



Conservation Area Appraisal

Oakworth



This appraisal reviews the Oakworth 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 Oakworth Conservation Area will be undertaken by February 2013

January 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).

Oakworth Conservation Area was originally designated in 1981. A review of the boundary was undertaken in 2004 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



Entrance gate to Oakworth Park

Background and Brief History

The name 'Oakworth' is thought to be a derivative of an Old English term meaning 'enclosure of oaks' and was first mentioned in the Domesday Survey of 1086. Its entry has been translated to read as "Manor in Arcade (Oakworth) Gamelbar and William had one carucate to be taxed". One 'carucate' is thought to equal around 100-120 acres in size. Following the Conquest, William divided the lands in the north of England between his Norman lords and knights and the manor at Oakworth, along with the neighbouring manor of Neuhuse (Newsholme) was passed to a Norman lord by the name of Gilbert de Tison (Keighley, 1879).

Pre 1086

Oakworth is thought to be a settlement of some antiquity and may well be Saxon in origin. After the Conquest, the Manor of Oakworth was passed to a Norman Lord, Gilbert de Tison. Oakworth was noted in the Domesday Survey and is known to have been a large manor extending from Keighley to the Lancashire border.

13th century

From the 13th century onwards the woodlands were systematically cleared in order to cultivate the land.

16th century

Little is known of the early history of the settlement, though it is likely that Oakworth originally comprised of a cluster of small agricultural hamlets located around the main road along the Worth Valley. The tenants and freeholders in these settlements would have worked the land under an open field system and paid taxes and allegiance to the Lords of the Manor. From the 16th century onwards farmers began to supplement their income by the production of woollen cloth.

18th century

By the late 18th century wool and worsted manufacture was a major industry in the Worth Valley. In the early years of the Industrial Revolution Haworth, Oxenhope, Oakworth and Stanbury were in the forefront of the supply of processed wool, yarn and cloth in the district, second only to Bradford in terms of output of goods. The new ease of transport combined with the technological advancement of the age spurred on a change in the means of manufacture: the cottage-based industry, which had until this point complemented the agricultural nature of the place, evolved into an increasingly efficient factory-based concern. Similar processes were occurring in many towns and villages throughout the country as a result of the advances of the Industrial Revolution and mills were built in abundance.

19th century

By the early 19th century the Worth Valley was one of the main producers of woollen cloth in the district. Several worsted and cotton mills were constructed along the banks of the stream to the south of

the village and cloth manufacture swiftly evolved from a small-scale cottage-based industry into an efficient mill-based concern. During this period the village expanded rapidly and a large number of houses, mainly in the form of terraces were built.

20th century

Though sadly no longer standing, Oakworth House was a fine example of Victorian architecture and was built between 1864-74 for Sir Isaac Holden, creator of the world's largest wool combing business and noted philanthropist. The house was built in an elegant Italianate style with hot houses and a large winter garden to the rear. The gardens and parklands of the house were locally renown and drew visitors from all over the district. Sadly the house burnt down in 1909 and the land was donated to the people of Oakworth in order to create a public park, now called Oakworth Park.

Key Characteristics

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

- Vernacular architecture is generally represented by the earliest surviving buildings and indicative of a past way of life.
- 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 and through Oakworth.
- Vernacular structures dating from the 17th and 18th centuries through to the later more stylised developments of the 19th and early 20th century.

*Right: Traditional roofscape
Below: Views up Bridge Street*





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.
- 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.
- Survival of key open spaces.
- Unique mix of building types and architectural styles.
- Predominance of two storey development.

Top right: Example of a barn being converted into residential accommodation.

Top: Traditional architectural detailing reflecting past architectural styles.

Middle: Traditional stone steps and paving remain in situ around Oakworth.

Above: Good example of sliding sash bay window.

Current Condition

AUTHENTICITY 71%

- 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.
- 457 properties were assessed for the purpose of the study; this is 90% of all properties within the conservation area.
- The listed buildings had an average authenticity rating of 74%.

**AUTHENTICITY
71%**

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 which is irregular and unique.
- The area retains a village character through a mixture of buildings and land uses, a busy core and quiet outer areas.
- Key open spaces maintain their traditional character.
- The majority of stone slates for roofs have been retained which maintains a uniformity throughout the conservation area.
- 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.



View through Oakworth along Colne Road

Weaknesses

- The overall authenticity score of 71% for the conservation area is one of the lowest among the conservation areas surveyed in the district so far.
- Modern and inappropriately altered traditional shopfronts are fairly common and are 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.
- The widespread alterations to chimneys throughout the conservation area are negatively impacting the skyline of the conservation area.



Example of a negative impact on the roofscape

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 make better informed decisions.



Views into the new housing development



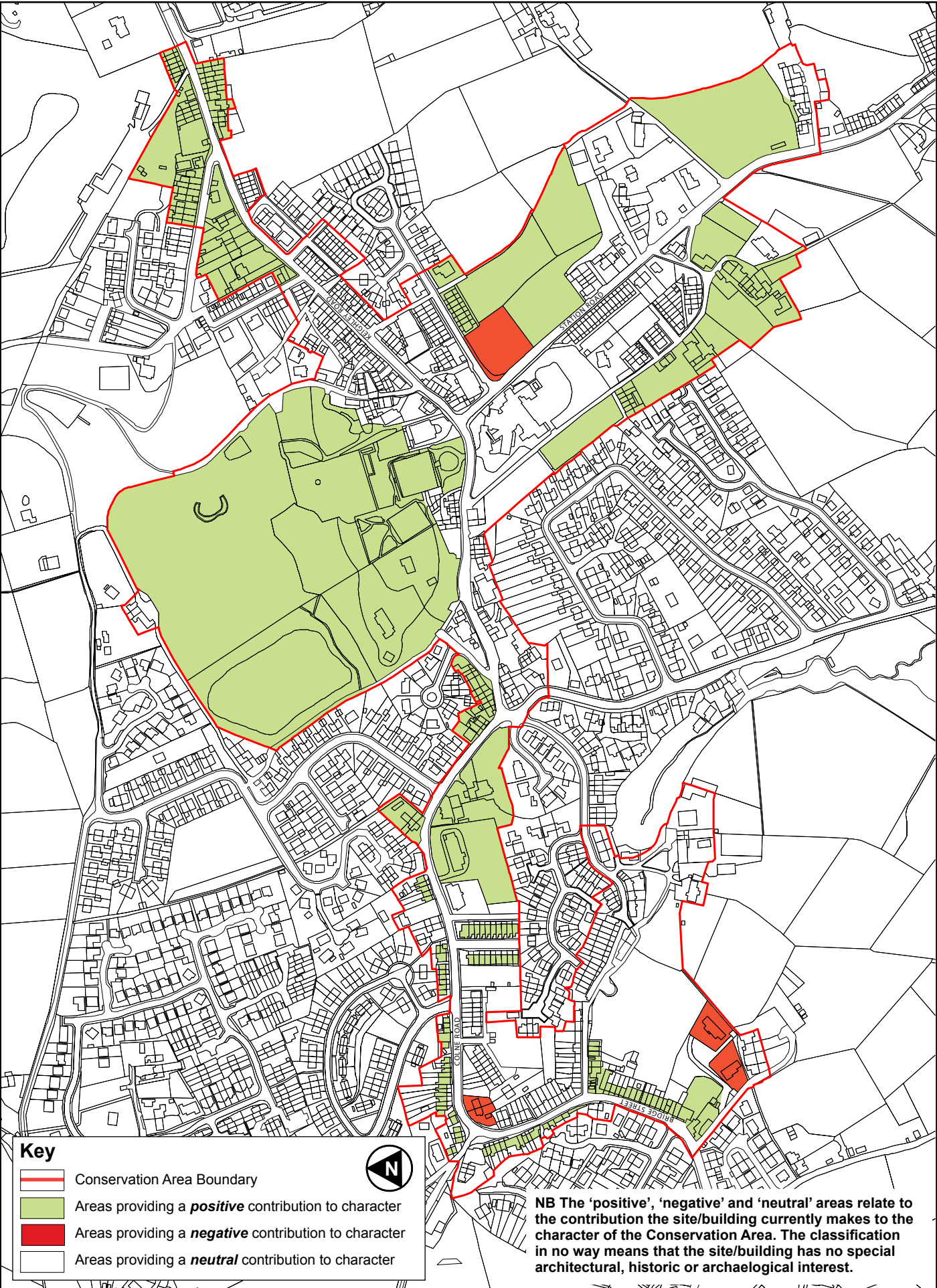
Threats

- 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.

The painting of elevations can damage the property when neglected

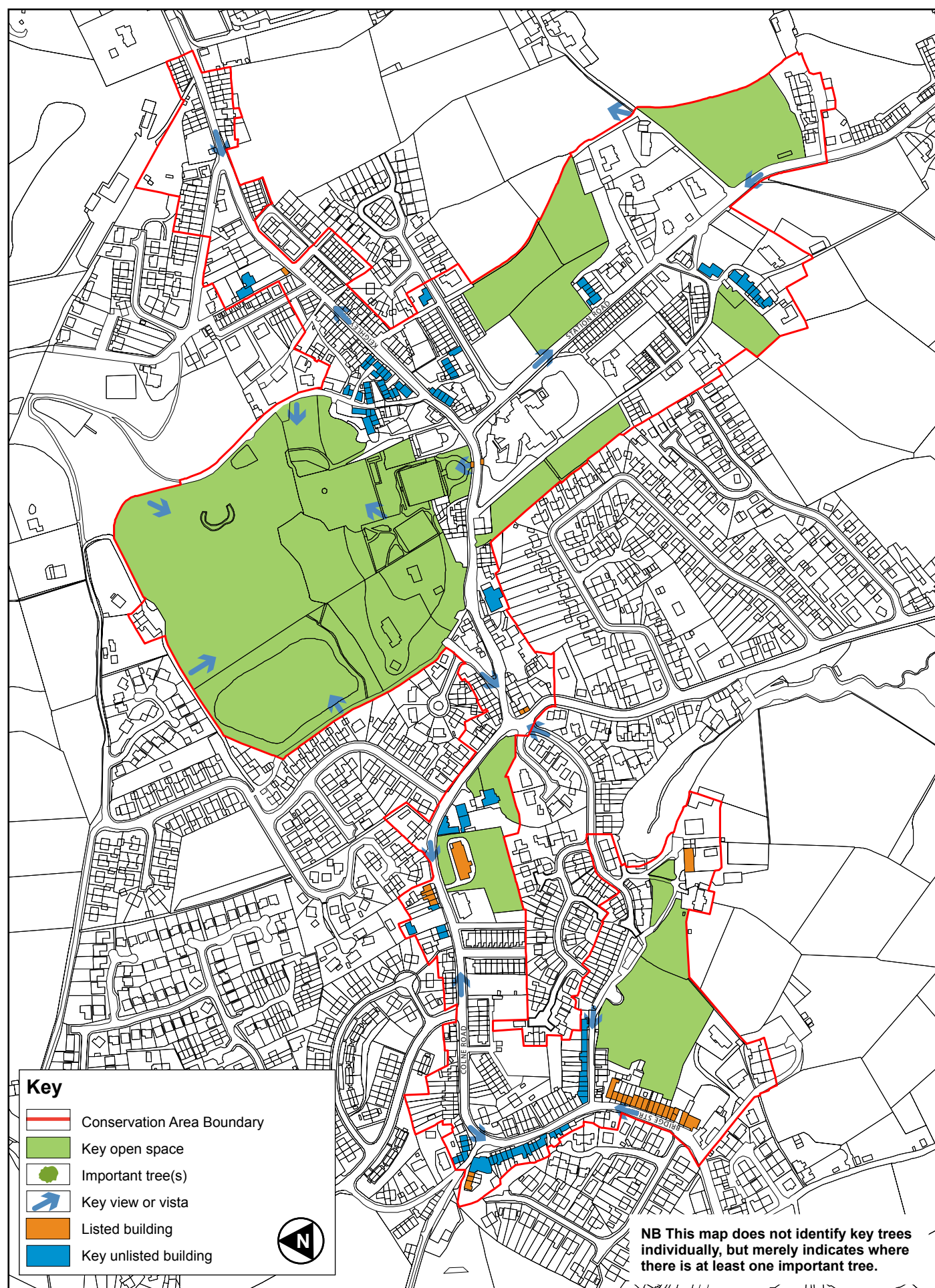
Oakworth Conservation Area

Character Contributions



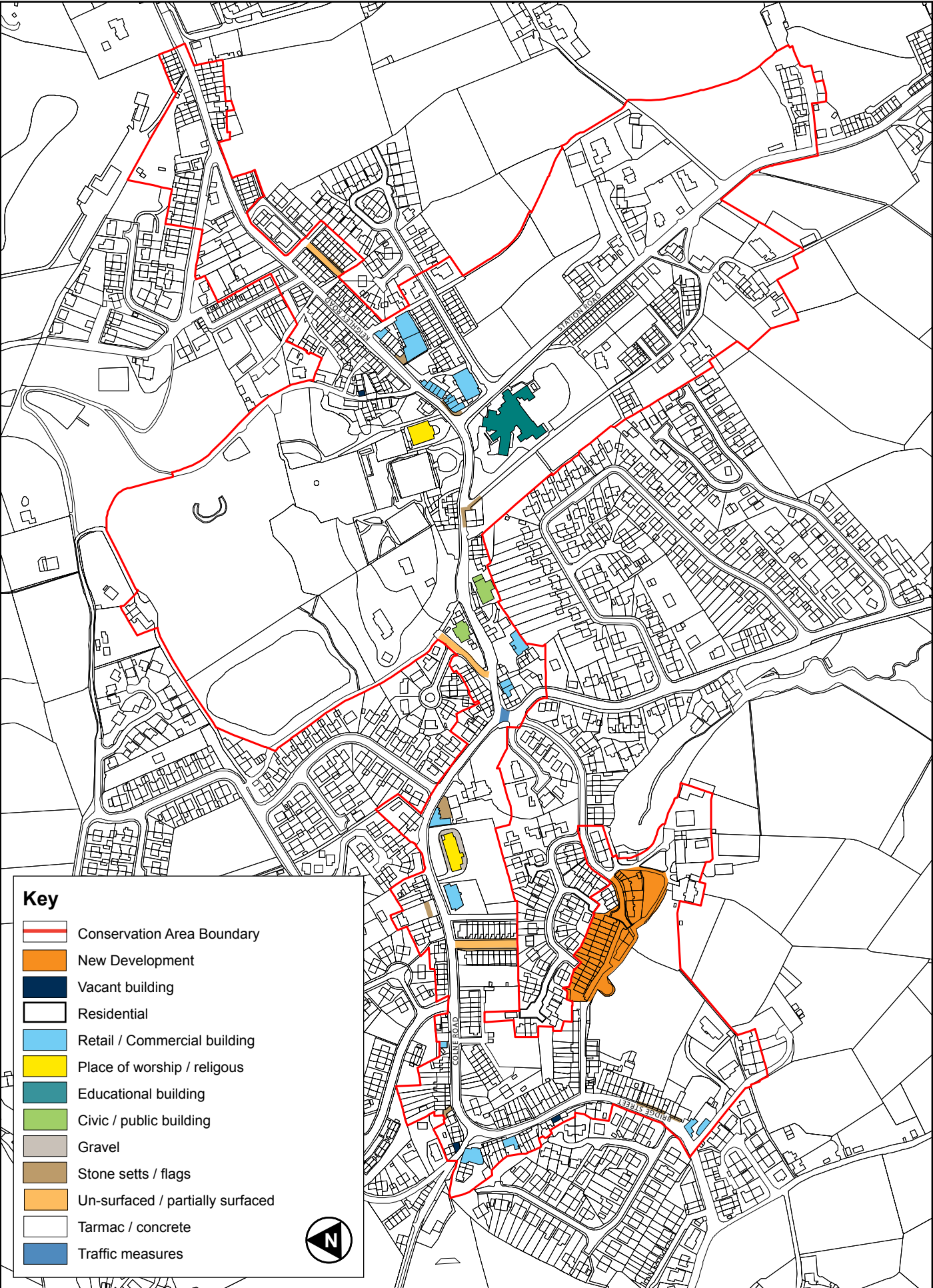
Oakworth Conservation Area

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



Oakworth Conservation Area

Land Use and Highway Materials



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



Clough Gate has seen the modernisation of properties 10, 12, 14, 16, 18, 20 and 22 since the 2005 and have now been brought back into use.

POSITIVE IMPACT



Oakworth Manor Residential Home received planning permission in 2006 to extend the home by 12 bedrooms. This has been completed with little impact on the conservation area.

NEUTRAL IMPACT



East Royd in 2006 was granted permission to demolish the existing granny flat and playroom to construct a new orangery, kitchen and master bedroom. This has had a minimal impact on the conservation area due to its location and high boundary walls that obstruct view of the property.

NEUTRAL IMPACT



33 Church Street received planning permission for an extension on top of an extension to the side of the property in 2006. The extension uses the same materials as the parent property and has a minimal impact on the conservation area.

NEUTRAL IMPACT



30 Goodley received planning permission in 2006 to erect a semi detached dwelling. The site saw the demolition of a single story workshop. Overall the redevelopment had a positive impact on the conservation area but the design and details could have taken more care and consideration for its surrounding location.

NEUTRAL IMPACT



In 2004 the development of 22 new dwellings had been granted planning permission on **Waterwheel Lane**. These have now been complete and take over a significant amount of space that was once occupied by a listed mill.

NEGATIVE CHANGE

LESSON: Decision makers should give greater consideration to the impact of their decisions on the character and appearance of the conservation areas.



The boundary wall to the cemetery along **Colne Road** has been demolished. Several planning applications have been refused in order to develop this land. The boundary wall was a feature of this road and the demolition has seen the loss of character.

NEGATIVE CHANGE

LESSON: Developers should consult the Design and Conservation Team prior to carrying out demolition within the Conservation Area. In this instance the Council could take enforcement action at any time.

Buildings

The following buildings have returned to use since the publication of the Conservation Area Assessment:

- 10, 12, 14, 16, 18, 20 and 22 Clough Gate.

POSITIVE CHANGE

- 24 Clough Gate still remains vacant since the publication of the Conservation Area Assessment:

NEGATIVE CHANGE

The following buildings have become vacant since Conservation Area Assessment was written and remain vacant:

- 112 and 160 Lane Ends

NEGATIVE CHANGE

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



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 Oakworth conservation area boundary is deemed to be appropriate at present. Although minor amendments will be made throughout the next financial year due to the publication of new OS maps. Some minor discrepancies have come to light regarding the boundary that has been followed and the boundaries on the new OS map.

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.

The whole property creates an incongruous feature in 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 Oakworth Conservation Area Assessment and prioritised by members of the community who took part in the Oakworth 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 as up-to-date as possible. 	Yearly 2008-2013
2	Improved communication between Council officers and key partners in the conservation area	<ul style="list-style-type: none"> • Formation of a conservation forum • Workshops 	Monthly As required
3	Improve the quality and amenity value of the public realm	<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	Preserve and enhance features and details that contribute to the character of Oakworth conservation area.	<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
5	Maintenance of footpaths and boundary walls	<ul style="list-style-type: none"> • Closer working between the Design and Conservation Team, property owners, Highways and Rights of Way team 	Continual
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 and as resources permit 	2009-2015 As resources permit
7	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
8	Address any 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
9	Retain important trees	<ul style="list-style-type: none"> • Liaise with the tree officer in respect of Works to trees 	Continual
10	Monitor change loss/gain and feedback to local community and officers working in the conservation area	Design and Conservation Team to review Oakworth conservation area within five years in line with Best Value indicator 219a.	Review by June 2014

