from the character and appearance of the conservation area.
- Continued removal of traditional 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.



Inappropriate clutter on the property that is affecting the character of the property

Lower Wyke 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.

Lower Wyke Conservation Area

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



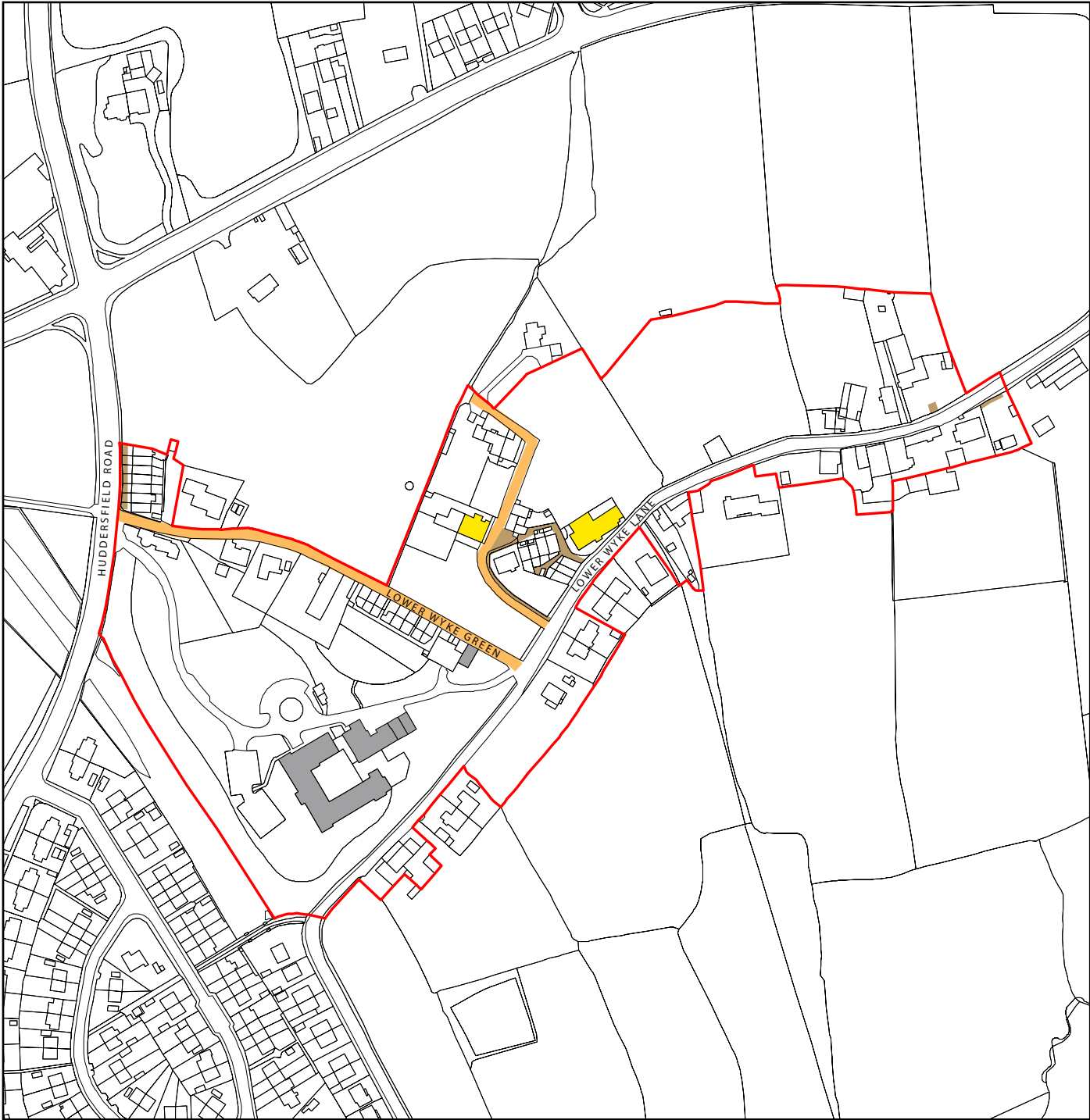
Key

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

Lower Wyke Conservation Area

Land Use and Highway Materials



Key

	Conservation Area Boundary		Stone setts / flags
	Place of worship / Religious		Un-surfaced / partially surfaced
	Other non residential building		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

There has been no new development 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.

NO CHANGE/POSITIVE



View from Chapel Fold across the open space surrounding Lower Wyke

Buildings

There are no buildings that have still remained vacant since the publication of the Conservation Area Assessment:

NO CHANGE/POSITIVE

There are no buildings which have become vacant since Conservation Area Assessment was written and remain vacant.

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 Lower Wyke 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.

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 rainwater goods, painted or 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.



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 repairs, developments and alterations 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 Lower Wyke Conservation Area Assessment and prioritised by members of the community who took part in the Lower Wyke 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	Improve communication between Council Officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of conservation area forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm, open spaces and highway materials in Lower Wyke	<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 Design and Conservation Teams, property owners, Highways and the Rights of Way Team. 	Continual
5	Preserve and enhance features and details that contribute to the character of Lower Wyke	<ul style="list-style-type: none"> • Guidance for the repair and maintenance of historic buildings was 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 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 Lower Wyke Conservation Area every five years in line with Best Value indicators 1219a. 	Review by 2014

