



BRADFORD



# ***Hainworth***

CONSERVATION AREA ASSESSMENT

October 2005

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# Acknowledgements

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We would like to thank:

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- Errollyn Bruce for providing additional historical information relating to 21-22 Hainworth and Dunroyd Barn.

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# Contents

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Acknowledgements and Contacts	Inside Cover
1. Introduction .....	3
1.1. What does conservation area designation mean? .....	3
1.2. What is the purpose of conservation area assessments? .....	3
1.3. Hainworth Conservation Area .....	4
2. Location and Population.....	5
3. Origin and Historic Development.....	7
4. Topography and Setting.....	11
5. Traditional Building Materials.....	13
6. Architectural and Historic Qualities of the Buildings.....	15
7. Open Spaces and Natural Elements.....	23
8. Permeability and Streetscape.....	25
9. Conclusion: Character Specification and Guidance.....	29
10. Preservation and Enhancement Proposals .....	33
10.1 Preservation of the Character and Appearance of Hainworth Conservation Area	33
10.2 Design Guidance.....	34
10.3 Enhancement Proposals.....	35
10.4 Conservation Area Boundary .....	36
Glossary of Architectural Terms	37
Further Reading	38
Appendix 1: Map of Hainworth Conservation Area.....	39
Appendix 2: List Descriptions of the Listed Buildings in Hainworth Conservation Area.....	41
Appendix 3: Legislation and Council Policies Relating to Conservation Areas .....	43



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*R.*  
*A. M.*  
 And that ye study  
 to be quiet and to  
 do your own Business  
 God bless our King  
 and Realm and send  
 us Peace in Christ  
 our Lord. Amen.



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# 1. Introduction

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## 1.1 What does Conservation Area Designation mean?

A conservation area is an ‘*area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*’ (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets, or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces create unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. Bradford Unitary Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

## 1.2 What is the Purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of Hainworth Conservation Area in order to fulfil its statutory duty to review its conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Conservation Team, which aims to:

- Clearly define and record the special interest of all of the district’s conservation areas, to ensure that there is a full understanding of what is worthy of preservation;
- Reassess current boundaries, to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the character of these unique places; and
- Assess the actions that are necessary to safeguard the individual character of each conservation area and put forward proposals for their enhancement.

This document will provide a framework for the controlled and positive management of change in Hainworth Conservation Area and form a basis on which planning decisions in the area are made. It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. **It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

A draft Conservation Area Assessment for Hainworth was placed on deposit for consultation in January 2004 and a summary of the draft document, proposed boundary map, comments sheet and invitation to a public workshop was

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distributed to all addresses within and local to the conservation area. This final Conservation Area Assessment document has been produced following the analysis of comments received about the draft document and proposed boundary either by post or at the public workshop held at Ingrow Cricket Club, Hainworth on the 26<sup>th</sup> May 2004. The enhancement proposals of the draft document have been redrafted and prioritised in light of public opinion and support. The proposed boundary put forward in the draft document has also been reassessed in order to properly consider changes suggested by the local community.

The assessment should be read in conjunction the *Bradford Unitary Development Plan* and national planning policy guidance, particularly *Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment*. These documents provide more detailed information on local and national policy relating to conservation areas.

### 1.3 Hainworth Conservation Area

Hainworth Conservation Area was designated in 1981 and covers the nucleus of the hamlet which is concentrated around the junction of Hainworth Lane, Goff Well Lane and Hill Top Road and the outlying cluster of buildings at Hill Top. Much of the hamlet as we know it was built between the mid-18<sup>th</sup> century and early 19<sup>th</sup> century when the income from farming was supplemented by earnings from the manufacture of textiles. Most of the farms and barns in Hainworth were rebuilt during this period and cottages erected to house weavers and other labourers. Quarrymen also built cottages in the village. The result of this period of building, which was curtailed by the introduction of powerlooms to Keighley in the 1830s, is a strongly cohesive, stone built organic mixture of building types, orientations, heights and masses set in short rows and clusters along and at the junction of the hamlet's main thoroughfares.



*The rural and agricultural character of Hainworth survives despite the expansion and urbanisation of nearby Keighley. This mainly 18<sup>th</sup> century group of buildings and the spaces about them was designated as a conservation area in 1981.*

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## 2. Location and Population

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Hainworth is situated at c.230m above sea level on the edge of a gently sloping shoulder of land which overlooks the Worth Valley at Damems and Ingrow, some 1.75km to the southwest of Keighley Town Centre. The steep slope of southern side of the Worth Valley means that the valley floor at nearby Ingrow and Damems is some 100m below Hainworth. The upper slope of the valley side (above 225m) is half as steep as the lower slope, such that Hainworth Shaw, which is as far east of Hainworth as Ingrow is west, is 30m higher up. This gives the village a rural outlook, despite its proximity to the urban area.

Other nearby settlements are Crossroads (2km to the southwest, with Haworth some 2.75km away), Cullingworth (2.25km to the south), Harden (2.5km to the east) and Bingley (4.5km to the east).

The most up-to-date population data for the hamlet is the 1996 mid-census estimate which placed the

population of Hainworth at 80 people. This population has a higher proportion of people aged 40-64 (34%) than the Bradford District as a whole (26%), while all other age groups, bar the 20-39 age group, are proportionately smaller in Hainworth when compared to the district as a whole. The most detailed local census data is from 1991 and covers Hainworth's Enumeration district plus an area including Lees Moor, Whins Wood, Hermit Hole, Spring Bank and Woodhouse. This area has a population of 1,020 and is predominantly white (99.1%), with higher levels of economic activity, but a slightly higher level of unemployment compared to the district as a whole. The prosperity of this area is almost on a par with Bradford as a whole with a slightly smaller level of home ownership (67.7% compared with 71.1% for the district) but higher levels of car ownership (62.4% compared with 59.1%).







The first Ordnance Survey was published in 1852 and is the first detailed map of Hainworth and the surrounding area. The vast majority of the conservation area had already been built and the existing field pattern established. The lack of change since the first half of the 19<sup>th</sup> century at Hainworth contrasts with nearby settlements like Ingrow (top left-hand corner). Note the stone quarries at Hainworth Shaw and Hainworth Crag; important elements of the local economy.



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## 3. Origin and Historic Development

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### *Summary of Origin and Historic Development*

Hainworth has changed little physically since the mid-19<sup>th</sup> century and hence retains much of its historic character and appearance. The key events and forces which shaped the village are summarised as follows:

- Since the Domesday Survey of 1086, Hainworth was the main settlement in what was one of the five sub-manors of the much larger Bingley Manor. Hainworth was originally established in Saxon times and was called *Hageneworde* (meaning *Hagena's enclosure*).
- The semi-independent Hainworth manor was expanded as its owners purchased more land so that it once stretched between Keighley, Bocking and Harden covering a large, sparsely populated area.
- From as early as the 16<sup>th</sup> century, farmers in the hamlet increased their income by spinning yarn, combing wool or weaving cloth in addition to farming. By the 18<sup>th</sup> century a number of these 'farmer-clothiers' employed weavers and sold the cloth in Halifax, generating a much greater income. Many of the large houses, barns and workers' cottages of the conservation area were built during this prosperous era.
- No mills were built at Hainworth due to the lack of fast flowing water to provide power. Weaving ceased in the village following the introduction of steam-powered looms to Keighley and the Worth Valley in the 1830s. The lack of industrial activity in Hainworth curtailed its growth, while Ingrow and Keighley continued to expand.
- The function of Hainworth reverted to agriculture, supplying food and fodder to the landless industrial population of Keighley, although the enclosures of 1862 led to the expansion of quarrying in the area.
- Hainworth Co-operative Society was founded in the 1850s and with 23 members, is reputed to have been the smallest Society in the country.

The Roman road between Hainworth Shaw and West Morton, a conjectural crossing of Airedale, is the earliest evidence of activity within the vicinity of the conservation area, forming part of a longer route between Manchester and Ilkley. No Roman remains have been found near Hainworth, however.

The initial settlement of Hainworth occurred in Saxon times, the evidence for this being the name of the hamlet which literally means *Hagena's Enclosure*, taken from the Saxon personal name, *Hagena* and *worde* or *worth*, which refers to a fenced or possibly thorn enclosure. The earliest mention of Hainworth is in the Domesday Book of 1068 as *Hageneworde*. Despite the reference to agriculture in the place name, Hainworth was recorded as unimproved 'waste' in the Domesday survey, as were many other manors in the region in the aftermath of the conquest. William the Conqueror granted Hainworth, with Cullingworth, Bingley and several outlying parts of Bingley to Ernegis de Buron. Keighley (1858) is the only author who attributes this allocation to a mistake by the translator who confused Hainworth with Haworth and hence Hainworth, despite its proximity to Keighley, was part of the manor centred on the more distant Bingley. This 'error' was not corrected until 1895 when Hainworth was incorporated into Keighley Urban District.

In the years after the survey (1083-86), Hainworth is recorded with Cullingworth as a separate manor within the Manor of Bingley, owned by Erenis de Buron. The manor appears to have been settled and cultivated some time later as court records from 1273 contain the names Hugh de Hannewrth and Walter de Harnewrth and the 1327 Poll Tax returns include a William de Hagenworth, which are all variations of the name Hainworth. The core farmsteads no doubt coincide with the present-day farms as these are all sited next to wells. It appears that Hainworth and Cullingworth (which were later split into two separate manors at an unknown date) were quite loosely associated with Bingley, being described in the 13<sup>th</sup> century as a manor dependant on the lordship of Bingley and in 1639 it was claimed that manor courts had been held at Hainworth for over 300 years.

Ownership of the Manor of Hainworth changed several times. In 1609 Sir Richard Sunderland, JP,

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whose family had become wealthy through the textile industry, bought Hainworth Manor. The family administered the estate from a house called Hill End, the location of which is believed to have been in or near Harden. **21 Hainworth**, possibly the oldest standing house in the conservation area, is dated 1624, and bears the initials RS, referring to Richard Sunderland who must have still been lord of the manor at this point.

In 1615 the 'manor' consisting of the former holdings of the Order of St John at Cottingley and elsewhere were added to the Sunderland family's holdings, perhaps enlarging the Hainworth estate, which at one time extended between Keighley, Bocking and Harden. The Sunderlands were succeeded in 1676 by the Smiths who in 1708 added lands in Steeton, Midgley and Halifax Parish to their holdings. In the same year Hainworth Manor was described as one of the five sub-manors of Bingley. The activity in the outlying parts of the manor no doubt helped the town to become the largest and most prosperous settlement in the area covered by the modern-day Bradford district.

Activity in the manor was historically agriculture, but local involvement in the textile industry gathered momentum from as early as the 16<sup>th</sup> century (indeed, as mentioned above, the Sunderlands were wealthy clothiers by the start of the 17<sup>th</sup> century). Many farmers combed wool or wove cloth to supplement their farming income, and as time progressed capital was accumulated. Some farming families specialised in this more lucrative activity, in some cases minimising farming to almost subsistent levels. The main packhorse route between Keighley and Halifax was conveniently close as it passed through Hainworth Shaw and Cullingworth, allowing convenient access to the cloth market at Halifax (later the Piece Hall). According to Baumber (n.d.), there were four pairs of handlooms used for weaving cloth at Hainworth recorded in the wills of different householders in Hainworth during the 18<sup>th</sup> century. The scale of the textile industry in Hainworth was at a similar scale to other high up settlements such as Braithwaite, Stanbury and Haworth, but more than Utley (one pair of looms) and Morton (no looms) where the land was easier to farm. Keighley (eight pairs of looms) and Oxenhope (nine pairs of looms) had the largest concentration of weavers in the locality during this time.

The 18<sup>th</sup> century could be seen as the heyday of Hainworth. During this time, many of its key buildings were erected using money earned from textiles and agriculture, including **13-14 Hainworth** in the mid-18<sup>th</sup> century, **20 Hainworth**, dated 1769 and **Hainworth Farm**, dated 1783. It is more than likely that all of these were rebuilds of or on the site

of earlier farmhouses. Many other undated houses, barns and cottages in Hainworth were erected or rebuilt during the 18<sup>th</sup> century and during first few decades of the 19<sup>th</sup> century.

Although spinning and combing moved into mills from as early as 1780 in Keighley and 1792 in Oxenhope, with many other mills established in the area up until about 1830, no such enterprise was located in Hainworth due to the lack of a fast flowing stream which could be used to power a mill. The spinning mills increased the local supply of yarn, which could be woven by hand in a barn or cottage nearby. Hainworth was conveniently located between the concentration of mills in Keighley and the cloth market at Halifax and hence weaving became important to the local economy and underpinned the expansion of the hamlet as entrepreneurs wove cloth or organised and oversaw the manufacture of cloth by hired weavers.

The industrial activity and expansion of Hainworth was curtailed by the introduction of steam-powered looms to the Keighley and the Worth Valley in the 1830s. The new machinery allowed weaving to be undertaken at greater speed and efficiency in factory premises and instigated the further industrialisation and expansion of settlements with a good supply of water and coal. Although Hainworth's involvement in the textile industry was at an end, it was by no means the death knell of the village. By 1801 the population of Keighley was 350% more than it had been a century earlier and continued to climb with increased momentum as the 19<sup>th</sup> century progressed. The requirements of this large landless urban population meant that farms could now enter more specialised ventures such as dairying, meat, growing hay for horse fodder or barley for the brewing industry, which were all unviable pre-industrialisation.

The shift back to agriculture as the countryside's main economic activity led to intensification and an increase in scale, namely the enclosure of Hainworth and Lees Moors in 1862 and a general increase in the number of farmhands employed. The enclosures also facilitated an expansion in quarrying activity in the upland to the south and east of Hainworth. The 1852 Ordinance Survey (see page 6) records a couple of 'old quarries' to the south of Hill Top Farm as well as much larger working sandstone quarries at Hainworth Shaw (Shaw Delf, Cradle Edge Delf and Cradle Edge Quarry) and Whins Wood (Whins Delf). Although all of these quarries are within a short distance of Hainworth and are easily accessible, it is not clear how many quarrymen actually lived in the village. All of these quarries expanded significantly in the years following the enclosures and several disused quarries came back into use.







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## 4. Topography and Setting

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### *Summary of Topography and Setting*

The isolated agricultural enclave character of Hainworth is underpinned by its setting and the topography of the surrounding area. Their key characteristics are summarised as follows:

- The village is situated at the edge of a gently sloping piece of land which is separated from the valley floor by a steep valley side. The valley floor and the opposite valley side are occupied by the built-up area of Keighley and the elevated position of Hainworth allows for panoramic views across the Worth Valley and its confluence with Airedale.
- The steep slope of the Worth Valley helps to physically and visually isolate and distance Hainworth from the urban area. The sense of isolation is upheld to the east, west and south by the views of open fields and scattered farmsteads. The rise of the land to the south of Hainworth conceals the nearby hamlet of Hainworth Shaw.
- The sinuous setted and walled length of Hainworth Lane passes through the mature foliage of Hainworth Wood and provides an atmospheric approach to the conservation area. The topography and the density of the vegetation isolate the lane from urban Ingrow to the north and the open fields around the conservation area to the south, while the historic character of the road hints at the nature of the hamlet at the top of the hill.
- The conservation area itself is built on a small flat area of land with Hill top Lane following the contour. Hill Top Farm is slightly elevated but is generally built along the contour. The lack of modern development on the edge of the conservation area reinforces its historic character.



*This composite view from Hill Top Road gives some idea of the extent of Keighley urban area and its position in relation to Hainworth. The broad swathe of Hainworth Wood conceals the closest edge of Keighley. The church tower of St John can be seen among the terraced streets and mills of Ingrow. Airedale is in the distance.*

Hainworth's situation near the edge of the Keighley urban area and high up the southern side of the Worth Valley gives the conservation area a wide but varied prospect. Hainworth stands at c.230m above sea level near the edge of the shallow slope of Hainworth Moor. Just north of the village, the gentle gradient of the top becomes a precipitous descent of some 100m to the valley floor. From

within the conservation area it looks as though the high ground abruptly ends and beyond it is the sprawling urban and suburban Keighley, the distant north side of the Worth Valley with North Beck valley behind it and the more distant Airedale to the northeast on the far side of the town centre. Being able to see the confluence of the three valleys from Hill Top Road emphasises the altitude of Hainworth



in relation to nearby settlements. The urban area has a fairly constant presence when looking northward but the topography creates a physical and visual break which isolates the village from the built up area. The incline also makes the nearby settlement of Hermit Hole invisible from the conservation area. Looking west, the prospect of the rural Worth Valley contrasts with that of Keighley area, although the sight of mills such as the complex at Damems confirms the industrial character of the valley.



*Hainworth Wood and the setted length of Hainworth Lane combine to form an atmospheric approach to the conservation area from Ingrow.*

The separation of Hainworth and its rural surroundings from the urban area is made more emphatic by the dense screen of foliage at Hainworth Wood which occupies the sheer southern valley side. Although it might have originally been the source of timber used for building and heating in Hainworth, the Wood provides an attractive, atmospheric and apt setting for the approach to the conservation area up Hainworth Lane. The stone walls and setted surface of the lane, which runs

from the edge of the built up area to Hainworth Road, sympathetically offset the natural beauty of Hainworth Wood and hint at the change from urban to rural and from modern to historic. The sinuous course of the lane and the height and density of the canopy give this approach a distinctive and tunnel-like feeling, particularly as the built up area and the open countryside are out of sight for much of the ascent. The natural and historic character of this approach to the conservation area is of particular importance as it is the most direct and principal approach from Keighley.

The lack of modern development means that the immediate setting of the conservation area is green and open, allowing for distant and panoramic views in almost every direction. The only buildings on the fringes of the conservation area are the modern farm buildings at Hainworth Farm, and the modern clubhouse/pavilion of Ingrow and Hainworth Cricket Club. Views to the south, east and west are less spectacular than the views to the north over Keighley urban area and Hainworth Wood and generally consist of isolated farmsteads dotted amongst the green fields and sparse network of lanes and footpaths.

The upland Hainworth is situated upon rises gently to the south of the village before increasing slightly in gradient and defining the horizon, concealing the nearby hamlet of Hainworth Shaw. At the extreme west of the conservation area at Moor Bottom Lane purple heather has colonised the former sandstone quarry at Hainworth Crag.

The topography of the main built up area of the village is quite flat as the village centre is located on a small level area while Hill Top Road and the development alongside it follow the contour. There is a short but steep rise of about 5m before Hill Top Farm, which is itself built along a contour, is reached.



*Open countryside adjoins the conservation area on all sides and forms a continuous backdrop to the west, south and east, reaffirming Hainworth's rural charm.*



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# 5. Traditional Building Materials

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## *Summary of Traditional Building Materials*

The traditional use and appearance of the following materials help to uphold the historic character of the conservation area and give it a strongly cohesive appearance:

- Local sandstone for buildings;
- Stone slate for roofs;
- Local sandstone for boundary walls. Domestic boundary walls are mortared and coped while dry stone walls are used for enclosures such as fields.
- Timber for sash and casement windows and four-panel and vertical board doors;
- York stone in the form of setts and flags for some pavements, footpaths and part of Hainworth Lane.

By the time of the survey of the first Ordinance Survey (published in 1852, see page 6), there was already a number of large quarries in the vicinity of the conservation area at nearby Hainworth Shaw and Cradle Edge in addition to a disused quarry at Hainworth Crag (though this would later return to use and expand considerably). It is safe to say that the sandstone used in the buildings, boundary walls and street surfaces came from these very local sources, the village itself no doubt being home to a small number of quarrymen.

*The quoined coursed rubble construction on the right contrasts with the more regularly shaped hammer dressed 'bricks', generally used from the 18<sup>th</sup> century onwards.*



The overwhelming majority of the buildings, walls and other structures in the conservation area are

hewn from locally quarried sandstone which has darkened to varying degrees following prolonged exposure to the elements. The oldest buildings are made of roughly coursed rubble while those from the 18<sup>th</sup> century are made from more regular blocks or 'bricks' of stone. Buildings from the 19<sup>th</sup> century tend to be made of even more regularly shaped rectangular 'bricks' which are significantly less tall than those used in the 18<sup>th</sup> century. In some cases the upper courses of a wall diminish in size.

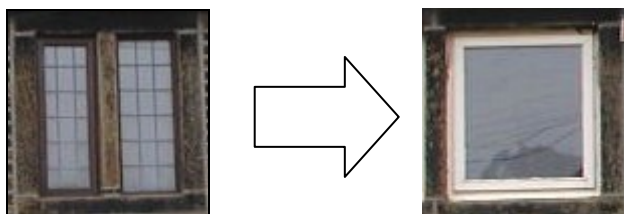
The tone and texture of the stone help to unify the buildings of various functions, sizes and ages and are a cohesive element of the conservation area. Fortunately there are very few instances where stonework has been painted and no elevations are marred by excessive use of mortar or an inappropriate type of mortar. Very few stone buildings or elevations have been cleaned so the colouration of the stone is fairly consistent across the conservation area. A few elevations of buildings, however, have been coated with modern renders. Changes to the stone elevations of buildings such as rendering, or painting undermine the historic character and appearance of a building, and where they form part of a group such as a row or fold, the character and value of the group is diminished. Generally speaking, the unaltered state of the stonework in Hainworth Conservation Area lends it a certain integrity.



*Stone cleaning can create unwanted demarcations between buildings and undermine their coherence.*

The same is true in the case of the roofs in the conservation area. Stone slates have been used almost without exception, reflecting both the age of the buildings and the local unavailability of a lighter material such as slate. The brown colour and grainy texture of the stone slates mean that they harmonise with the stone of the buildings and are a further cohesive feature.

The traditional window types in the conservation area would be painted timber sash windows for houses and side hung timber casement windows for buildings such as barns as well as some of the older houses. Unfortunately very few old windows remain in place and as far as can be ascertained there are no longer any sash windows in the conservation area. These windows have been replaced by modern timber casement windows with different methods of opening. Although some replicate the original layout of panes, these modern windows, particularly those that are stained rather than painted, are at odds with the historic character of the buildings. Those few windows made of modern synthetic materials create a stronger juxtaposition. Traditional doors are another detail which is largely missing from the conservation area. Traditional doors are made of painted timber with a layout of four panels, though many doors from before the mid-18<sup>th</sup> century are made of painted vertical timber boards.



*The removal of mullions and/or the replacement of traditional window details with modern designs can drastically alter the appearance of a building.*

The boundary walls of the conservation area are exclusively made of the same stone as the buildings. Those which enclose the curtilage of a house or cottage are mortared and have various copings. Boundaries surrounding fields or other elements of farms are dry stone walls, a feature

which is consistent across the entire local rural area and helps the conservation area to blend in with its setting. Regularly coursed stone walls are a unifying facet of Hainworth Conservation Area.



*Stone boundary walls make an important contribution to the street scene and harmonise well with the stone of the buildings.*

A significant proportion of street and pedestrian surfaces use natural stone in the form of setts and flags; historic features which are of interest in their own right. The tone and texture of the stone harmonises with that of the boundary walls and buildings and gives insight to the status and/or function or usage of the area surfaced. Examples include the setted stretch of Hainworth Lane which made it easier and safer to travel to and from Ingrow and Keighley in a time when roads were unsurfaced; or the flagged pavements in front of the higher status houses and farmhouses.



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## 6. Architectural and Historic Qualities of the Buildings

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### *Summary of Architectural and Historic Interest*

Much of Hainworth's distinctive character is derived from the range of 18<sup>th</sup> and early 19<sup>th</sup> century buildings in its confines. Few other buildings in the conservation area were built outside of Hainworth's 'heyday' which stretched from the mid-18<sup>th</sup> century to about 1830. The key points are as follows:

- Virtually all buildings in the conservation area are in the vernacular style which is peculiar to this region. The buildings lack any pretension and none adhere to any architectural style or fashion. Common features are quoined angles, corniced chimneys, plain stone surrounds to openings and mullioned lights.
- Much of the interest is derived from the organic development of clusters of buildings which often show differences in terms of function, scale, height, massing and slight differences in architectural details, which hint at their gradual evolution.
- The conservation area contains six buildings which are Listed Grade II for their special interest. These are an 18<sup>th</sup> century yeoman's house (8-9 Hainworth), a mid-18<sup>th</sup> century row of cottages (12-15 Hainworth) and a 1935 'K6' phone box.
- The range of farmhouses, barns, cottages and outbuildings, coupled with the former chapel and Co-op store, give insight into past ways of life in Hainworth and its community.
- The small number of yeomen's houses are all built in a two-cell plan, sometimes with a rear aisle and a gable-fronted stone porch. The doorway is off-centre and is flanked by mullioned lights. Chimneys are at the apex of either gable.
- The conservation area contains a number of barns which typically have large arched cart entrances and facades which are dominated by

blank areas of wall. Other openings are smaller and irregularly spaced.

- Cottages are typically arranged in short rows or irregular clusters. The one exception is the long row at 32-38 Hainworth, but even this developed in a piecemeal fashion and this is reflected in its appearance.
- There are very few buildings at all from the 20<sup>th</sup> century onwards in Hainworth Conservation Area.

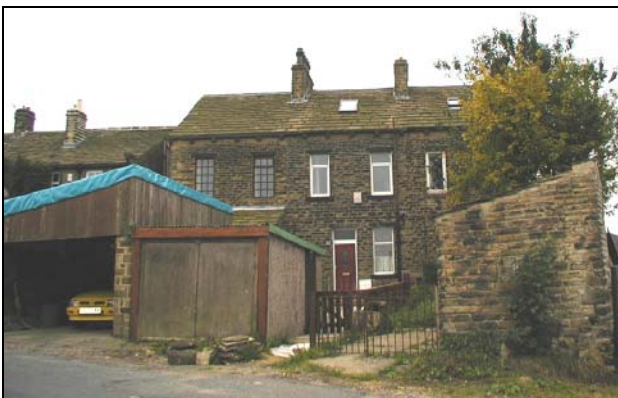


*Hainworth Farm Cottages (unlisted), a former barn which has lost much of its original character through unsympathetic conversion. Fortunately the roadside elevation is the least altered.*

Entering the conservation area along Hainworth Lane, the long mass of **Hainworth Croft Farm Cottages** is the first building encountered on entering the conservation area. The range has been subdivided into five units. The northernmost is the L-shaped single storey range (number 5). The coating of its roadside elevations with a painted render has removed much of historic character, as has the insertion of modern style broad window voids without mullions. Only the gable end sheds any light on the building's age. The coursed rubble and quoins suggest a 17<sup>th</sup> century construction and the ball-topped finial at the apex of the gable is an unusual vernacular decoration. The largest element is the long two-storey high barn, which has been



divided into four units (numbers 1-4). The northern gable is coated with the same inappropriate painted render as number 5. The tall central segmental arch cart entrance is the most eye-catching feature. The voussoired arch is supported by chamfered composite jambs and frames a recessed infill of modern glazing with a dwarf wall beneath. To the left of the archway, there is a restraint in the number and size of openings with two small recently added first floor windows complementing the three small and irregularly laid out original openings with cill and lintel. The former doorway has chamfered composite jambs and has been partially infilled and now frames a window. The section of the barn to the east of the elevation appears to have been rebuilt and three regularly spaced pairs of double chamfer mullion lights in plain stone surrounds with tie jambs inserted. Although the first floor retains a barn-like appearance, the appearance of the ground floor is domestic due to the larger size of the windows and the prominent soil pipe which projects from the elevation. Similar detailing to the barn can be found on 1 Hainworth Croft Farm Cottages which has also been rebuilt. The gable end is devoid of historic detailing through its rendered finish and the insertion of a large modern window opening. This unit stands under the same long stone roof as the barn and a modern stone chimney in the ridge indicates the extent of 1 Hainworth Croft Farm Cottages. The stone roof has been re-laid and sympathetically sized velux windows installed. There are more significant alterations to the rear. The rebuilt 1-2 Hainworth Croft Farm Cottages extend backward and large modern-style conservatories have been added to the other units, completely stripping the elevation of its original character.



*1-3 Hainworth (unlisted) is a regular turn-of-the-century row, which is unfortunately concealed by unsympathetic outbuildings.*

Opposite the laithe, **1-3 Hainworth** is a row of three houses built at some time between 1892 and 1908 on the site of at least four smaller buildings. The regular shape, taller height, and mass of the row, coupled with the repeated rhythm of openings and corniced chimneys makes these houses appear

slightly removed from the other buildings in the conservation area which are typified by haphazardness. The uniform nature of the row is lessened, however, by the variety of modern window and door types and missing chimneypots. The group value of the houses is further diminished by the disparate trio of outbuildings at the foot of each front garden. In front of 3 Hainworth is a broad, modern style stone and timber board garage with a blue tarpaulin roof which dominates the lane as the village centre is approached and obscures the house behind it. Although smaller in terms of height and mass, the garage of 2 Hainworth, a pebbledashed prism with a corrugated metal roof, looks out of place among the stone built historic buildings of the conservation area. These unsympathetic modern garages are juxtaposed with the original stone built, stone-roofed block of privies/storage in front of 1 Hainworth, which is important in terms of understanding past ways of life and adding to the fine grain of development in Hainworth.



*4-6 Hainworth are part of a cluster of buildings at the corner of Hainworth Lane and Hill Top Road. The range of window types and the painting of stonework undermine the unity of the group.*

Next along, 4-11 Hainworth is an L-shaped cluster of dwellings which typifies the organic growth of Hainworth in the 18<sup>th</sup> century. The first limb of the cluster consists of three cottages (4-6 Hainworth) built back-to-back with two others (10-11 Hainworth). It appears that the group was built as one at the same time, with a mixture of shared and individual chimneystacks and shared gable ends. **4-6 Hainworth** are a fairly uniform row of three cottages with details such as tie jamb doorways, corniced chimneys and plain stone surrounds to windows. The layout of openings is a door and pair of mullioned windows at ground floor with two bays of almost square single windows at first floor. A single storey offshot to the front of 6 Hainworth means that the layout is slightly different, although

this is unnecessarily emphasised by the lack of mullions to the window adjoining the doorway and on the offshot. Unfortunately, traditional door and window detailing is absent on all three cottages. The kneeler at the end of the roof at 3 Hainworth corresponds with the kneeler to the rear of the group at 11 Hainworth. The pair of rear cottages (**10-11 Hainworth**) has broader elevations than their back-to-back neighbours but is significantly shallower. The detailing is much the same, but the arrangement of the openings is such that there is a row of three mullioned lights to each floor of both cottages, in addition to a single window. It is plausible that these two dwellings were originally used for weaving and living in, perhaps even being the workplace of the occupants of the 4-6 Hainworth. This would explain the fenestration which capitalises on the southern aspect of the cottages. Like their neighbours, this pair of cottages lacks original door and window detailing. The odd layout of chimneys reflects the uneven way the block has been divided into units.

the main doorway which is dated 1783, initialled AMR and inscribed: “*And that ye study to be quiet, and do your own business. God bless our King and realm and send us in peace in Christ Our Lord. Amen*”. The doorway below the plaque has monolithic jambs and is crowned by a pediment, a decoration indicating the status of the house and the wealth of its owner.



*Built as a yeoman's house, Hainworth Farmhouse is Grade II Listed. The plaque over the pedimented door is inscribed with a prayer and the date 1783, when the house was rebuilt.*



*10-11 Hainworth were probably weavers' cottages/workshops as the fenestration maximises the southern prospect of this elevation.*

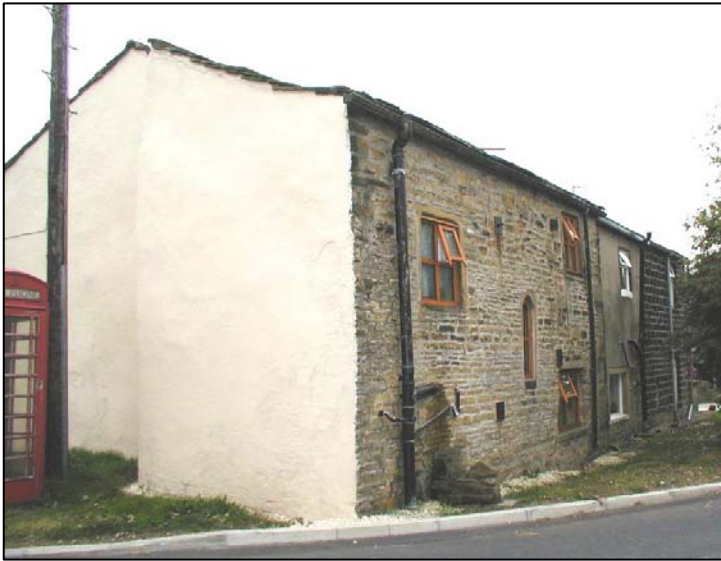
At the east end of 10 Hainworth, a two-storey windowless offshot connects the cottage to the neighbouring **8-9 Hainworth**, which constitute the other limb of this organic cluster of buildings, being set at an oblique angle to the cottages. The building was originally a single dwelling, known as **Hainworth Farmhouse** and is Grade II Listed for its special interest. The large mass of this house communicates its former status as do the three corniced ashlar chimneystacks corresponding to three hearths (most other dwellings in the conservation area have a single hearth). The most unusual feature is the plaque at first floor level over

To each floor there are three pairs of mullioned windows in plain stone surrounds. The windows themselves are modern stained casements. The modern timber door with glazing is also stained. The 'brick' main façade is bookended by large quoins. The asymmetrical eastern gable is made of large blocks and incorporates the window reveals of an earlier, 17<sup>th</sup> century building. These composite reveals are chamfered, though the mullions, which would have broken up the voids, have been removed. To the rear of the house, it appears that more chamfered reveals have been reused, this time to create a taking-in door with chamfered composite jambs and a chamfered lintel. This all suggests that the farmhouse which occupied this site from the 17<sup>th</sup> century was replaced by the present building in 1783, reusing some of the stone in less prominent parts of the building. The taking-in door indicates the storage or manufacture of textiles in this building, and thus textiles were the source of the occupant's wealth, perhaps employing the weavers who occupied the adjacent cluster of cottages.

8-9 Hainworth overlooks 28-30 Hainworth, a row of three houses on Goff Well Lane. Maps and plans indicate that this row once consisted of four houses, but one was demolished to make way for the extension of Hainworth Lane sometime between 1908 and 1933, and with it another building and several smaller outbuildings. **30 Hainworth** would appear to have the earliest origins owing to the



coursed rubble which makes up its rear elevation, suggesting 17<sup>th</sup> or early 18<sup>th</sup> century origins. Three iron ties hold in this old façade and at its centre is a narrow round-headed stairlight. The three windows are set in plain stone surrounds and are irregularly spaced. The gable end and two elevations of the stone offshot have been rendered and painted a cream colour, undermining the historic appearance of the building. This gives a stark setting for the Grade II Listed **K6 phone box**, designed in 1935 by Sir Giles Gilbert Scott and displaying the crown insignia of George VI on the top panels.



*The coursed rubble rear elevation of 28-30 Hainworth (unlisted) hints at an older building than the rest of this late 18<sup>th</sup>/early 19<sup>th</sup> century row, but is marred by render and inappropriate windows and pipework.*

The front elevation of 28-30 Hainworth, which dates from the 18<sup>th</sup> century, shows some evidence of the row's evolution. The join between 29 and 30 Hainworth contains the quoins which indicate the original extent of 30, while there is a lack of quoins at the opposite end because the now demolished house occupied the adjacent space. It appears that there is a mullioned window frame embedded in the front wall of 30 Hainworth, though the mullions have been removed from the other openings which contain modern stained casement windows. A modern uPVC flue breaks through the stone roof as the house lacks a chimney.

The adjacent **29 Hainworth** has quoins at its western end, indicating that this became the end house when it was built in the mid to late 18<sup>th</sup> century. The three lights to the upper floor retain their mullions, but the original window details are lacking, the chimney stack has been reduced and

the rear elevation is covered by a modern grey render. 29 Hainworth shares a modern stone built lean-to porch with **28 Hainworth**, which was probably built in the early 19<sup>th</sup> century. Its chimney has also been reduced and original window and door details are missing, though the attached outbuilding is an interesting looking survival.

Set parallel to 28-30 Hainworth, **32-38 Hainworth** was built up against the same field boundary. Apart from numbers 32 and 33 which are back-to-back, the houses form the longest terrace in the conservation area. Rather than being uniform, however, the houses are of varying heights, masses, fenestration and detailing, with number 33 set the furthest forward and each house steps back slightly until number 36. Numbers 36 and 37 have been extended forward on both floors sometime since 1933. The gable-fronted extension is shaped to follow the line of the right of way which it abuts. 34, 35 and 36 Hainworth have stone built 20<sup>th</sup> century lean-to porches while the timber porch to 38 is gable-fronted. While the slight differences in terms of the size, shape and hue of the stone used on each house and the variation between single and mullioned trios of windows add interest to the row. Alterations such as the reduction of chimneystacks, the insertion of different modern windows and doors and the enlargement of some openings create too much disparity. The unpainted stone, stone roof slates, plain stone surrounds or cills and lintels and corniced chimneys (where they remain) are important unifying details. The inconsistent, yet unadorned design of the houses, their piecemeal development across the late 18<sup>th</sup> and early 19<sup>th</sup> centuries and their location in relation to the village and the surrounding area strongly suggests that these were built to house quarrymen who worked at Hainworth Shaw.



*32-38 Hainworth (unlisted). An organic development of quarrymen's cottages.*





Formerly a Wesleyan Chapel and Sunday school, Hill Top House (unlisted), occupies a central position in Hainworth and was the only place of worship in the village.

Heading back into the village centre, **Hill Top House**, the former Wesleyan Chapel/School, is one of the more recent buildings in the conservation area, being dated 1884. The original chapel building occupied this site from 1847 and was the last to be established in the Keighley area. The rear of the building faces southeast and appears to have originally been the chapel, with an entrance nearer the front of the building leading to the Sunday school. The fact that a chapel was built in such a small settlement and that it was later rebuilt much larger, shows how strong the Wesleyan faith was in the local area. Dewhirst (1993) mentions that outdoor services were held on the anniversary of the chapel and attracted large numbers of people. The whole village was involved and every house had company staying for the weekend. The fall in the village's population and dwindling attendances in the 20<sup>th</sup> century led to the chapel's closure in April 1977 and its subsequent conversion to a dwelling. Hill Top House faces Hill Top Road gable-on with a corniced chimney at the apex and coping along the edge of the roof. Below a stone string, two pairs of tall mullioned windows are linked by a projecting cill band. Underneath each pair of windows is a large garage-type opening with hinged painted timber doors. The long eastern elevation consists of three bays of mullioned pairs of tall windows with a recently added row of three mullioned lights at one end which are identical in terms of size and detailing. The large square velux windows and uPVC ducts are unfortunate additions to the stone roof. On the opposite side of the building, two entrance wings extend out of the main body of the chapel at a right angle. Both have coped stone roof and the larger has a corniced chimney at the apex of its gable. Unfortunately the original window and door details are no longer present on this prominent building.

Across Hill Top Lane, **12-15 Hainworth** is a Grade II Listed row of what were once four cottages. The shaped eastern element of number 12 was added

after the row was built in the mid-18<sup>th</sup> century and is an organic addition to an otherwise regular row. The group value of the cottages is clear with a regular rhythm of stone chimneys along the ridge of the stone slate roof, and a single bay to each floor of each cottage with a three light mullioned window with plain stone surrounds and similarly treated doors. Only 15 Hainworth retains a flat front elevation, but unfortunately the stone has been cleaned, giving the row a less unified look. The modern doors and windows to each cottage have a similar effect.



12-15 Hainworth is Grade II Listed as a good early example of a row of cottages. The row is prominently placed and is of considerable townscape value.

Behind 12-15 Hainworth, almost hidden from view, are **16-17 Hainworth**, a pair of houses built in the early 19<sup>th</sup> century. The houses feature a shared central corniced chimney, a coped stone roof and the tall windows with cills and lintels which typify houses of this time. Unfortunately no sash windows remain in place and the use of lead flashing in several places detract from their historic appearance. The other buildings that conceal 16-17 Hainworth are the earlier, late 18<sup>th</sup> century cottages **18 Hainworth (Well Cottage)** and **19 Hainworth**. The cottages stand beneath a hipped roof and share a central chimney. They are unusually arranged with the single bay front of Well Cottage facing the road, with 19 Hainworth stood behind it and accessed by a driveway. Dentil blocks support the gutter and all openings have plain stone surrounds, the windows have slightly projecting cills.

Across the drive from 19 Hainworth, **20a Hainworth** is a former barn which has been sympathetically converted to a dwelling. The front elevation retains its original pattern of openings, namely a segmental arched cart entrance, and doorway with a new window inserted above. The vousoired archway has composite jambs and now frames an area of

glazing set in a stone lattice which is slightly recessed within the archway. To the right, the doorway also has composite jambs which carry a massive rectangular lintel; the door is well recessed in this opening. The velux windows are quite large and stand proud of the stone roof which terminates in a coping with a shaped edge which overhangs the gable. The angles of the gables are quoined and there is a nice arrangement of window openings with slightly projecting cills and chamfered lintels. Near the apex there is a small mullioned opening which probably functioned as a ventilator. The barn is probably an early to mid 18<sup>th</sup> century construction.



Attached to and set forward from its barn, **20 Hainworth** was built to house a yeoman farmer with detailing which is typical of the time it was built. The two-cell plan house has a slightly off-centre doorway and window above interrupting an otherwise symmetrical roadside elevation. The doorway is accessed through the original stone built porch carrying a 1769 datestone over the chamfered camber-headed entrance, a common feature for yeomen's houses. Above the porch is a two-light mullioned window with leaded metallic casement lights (probably 20<sup>th</sup> century windows). The other windows on the front elevation would have been identical to this, but consisting of four lights, but alas most of the mullions have been removed and large characterless modern windows inserted which disfigure the façade. Other architectural details are the quoined angles, stone roof and corniced chimneys at the apex of either gable.

20 Hainworth is attached to **21-22c Hainworth**, a later row of three cottages (now two dwellings) though at one time there was probably a further two cottages to the rear of this row. The original

building on this site was probably a single large farmhouse or farmhouse and cottage, for a datestone to the rear of no. 21 is inscribed 1627. The front of this same house is dated 1833 and initialled TSS after the Spencers who must have converted the farmhouse (or farmhouse and cottage) into five cottages by raising the roof and re-fronting the roadside elevation to that there were three cottages facing the road and a further pair attached to the rear. It is probable that the cottages were built for textile workers in the employ of the Spencers in the years before weaving became mechanised and mill-based around Keighley and the Worth Valley. The overhanging coping with kneeler at the end of 22 Hainworth must have been taken from the 17<sup>th</sup> century farmhouse which previously stood on this site. 21-22 Hainworth, has been significantly altered, with little regard for the group or townscape value and historic character. At roof level, the chimneystacks have been reduced and a modern flat-roofed tile-clad dormer window set in the roof of number 22. Along the front wall, the timber sash windows have been replaced with the same characterless modern windows as 20 Hainworth, and at 21 Hainworth the ground floor mullions have been removed and a large unsympathetic modern window inserted into the resulting void.



20 Hainworth (above, unlisted) and 21-22 Hainworth (below, unlisted) have original windows and doors removed and out of character new windows inserted.





At the western end of this group of buildings is a barn, now a dwelling, known as **Dunroyd Barn**. The large quoins and coursed rubble of the main body of the barn suggest a 17<sup>th</sup> century construction, possibly contemporary with the farmhouse which stood on the site of 21-22c Hainworth (see above), though it is more than likely that the barn has been rebuilt at least once. The monopitch stone roofed mistal which faces Hill Top Road gable-on obscures the original arched entrance to the barn and was added in 1900. The entrance to the mistal, which would be located on the right hand return, is now within the building as a modern timber and stone porch extends in front of both the barn and the house, and foliage obscures much of the building. Modern style windows have been inserted, including one which partially occupies a former doorway with plain stone surrounds. Very little of the original house building is visible due to the foliage, the modern ground floor porch and the oversize modern dormer. The lateral chimneystack was sensitively added when the barn was converted into a dwelling.



23 Hainworth (key unlisted building) is thought to have been built for the Hainworth Co-operative Society in the 1850s.

Next along is what is **23 Hainworth**, a small single bay house which is believed to have been the premises of Hainworth Co-operative Society. The plain decoration of the gable-fronted house and its stonework are consistent with a mid-19<sup>th</sup> century construction. With 23 members, the Hainworth Co-operative Society was thought to be the smallest in the country when it was founded in the 1850s. It is unknown when trading ceased, but the Society was certainly in existence in 1927 when it merged with seven others to form and Keighley and Skipton District Co-operative Society.

The barn at 24 Hainworth remains in its original use and retains much of its character.



24 Hainworth and its attached barn form a long laithe which faces Hill Top Lane at a gentle angle. **24 Hainworth** is a plain three-bay farmhouse which was probably built in the 19<sup>th</sup> century, though it appears to essentially be a modern building due to the modern door and windows and the removal of some mullions. The stone roof and corniced chimneys are about the only indication of the building's age. The house has been built onto the gable wall of the older **barn**, its quoins are now embedded in the wall. The barn is the only old barn not to have been converted into a dwelling in the conservation area and hence retains much of its original rustic character. A key feature of this long low structure is the broad vousoired arched cart entrance with composite jambs. The rest of the openings are a haphazard mixture of different sizes, shapes and positions, perhaps reflecting their different functions. At some point the barn was extended as there is a join in the stone work two-thirds of the way along from the house. This addition is made of taller, blockier, stone and has a broad blocked composite jamb doorway among its openings. Its corners incorporate the quoins of the original barn. Near the apex of the gable there is a large slit-like ventilator and a hayloft door below this.

Across the road and isolated, **Mossy Croft** is a building of little historic or architectural interest which takes its name from the field it partially occupies. No building appears on maps or plans of Hainworth until 1933. It appears that Mossy Croft was originally a bungalow which was extended and later a second storey was added to the extension. This is the only 20<sup>th</sup> century house in the conservation area and it stands out because of its materials and detailing.

Positioned within the fork of Moor Bottom Lane and Hill Top Road, **Hill Top Farm** is a two-cell house built for a lesser yeoman. The house is comparable to other 18<sup>th</sup> century yeomen's houses in the hamlet



*Bank Barn (key unlisted building) is another barn conversion which successfully retains the original appearance and detailing*

such as 8-9 and 20 Hainworth. The central doorway is accessed through the original stone roofed gable-fronted porch and the outer bays on each floor consist of two- or three-light windows with plain stone surrounds and slightly recessed mullions. An aisle was added to the rear in the 19<sup>th</sup> century and the extent of the original house is indicated by quoins. A modern single storey lean-to extension is sympathetic in its mass, siting, use of stone and use of mullioned windows set in plain stone surrounds. A similar effort has been made with a stone built, stone-roofed garage block. The attached barn is set uphill from the house and hence stands a storey higher. The barn is now a dwelling known as **Bank Barn**. The conversion is highly successful in conservation terms as it preserves much of the building's original character. There has been a limit to the number of new windows openings created and these are of three sizes, but crucially their shape gives the windows a strong vertical emphasis and their sparseness means that the elevation is dominated by the blank wall and the cart entrance rather than domestic window openings. The use of mullions and the slight recessing of the windows mean that the size of the largest lights is still quite small. The windows themselves are casement windows are traditionally detailed. At the centre of the façade is the glazed over cart entrance. Its cambered head has voussoirs and a keystone and is supported by composite jambs. To the right of the archway is an iron GR post-box which is not believed to be an original detail.

Ascending Moor Bottom Lane and passing the unsympathetic modern stables and garages, 26-27 Hainworth and Tioram are an interesting group of agricultural buildings. All three of the present-day houses incorporate an element of the original yeoman's farmhouse and barn which were built in the late 18<sup>th</sup> century. The original farmhouse is split

between **26** and **27 Hainworth**. It is similar to Hill Top Farm, 8-9 and 20 Hainworth in that the original doorway is off-centre and is flanked by mullioned lights in plain stone surrounds. The extent of this farmhouse is indicated by quoins and the positions of the corniced chimneys. Due to the topography, the rear elevation of the house is three storeys in height. Set at a right angle to this rear elevation is the massive contemporary barn, now a dwelling known as **Tioram**. The barn has two principal entrances, perhaps because it extends underneath 26-27 Hainworth. On the left is a segmental-headed archway, and to its right an almost square entrance with a monolithic lintel. Both cart/livestock entrances have composite jambs and now contain glazing set in a stained timber lattice. The only alterations to the stone roof have been the installation of two small velux windows. The vast gable end has quoined angles and has two ventilators close to its apex. The new window openings and windows are domestic in character.



*The former barn Tioram (unlisted) is connected to its associated farmhouse (16-17 Hainworth) to form a 'T' plan. The barn might well have originally extended under the farmhouse.*

Returning to **26-27 Hainworth**, two further buildings have been added to the original farmhouse. The other component of 26 Hainworth is a single bay cottage built in the early 19<sup>th</sup> century. The rest of 27 Hainworth is another cottage, but it is slightly higher as it steps uphill due to the topography. It was built later after the farmhouse, but before the cottage at the opposite end, suggesting a date of around 1800. It has single windows and a doorway which are in the same plain stone surrounds as its neighbour. The principal access to the building today, however is through a doorway in the monopitch-roofed outbuilding set at a right angle to the cottage.



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# 7. Open Spaces and Natural Elements

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## *Summary of Open Space and Natural Elements*

The interplay between buildings and open spaces is integral to the interest of conservation areas. This is particularly evident in Hainworth where most buildings are historic. The natural features of the conservation area are summarised as follows:

- Dwellings have small front gardens, regardless of status. Rear curtilages are small where they are present.
- Pastoral fields bounded by dry stone walls make up the majority of the greenspace in the conservation area. They provide the historic buildings with their original setting and context and contribute to the rural agricultural feel of the village. They are also important in preserving panoramic views into and out of Hainworth.
- The Green is the only public open space in Hainworth and acts a focal point for the village. It is informal in character, but is unfortunately fairly neglected and unsympathetically treated.
- The routes through the conservation area are frequently lined with vegetation in the form of verges or screen/hedgerow planting on the edge of fields. This is most noticeable at Hill Top and along Hainworth Lane. Two troughs at Hill Top Road are the only water features in the conservation area.
- Tree cover is sparse and is limited to gardens, the Green, and the edges of fields. To the north of the conservation area trees are scattered within the fields.



*Hainworth is surrounded by fields and those which immediately adjoin the village are included in the conservation area. These open green spaces constitute the largest spaces in the conservation area and provide a contrast to the small curtilages of the densely built dwellings.*

The character of the open spaces in Hainworth Conservation Area is consistent with that of an agricultural village prior to enclosure. At this time freeholders were still restricted as to where they could build by the lord of the manor, who retained overall control over development. The clustering of buildings around the main junction and along

through lanes meant that the minimum area of land was built upon, thus maximising the amount of land under cultivation, plus it made access to the scattered fields and shared commons as direct as possible for the freeholders. Landless people such as labourers or quarrymen were similarly limited to the land adjoining existing tracks and lanes. When

freeholders built a cottage or cottages for their worker(s), they tended to be attached or built very close to the freeholder's own house.

The overall impact on the restricted release of land for building means that houses in the conservation area, regardless of status, have small enclosed front gardens or yards, and where properties have a back garden, they are quite small. These gardens contain a minority of the trees in the conservation area.

The largest open spaces in the conservation area are pastoral fields bounded by dry stone walls which provide much of the tranquil, rural ambiance. These fields are particularly important for giving the buildings of Hainworth their original setting and preserving panoramic views and vistas into and out of the conservation area. The fields extend right up to the stone structures of the conservation area, making it part of the landscape, particularly when viewed from the south and hence the bond between Hainworth village and the fields which surround it remains strong. Although all fields in the vicinity of Hainworth are safeguarded from development which would impinge on their open and green character through their designation as Green Belt, those which lie within the village 'envelope' are inclusions as they provide an immediate setting for the buildings. The flat fields to the south of the conservation area tend to be completely open, while those to the north tend to contain the odd isolated tree or small cluster of trees.

The Green is the only public greenspace in Hainworth and provides a focal point for the village at the junction of Hainworth Lane, Goff Well Lane and Hill Top Road. This small unbounded space is grassed and contains a few trees and shrubs. An overgrown concrete slab pathway leads to a timber bench stood in front of a stone wall. The southeast corner of 30 Hainworth bisects the Green. The southern portion is grassed and contains a tree, a Grade II Listed K6 phone-box and the village post-box. Although it is an important amenity space and focal point, the Green suffers from neglect. Grass clippings are piling up; the shrubbery is shapeless and growing onto the path which has vegetation pushing through between the slabs. The use of modern concrete for the footpath and kerbing is out of place in the conservation area where such surfaces are traditionally stone.



*The Green is a neglected and poorly treated focal point to the village.*

The former allotment gardens to the north of Hill Top Road were a public open space which probably came into being some time following incorporation to Keighley Urban District Council in 1895. After falling out of use, they now form part of the rear gardens of the adjacent properties.

The final element of greenery is provided by the vegetation which frequently lines the lanes through the conservation area in the form of verges and screen or hedgerow planting on the edge of some fields. This vegetation contributes to the rural backwater feel of the area and is mostly found around the fringes of the conservation area around Hill Top and along Hainworth Lane. The verge along Hill Top Lane contains two stone troughs which are still watered and are the only water features in the conservation area.



*At Hill Top, the grassy verges of the lanes have become colonised by trees.*

## 8. Streetscape and Permeability

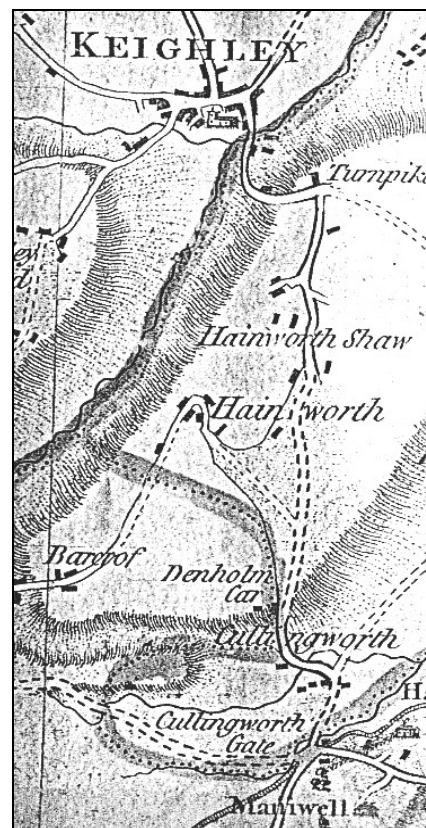
### *Summary of Streetscape and Permeability*

The survival of the old street plan, historic rights of way and historic street surfaces add to the sense of place of a conservation area. The character of streets, lanes and paths are important to the overall feel of a conservation area and in Hainworth are summarised as follows:

- The street plan of Hainworth is essentially a 'T' shape made up of Hainworth Lane, Hill Top Road and Goff Well Lane, and, although a few lanes and pathways branch off of this 'T', development is essentially linear with few alternative routes through the conservation area.
- Historic street surfaces, namely York stone setts and flags, survive in a few locations and make an important contribution to the authenticity of the street scene. These include the setted length of Hainworth Road, the setted yard in front of 20a Hainworth and the intermittent stone flag pavement along Hill Top Road.
- The setted pathway leading to 10-11 Hainworth is a unique enclosed hard space in the conservation area which is largely concealed from the main rights of way.
- The junction of the three main routes leading into Hainworth is quite wide and open, though the surface is a mixture of patchy tarmac and gravel. This openness is exaggerated by the lack of a boundary feature to the Green.
- Hill Top Lane is unmade and surfaced with gravel. The quality and treatment of the surface generally deteriorates away from the village centre.
- Domestic and field boundary walls are an important feature of the street scene and define public and private spaces.

The village of Hainworth is concentrated around the junction of Hainworth Lane, Hill Top Road and Goff Well Lane. Only Goff Well Lane and Hill Top Road

are indicated on the first scale plan of the area, Jeffery's Plan of 1775, which shows that the former linked Hainworth with the turnpike between Keighley and Halifax via Cullingworth and Denholme, while the latter linked the hamlet with Haworth and the Worth Valley (forming part of the route between Haworth and Bingley). The road between Keighley and Halifax partly follows the Roman road between Manchester and Ilkley, which is the earliest evidence of activity around Hainworth. The level of detail of Jeffery's map means that less important lanes and rights of way are missed off. The first Ordinance Survey, published in 1852, shows that virtually all rights of way through the modern-day Conservation Area were already in place (see page 6). The only changes in the network of lanes and paths since the field pattern was established were the extension of Hill Top Lane below Hill Top and the extension of Hainworth Lane to meet Goff Well Lane sometime between 1908 and 1933. The latter occasioned the demolition of 31 Hainworth and associated outbuildings.



*Jeffery's Plan (1775) is the earliest scale map showing Hainworth. The main routes were along the higher ground. The route to Halifax along the valley floor did not open until 1790; hence Hainworth Lane was not classed as an important route at this time.*



Approaching the conservation area from Ingrow, Hainworth Lane becomes setted as it leaves the urban area and ascends sharply through Hainworth Wood. It appears that the tarmac surface of the lower portion of the road conceals a similar setted surface. The setted length of Hainworth Road stretches just beyond Hainworth Road and is fairly wide with the metalled surface extending between the dry stone walls which line the winding lane. Hainworth Lane does not appear on Jeffery's 1775 Plan of the area. Hainworth Lane did not become an important thoroughfare until the Keighley-Halifax turnpike, which runs along the floor of the Worth Valley, opened in 1790. This coincided with the establishment of more and more spinning mills at Keighley, Ingrow and Damems. Prior to 1830 or so, some of the yarn or thread produced in these mills would be woven into cloth at Hainworth, hence Hainworth Lane needed a durable surface to allow packhorses carrying yarn to reach the village along this precipitous but direct route. The setted surface remains in situ and in good condition and provides a suitably atmospheric approach to Hainworth from urban Keighley.



*Vegetation and dry stone walls line the setted stretch of Hainworth Lane as it enters the village.*

At the junction with Hainworth Road, raised verges appear alongside the setted Hainworth Lane. The eastern side is overgrown but is later shrouded by a short line of trees. The western side is well kept

and lined by a hedgerow. As the gradient of the hillside levels off, the setted surface becomes covered with tarmac. At this point the vista terminates in the gables of Hainworth Croft Farm Cottages as the lane bears left as it enters the village. Until recently, the building containing Hainworth Croft Farm Cottages directly faced the carriageway, but now stands behind a dwarf stone wall with flat coping stones, which, although materially correct, is not of the same scale or coping as the other walls in the conservation area. Across the road, the boundary walls to 2 and 3 Hainworth have been removed and two inappropriately scaled, sited and detailed garages face onto the lane.



*The approach to Hainworth is marred by the inappropriate garages in front of 2-3 Hainworth, which obscure views of the older buildings. Opposite is the dwarf wall which encloses Hainworth Croft Farm cottages.*

The stone walls of 4-6 Hainworth and Hainworth Farm funnel outwards at the junction with Hill Top Road. The open feeling of this space is heightened by the lack of boundary feature to the Green. Unfortunately, the stone wall to the front of 8 Hainworth has been lowered and a stained timber picket fence inserted. This appears incongruous with the stone walls elsewhere (such as the high round-coped wall to number 9) and the historic nature of the Grade II Listed building. The broad tarmac extension of Hainworth Lane continues past the Green and converges with Goff Well Lane and the track leading to 32-38 Hainworth.

The course of the gravel-surfaced track in front of 32-38 Hainworth is determined by the field boundaries, which result in its zigzag course between the Green and Hainworth Shaw. Within the conservation area, it is wide enough for two vehicles to pass, but at the end of the row of houses, becomes an unsurfaced footpath. The wide element had a verge and dry stone wall as its southern boundary while the north side is fronted by a variety of domestic walls and at the far end, the houses themselves, contributing to the haphazard, organic character of this row. The front walls are



mortared and have triangular and flat copings. Ramped walls form an interesting boundary between each front yard. The new stone front wall to 32 Hainworth is of a mortared random rubble style which is out of keeping which is unlike any other walls in the conservation area and is hence out of character.



*The varying boundary treatments at 32-38 Hainworth (and lack of them) reflect the organic growth of the row and the squeezing in of the buildings between a fields boundary and the right of way. The modern walls to the left are out of keeping.*

The gently winding course of Goff Well Lane is bounded by quite high dry stone boundary walls, giving it a country lane character. As it bears left upon entering the conservation area, the lane narrows considerably in front of 28-30 Hainworth which each have different front walls. A thin flagged pavement complements the round-coped wall in front of 28 Hainworth.

Across Hill Top Road from Goff Well Lane is a footpath which appears to be a slight continuation of the lane. This footpath has a character all of its own as its entrance is closely bounded by the walls of the adjoining properties, before becoming even narrower as it squeezes between the gable end of 9 Hainworth and the privies attached to the rear of 12 Hainworth. As it winds in front of 10-11 Hainworth, the footpath is closely bounded by a high round coped dry stone wall on one side and a flat coped wall and low outbuildings on the other, though the sight of the gardens to either side lessens the sense of enclosure. The footpath straightens as it passes its narrowest point between the gables of 3 and 6/11 Hainworth and joins Hainworth Lane at the end of the walled gardens. Although it is mostly surfaced with stone setts, the footpath is quite overgrown for much of its length and very overgrown and strewn with detritus at the Hainworth Lane end. Once behind the buildings and away from the roadside, the footpath is very self-contained and quiet in character, if somewhat neglected.



*The footpath which provides access to 10-11 Hainworth (above and below) has a strong character due to its natural stone surface and the stone structures which line it. Unfortunately it is overgrown and neglected.*



Returning to Goff Well Lane, the junction with Hill Top Lane has wide splays, which, coupled with the open nature of the Green and the wide junction of Hainworth Lane and Hill Top Road, give the feeling of there being one continuous space at the heart of the village. To the west of Goff Well Lane, the tarmac surface, which itself is quite patchy and inconsistent, ends and the rest of Hill Top Road is loosely surfaced. At this point, the stone flag pavement and neat flat-coped boundary wall and round-headed gateposts of 12-15 Hainworth make an important contribution to the street scene. The



road is edged on both sides with grass verges for much of its length and the different masses, heights, widths, and types of buildings are set at different angles and distances to the road, creating visual interest and typifying the piecemeal organic development of Hainworth. Positive elements include the setted yard in front of 20a Hainworth, the neat round-coped boundary walls fronted by a thin flagged pavement and setted gutter at 20-21 Hainworth, and a similar pavement and triangular coped walls at 22 Hainworth and Dunroyd Barn. The old barn adjoining 24 Hainworth is the terminal feature of views westward along Hill Top Road as it steps out furthest and the road doglegs around it. The old cast iron street name is still bolted onto the southeastern corner of the barn.

After passing the barn, Hill Top Road becomes narrower and assumes a country lane character as development becomes much more sparse and the gravel track is bounded by grass verges and dry stone walls with open fields beyond. To the west of Mossy Croft, the surface of the road changes from the fine grey gravel, which does not complement the colour of the stone used in the buildings and walls along the road, to a sandier gravel. This sandy gravel is mixed in places with rubble and broken bricks. It appears that this stretch of the road was once covered with tarmac but this has cracked and broken away in places and the gravel and rubble have been poured into the potholes. This poor, uneven hotchpotch surface continues up Moor Bottom Lane. The same sandy gravel is used on the sweeping bend of Hill Top Road to the north of Hill Top, but here the surface is much more even and in a better condition.



*Above: Hill Top Road is unmade and is in a poor condition in places, though its country lane character is important to the feel of the conservation area.  
 Left: Flagged pavement and setted gutter in front of 20-21 Hainworth.  
 Below: composite view of Hill Top Road from the Green. Boundary walls define the funnel shape of the roadways and the buildings are set at irregular angles.  
 Note the ending of the tarmac and the surfacing of Hill Top Road with a grey gravel which does little to complement the stone of the buildings, pavement and walls.*





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# 9. Conclusion: Character Specification and Guidance

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To safeguard the special interest of an area, Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of Hainworth Conservation Area, things like,

- the style, form, orientation, massing, height and scale of buildings;
- the way the built structure interfaces with the spaces created;
- the width and orientation of streets;
- the colour and texture of the materials used;
- the topography and setting of the area;
- the roofscape and streetscape;
- how the area interacts with the surrounding environment;
- natural elements; and
- local detailing.



However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of the village of Hainworth. This section highlights the elements that contribute to the character and appearance of the conservation area, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within the conservation area, prospective developers and the Council should use

this to determine what constitutes appropriate change and as a basis for the future management of the area. It should be read in conjunction with the policies set out in Bradford Unitary Development Plan (see *Appendix 3*).

Hainworth Conservation Area covers the entirety of this rural agricultural village plus an outlying cluster of buildings at Hill Top. Hainworth is situated on the edge of an elevated shelf of land overlooking the urban area of Keighley and Ingrow, though the rising land to the south is pastoral in character. A sub-manor of the larger Bingley Manor, Hainworth has always been a farming settlement, though much of the village's expansion occurred in the 18<sup>th</sup> and early 19<sup>th</sup> century when this industry was complemented by cloth manufacture on the farms. The advent of coal fired, stem-powered looms meant that by the 1830s, the textile industry of Hainworth ceased, curtailing the village's expansion. Instead, agriculture expanded and became more intensified as the farms provided the nearby landless industrial population with food, barley hops and fodder.

This section will summarise the characteristics of the conservation area. For each characteristic, guidance based in planning policies will be given to show how these special characteristics will be protected.

## Characteristics of the Conservation Area

Characteristic	Guidance
<p>• <b>Topography and setting</b> – set on a flat area of land above the steep southern side of the Worth Valley. Panoramic views over Hainworth Wood towards urban Damems, Ingrow and Keighley. The land to the south of the conservation area is pastoral with isolated farmsteads and rises gently. Much of the conservation area is built along the contours of the slope. The distant views and sparsely populated immediate setting give Hainworth a tranquil, isolated rural backwater character.</p> 	<ol style="list-style-type: none"> <li>1. It is essential that the significant views and vistas into, out of and through the conservation area are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of the Unitary Development Plan (UDP)).</li> <li>2. New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the UDP).</li> </ol>
<p>• <b>Traditional building materials</b> – Virtually all buildings, walls and other structures in Hainworth are made of locally quarried sandstone. The tone and texture of this material help to unify the diverse forms of the buildings. Stone slates are the common roofing material. Doors and windows are traditionally made of painted timber.</p> 	<ol style="list-style-type: none"> <li>3. There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the UDP).</li> <li>4. Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the UDP).</li> <li>5. Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP).</li> <li>6. Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the UDP).</li> </ol>

- **Architecture and Building Details** – Virtually all buildings in the conservation area are in the vernacular style which is peculiar to this region and reflect the fact that the majority of the buildings in the conservation area were built in the 18<sup>th</sup> century and early 19<sup>th</sup> century. The buildings lack any pretension and none adhere to any architectural style or fashion. Common features are quoined angles, corniced chimneys, plain stone surrounds to openings and mullioned lights. Much of the interest is derived from the organic development of clusters of buildings which often show differences in terms of function, scale, height, massing and slight differences in architectural details, which hint at their gradual evolution. Cottages are typically arranged in short rows or irregular clusters. The one exception is the long row at 32-38 Hainworth, but even this developed in a piecemeal fashion and this is reflected in its appearance. Other cottages are attached to the larger houses of yeomen, which only tend to differ from the cottages in terms of size.
- **Barns** - There are several barns in the conservation area, mainly built in the 18<sup>th</sup> century and these typically have a large blank front elevation only broken up by large segmental arch cart openings and a few small openings, usually including a doorway and ventilators. Many of the barns have been successfully adapted to dwellings with minimal impact on the overall appearance of the building.

- **Open Spaces** - Pastoral fields bounded by dry stone walls make up the majority of the greenspace in the conservation area. They provide the historic buildings with their original setting and context and contribute to the rural agricultural feel of the village. They are also important in preserving panoramic views into and out of Hainworth. The Green is the only public open space in Hainworth and acts as a focal point for the village. It is informal in character, but is unfortunately fairly neglected and unsympathetically treated. Dwellings have small enclosed front gardens or yards regardless of status. Rear curtilages are small where they are present.
- **Natural Elements** - The routes through the conservation area are frequently lined with vegetation in the form of verges or screen/hedgerow planting on the edge of fields. This is most noticeable at Hill Top and along Hainworth Lane. Two troughs at Hill Top Road are the only water features in the conservation area. Tree cover is sparse and is limited to gardens, the Green, and the edges of fields. To the north of the conservation area trees are scattered within the fields.

7. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan).
8. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the UDP).
9. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).
10. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP).
11. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.





- **Setts and Flags** – these natural stone elements of streetscape are present in various locations across the conservation area. Significant areas of continuous setted and flagged surfaces survive and enhance the appearance of the area.



12. There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of the Unitary Development Plan).

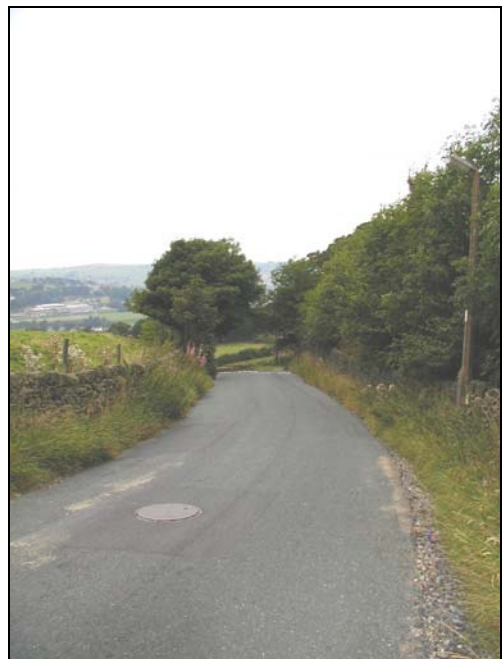


- **Boundary walls** – these are evident in lining roads green spaces and yards to define spaces and the line of the roads and pathways. Fields are bounded by dry stone walls, while the curtilages of buildings are bounded by coped mortared walls with blocks cut into shape or hammer dressed.

13. Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Unitary Development Plan).

- **Street Pattern and Permeability** – The village is concentrated around the T-junction of Hainworth Lane, Hill Top Road and Goff Well Lane. Development is organic in character with buildings of different masses, heights, orientation, function and detailing sat side by side, sometimes set at different distances back from the road. Apart from the core of the village, and the cluster of buildings at Hill Top, development tends to be linear, limiting permeability.

14. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).



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# 10. Preservation and Enhancement Proposals

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Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, Hainworth Conservation Area has a strong rural agricultural character with significant elements of development pertaining to the village's expansion in the 18<sup>th</sup> and early 19<sup>th</sup> century. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this report) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see *Appendix 3: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

## 10.1 Preservation of the Character and Appearance of Hainworth Conservation Area

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in its *Unitary Development Plan* to control further change within the conservation area. Most importantly:

- There will be a strong presumption in favour of preserving both listed and unlisted properties and spaces that contribute to the special interest of the conservation area, as well as the surviving elements of its setting that are intrinsic to its rural aspect.
- In making decisions on proposed new developments within the conservation area, or affecting its setting, special attention will be paid to

the desirability of preserving its character and appearance.

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of Hainworth Conservation Area. These are outlined in section 10.3 of this assessment along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Hainworth, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

The Department of Culture Media and Sport is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings is available from The City of Bradford Metropolitan District Council. There are six buildings protected via listed status in Hainworth Conservation Area (listed in *Appendix 2* of this assessment) and merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the special character of the building, but also that of the conservation area.

There are other buildings and features within Hainworth Conservation Area which, although not listed, contribute substantially to its townscape value and historic appearance. These buildings and features are subject to increased planning controls because of their location within a conservation area. That protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In Hainworth many of the listed and unlisted buildings have lost some of their historic character through the loss of original door and window details. In addition, several stone elevations have been coated with render or cleaned, but other changes that could damage the conservation area, such as the replacement of stone or slate roofs with artificial tiles, have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of Hainworth.

Generally, many minor changes that result in a loss of character can be made to dwellings without the need for planning permission and in many cases, this has already happened.

## 10.2 Design Guidance: Additions, Alterations and New Build

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this as the starting point of the new design, regardless of the size of the new building or extension. This will ensure that the uniqueness of the conservation area is maintained. This does not necessarily mean that development should replicate what is already there, nor that off-the-shelf 'historic' details be given to new buildings. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of existing buildings.

A recent publication by CABI (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* sets down some useful guidelines as to what constitutes good new design in conservation areas. Generally:

- New development should relate to the geography and history of the place and the lie of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by the village of Hainworth and could therefore be regarded as a progression rather than an intrusion.
- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. Hainworth is typified by haphazard, organic development in clusters or short rows, often containing different types of building, though they are usually set back a short distance from the road behind a front boundary wall.
- Important views and vistas within, across, into and out of the conservation area should be

respected. This is particularly important in keeping key buildings and landscape features visible and ensuring the open countryside remains a ubiquitous backdrop.

- The scale of neighbouring buildings should be respected. In Hainworth, there are variations in building height according to status and function, though generally buildings are two storeys in height. The scale of the building varies according to age, original function and status and these disparate buildings are often placed side by side. New development should not be conspicuous by ignoring the general scale of the buildings around it.
- The materials and building techniques used should be as high quality as those used in the existing buildings. Stone buildings, stone boundary walls and stone slates unite the buildings and enclosures despite the differences in style, mass, age and function of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation area.
- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place. These spaces have been identified in preparing this assessment.

Positive and imaginative response development will be encouraged, especially that which makes a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way should be avoided.



*This gable-end extension matches the older building in terms of materials and plain stone mullioned window margins. Like the garage in the foreground, which also uses local stone, it is sensitively sited away from the main elevation of the building.*



### 10.3 Enhancement Proposals

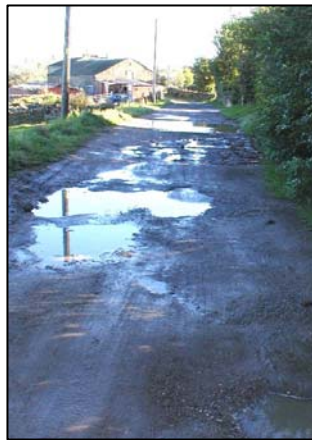
Naturally there are some elements of the conservation area that are not conducive to the predominant historic, pastoral feel of the place and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way.

The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. The proposals are in order of priority (most important first) as identified by members of the local community who participated in the consultation in preparing this document:

- **Street Improvements** – Stone street surfaces should remain in situ and be maintained to a high standard. Where practical, stone surfaces should be uncovered and new stone surfaces laid where there are none at present.

The setted path leading to 10-11 Hainworth is a unique hard enclosed space in the conservation area that is unfortunately overgrown, and strewn with building materials and rubbish. This space would benefit greatly from being tidied up, cleared of vegetation and better maintained in the future.

The unadopted Hill Top Road and Moor Bottom Lane are surfaced with gravel and it is the responsibility of users of these rights of way to maintain them. The material used should be sympathetic with the character of the village and the tone and texture of the stone used for the buildings and boundary walls. Better management and maintenance are required to ensure the lanes stay in good condition.



- **Design Guidance** – much of the character of Hainworth Conservation Area is derived from the 18<sup>th</sup> century organic growth of the village and the juxtaposition of different buildings. It is

therefore critical that any development in the conservation area complements the qualities of the conservation area. Design guidance for new build, extensions or other features such as garages or stable blocks would ensure that new development with or on the edge of the conservation area would be sympathetic to its surroundings. The guidelines given in section 10.2 of this assessment is a starting point.



*New buildings, regardless of size or function, should be of a design, made of materials and detailed in a manner which is complementary to the conservation area.*

- **Improvement of the Green** – the Green acts as a focal point to the village as it stands at the junction of the three main routes leading into the conservation area. This space has been managed with little regard for the historic character and appearance of Hainworth as modern concrete slab paving and kerbing have been used, the vegetation is quite overgrown and the treatment of the space means it does not foster a strong sense of place or offer much amenity. More thought should be put into the character and maintenance of this piece of land. Any improvement of the Green should extend to the hard spaces around the junction which suffer from having inconsistent surfacing and the removal of some of the stone boundary walls.

- **The Retention of Original Features** - Where houses have retained traditional features such as a stone roof, panelled timber door, stone mullions, timber sash windows, or stone boundary walls, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity and interest of the individual buildings or small groups of buildings. Unfortunately many of the unlisted buildings in the conservation area already lack some details such as timber sash and multi-pane windows, while some external walls have been cleaned or

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coated with unsuitable renders. At this point in time it is deemed inappropriate to introduce statutory controls such as an Article 4 (2) Direction to protect the traditional features and details of the buildings. Instead, the Conservation Team will identify existing important features and details, and will provide guidance to property owners as to how these can be retained and maintained.

- **The Reinstatement of Original Features** – Many buildings have had their original features replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental as many buildings form part of a group such as a short row or cluster or part of an attractive vista and this affects the integrity of its group value. Due to the irreplaceable value of original features and details, it is essential that the owners and occupiers of properties are provided with guidance and advice on the repair, restoration and upkeep of these features and details.

#### 10.4 Conservation Area Boundary

In preparing this Conservation Area Assessment document, the boundary of the conservation area was assessed by the Conservation Team in order to determine whether it covered a cohesive area of architectural or historic interest and follows property boundaries and physical features. All boundary suggestions received during consultation were visited by the Conservation Team in order to determine whether it would be appropriate to amend the conservation area boundary. This process has resulted in the following changes to the conservation area boundary, which was designated in 1981:

- Include the three fields to the north of Hill Top Road. These fields lie within the 'envelope' of Hainworth and are an important part of views between the Hill Top Farm area and the core of the hamlet. The principle of including fields within the village envelope was used in drawing up the original conservation area boundary, hence the fields between Hill Top Road and Goff Well Lane and along Hainworth Lane all lie within the conservation area. It is therefore logical to extend the conservation area boundary to include all of the fields which lie within the village envelope due to their high setting value and importance in views across the conservation area.
- **Exclude Nether House, Nether House Farm and associated buildings.** This outlying cluster of agricultural buildings was probably built around 1800. The original L-shaped range today lacks the original door and window details and a fairly unsympathetic new building has been added to one end of the former barn. The shared yard has been surfaced with tarmac. It is felt that the cumulatively, the changes to these properties have undermined the historic appearance and original character of these buildings to such an extent that they no longer warrant inclusion in the conservation area.

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## Glossary of Architectural Terms

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<b>Apex</b>	The highest, pointed part of a <b>gable</b> .	<b>Flashing</b>	A protective sheet metal detail, usually of lead or copper covering a joint or surface which may be exposed to rain penetration.
<b>Ashlar</b>	Stone that has been cut into a regular square or rectangular shape to build a wall or to hide a wall made of rough stone or rubble.	<b>Gable</b>	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.
<b>Casement Window</b>	A window which opens on side hinges.	<b>Hipped Roof</b>	Pitched roof without <b>gables</b> where all sides of the roof meet at an angle.
<b>Chamfer</b>	A narrow face created when the edge of a corner in stonework or plaster is cut back at an angle, usually 45 degrees.	<b>Jamb</b>	The vertical part of a door or window which supports the <b>lintel</b> .
<b>Cill</b>	The horizontal feature at the bottom of a window or door which throws water away from the face of the building.	<b>Kneeler</b>	Stone at the end of the <b>coping</b> at the gable end of a roof which projects over the wall below. Usually <b>moulded</b> or carved.
<b>Cill Band</b>	A projecting <b>moulding</b> which links the <b>cills</b> of a row of windows.	<b>Lintel</b>	Horizontal beam bridging an opening in a wall.
<b>Composite</b>	Describes <b>jamb</b> s or <b>reveals</b> made of several stones, often irregular.	<b>Moulding</b>	The profile given to any feature which projects from a wall.
<b>Coped Roof or Coping</b>	Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copes can be made of any material which does not absorb water.	<b>Mullion</b>	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone.
<b>Cornice</b>	The top course of a wall which sometimes might be <b>moulded</b> and/or project forward from the wall.	<b>Pediment</b>	A pediment is a type of <b>corniced gable</b> sometimes found over openings.
<b>Coursed Rubble</b>	Type of wall created by the layering of stone in an irregular horizontal bed of mortar.	<b>Plain Stone</b>	Stone dressings with smooth faces and squared corners.
<b>Dentil</b>	A small projecting rectangular block forming a <b>moulding</b> usually found under a <b>cornice</b> . Usually in rows.	<b>Quoin</b>	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size, or projection.
<b>Dormer</b>	Any window projecting from the pitch of a roof.	<b>Reveal</b>	The inward plane of a door or window opening between the edge of the external wall and the window or doorframe.
<b>Fenestration</b>	The layout of windows on an elevation of a building.	<b>Sash Window</b>	A window which opens by sliding. Can be top or side hung.
<b>Finial</b>	A crowning decoration, usually the uppermost ornament and is therefore mostly found at the <b>apex</b> of <b>gables</b> .	<b>Segmental Arch</b>	An arch whose shape is a section or part of a circle.
		<b>Stone String</b>	A shallow projecting <b>moulding</b> carried across a façade.



**Tie Stone Jamb or Tie Jamb** A type of **jamb** which is made up of three pieces of stone, the highest and lowest are vertical and the middle stone lies in between them horizontally.

**Vernacular** A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose-built by local craftsmen.

**Voussoirs** The radiating wedge-shaped blocks which form an arch.

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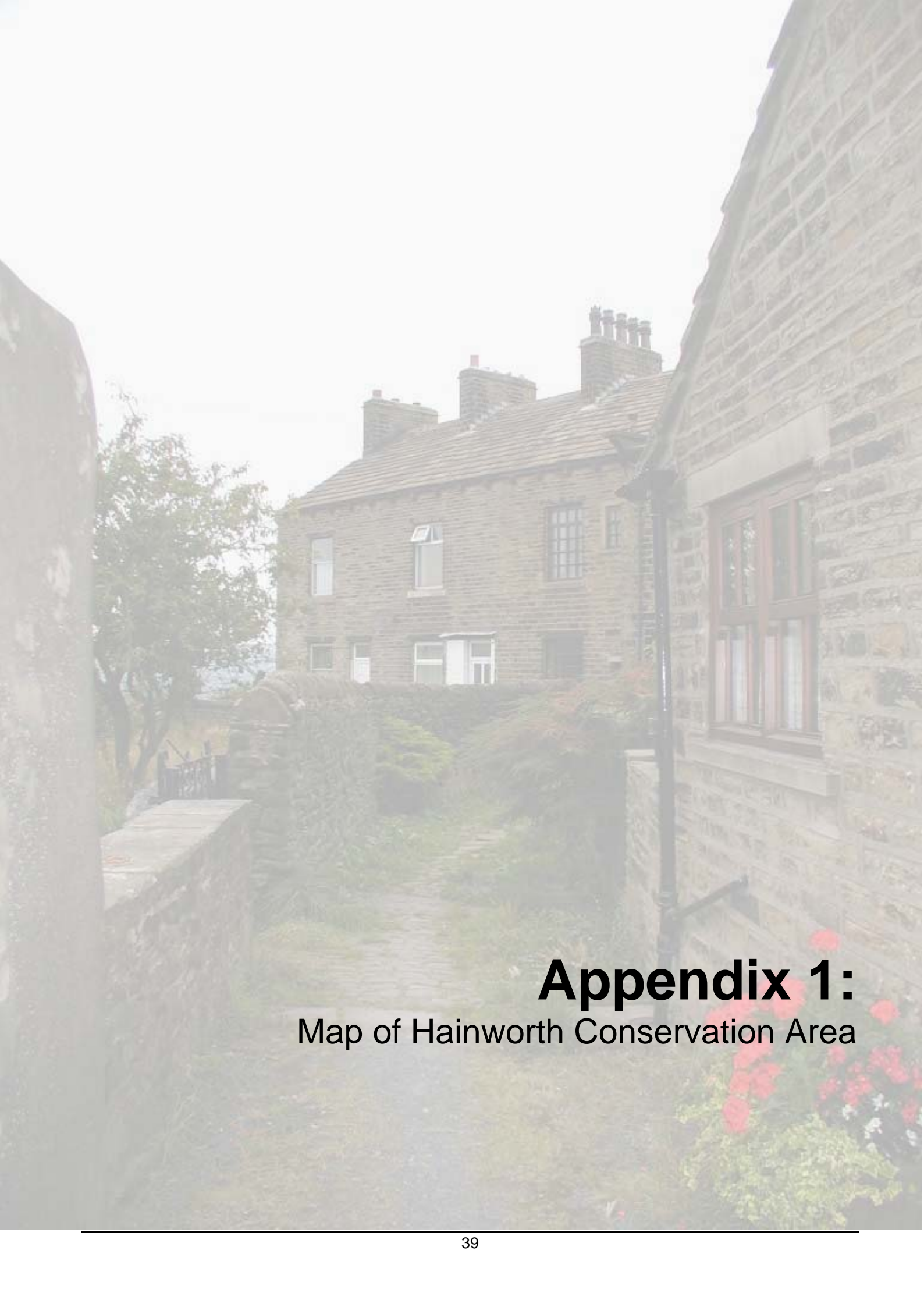
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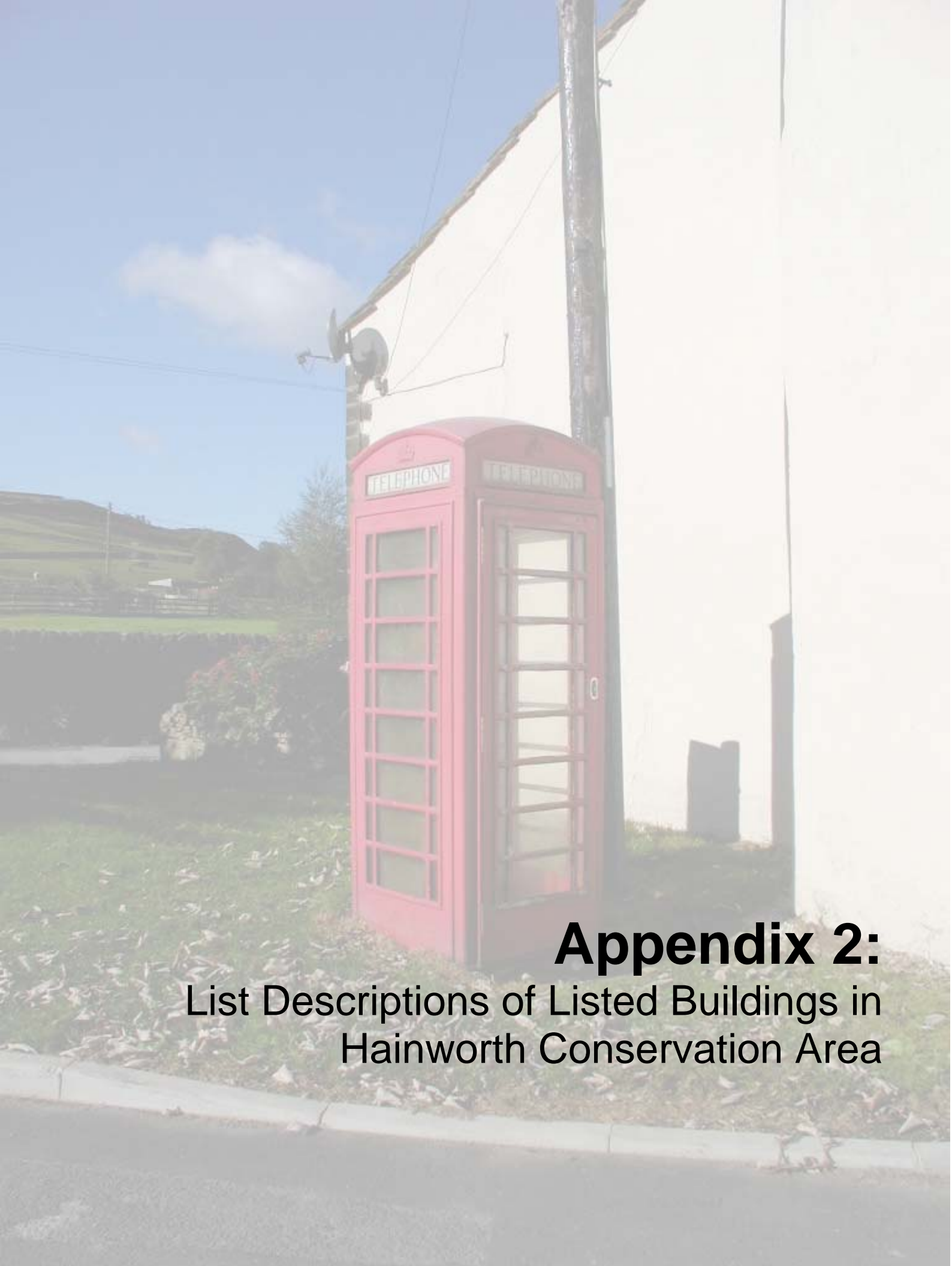


# **Appendix 1:**

## Map of Hainworth Conservation Area

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**Appendix 2:**  
List Descriptions of Listed Buildings in  
Hainworth Conservation Area

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# Appendix 2: List Descriptions of Listed Buildings in Hainworth Conservation Area

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## Grade II

### **K6 Telephone Kiosk to south east of Rose Cottage, Goff Well Lane, Hainworth**

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by Carron Company. Cast iron. Square kiosk with domed roof. Unperforated George VI crowns to top panels and margin glazing to windows and door.

### **13 and 14 Hainworth Village\***

2 cottages. Mid C18, with C20 alterations. Stone, stone slate roof. 2 storeys, 4 1st-floor windows in all. Three C20 doors. 4 3-light, flat-faced mullion windows with inserted C20 small-paned glazing to each floor. Interior: stone fireplace; timber ceiling beams. C1985 rear extension to No 15 not of special interest.

### **Hainworth Farmhouse, Nos 8 & 9 Hainworth Village**

House now 2 dwellings. Dated 1783, but earlier features. Stone, stone slate roof. 2 storeys, 3 1st-floor windows. Quoins. C20 door in plain stone surround with broken pediment under plaque inscribed "1783 AMR. And that ye study to be quiet, and to do your own business. God bless our King and realm and send us peace in Christ Our Lord. Amen" Door to second dwelling is in low porch addition on left end. 3 2-light flat-faced mullion windows to each floor. Rear: some double-chamfered mullion windows, mullions removed.

*\* This designation applies to the modern-day 12, 14 and 15 Hainworth*



# **Appendix 3:**

## Legislation and Council Policies Relating to Conservation Areas



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# Appendix 3: Legislation and Council Policies Relating to Conservation Areas

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**This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to constant review.**

## **Legislation to Protect the Character and Appearance of Conservation Areas**

Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area:

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.
- Before works can be carried out to trees of more than 7.5cm in diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent

protection. The Local Planning Authority must give listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

## **City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas**

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently adopted its **Unitary Development Plan** (2005) which forms the basis of decision making on planning applications in the district. The UDP has the following policies relating to conservation areas:

### ***Policy BH7: Development within or which would affect the setting of conservation areas***

*Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to preserve or enhance the character or appearance of the conservation area.*

### ***Policy BH8: Shop fronts in conservation areas***

*Within conservation areas proposals affecting existing shop fronts or proposals for new shop fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds will not be permitted on buildings without a shop front or fascia.*

### ***Policy BH9: Demolition within a conservation area***

*Within conservation areas, permission will not be granted for the demolition of buildings which make a positive contribution to the special architectural or historic interest of the area unless the development would result in benefits to the community that would justify the demolition.*

### ***Policy BH10: Open spaces within or adjacent to conservation areas***

*Planning permission for the development of important open areas of land or garden within or*

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adjacent to a conservation area will not be granted if the land:

- 1) Makes a significant contribution to the character of the conservation area.
- 2) Provides an attractive setting for the buildings within it.
- 3) Is important to the historical form and layout of the settlement.
- 4) Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.
- 5) Contains natural water features, tree and hedgerows which the development proposals propose to destroy.

#### **Policy BH11: Space about buildings**

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

New developments seeking to integrate into an existing built form will be encouraged by relaxing approved policies and standards.

#### **Policy BH12: Conservation area environment**

Changes to the public realm within conservation areas must demonstrate that:

- 1) The design, materials and layout of traffic management and parking areas minimise the adverse visual impact which may arise from such development.
- 2) New and replacement street furniture is of an appropriate design and material that preserve or enhance the character of the surrounding street scene.
- 3) Proposals for the introduction of public art will preserve or enhance the character or appearance of the conservation area. In certain conservation areas the introduction of public art and street furniture will be encouraged.

#### **Policy BH13: Advertisements in conservation areas**

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 1) Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. Where possible, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.
- 2) Within conservation areas internally illuminated box signs will not be permitted. Sensitively designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town

centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.

- 3) Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.

In addition to these there are separate policies relating to the **listed buildings** within the confines of the conservation areas:

#### **Policy BH1: Change of Use of Listed Buildings**

Where possible the original use of a building should be retained or continued. Change of use will only be permitted where the applicant can demonstrate that the original use is no longer viable or appropriate and without an alternative use the building will be seriously at risk.

The Council will not grant planning permission for an alternative use unless it can be shown that:

- 1) The alternative use is compatible with and will preserve the character of the building and its setting.
- 2) No other reasonable alternative exists which would safeguard the character of the building and its setting.

#### **Policy BH2: Demolition of a Listed Building**

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

- 1) Every possible effort has been made to repair and restore the building and to continue the present or past use;
- 2) It has been impossible to find a suitable viable alternative use for the buildings; and
- 3) That there is clear evidence that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from the building's demolition.

#### **Policy BH3: Archaeology Recording of Listed Buildings**

Where alterations or demolition of a listed building would result in the loss of features of special interest, a programme of recording agreed with the Local Planning Authority and where appropriate, archaeological investigation will be required before the commencement of development.

#### **Policy BH4: Conversion and Alteration of Listed Buildings**

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*The alteration, extension or substantial demolition of listed buildings will only be permitted if it can be demonstrated that the proposal:*

- 1) Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;*
- 2) Is appropriate in terms of design, scale, detailing and materials;*
- 3) Would minimise the loss of historic fabric of the building.*

**Policy BH4A: Setting of Listed Buildings**

*Proposals for development will not be permitted if they would harm the setting of a listed building.*

**Policy BH5: Shop Front Policy For Listed Buildings**

*Where possible existing traditional shopfronts should be retained and repaired. Proposals for the alteration of existing shop fronts or installation of new shop fronts on a listed building should be a high standard of design and respect the character and appearance of the listed building. External roller shutters will not be granted permission on a listed building shop front unless there is clear evidence of an original shutter housing and the shutter is traditionally detailed and in timber and/or metal of a traditional section.*

**Policy BH6: Display of Advertisements on Listed Buildings**

*Consent for the display of advertisements on listed buildings or which would affect the setting of a listed building will be permitted only where:*

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.*
- 2) The advert is not an internally illuminated box.*
- 3) If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.*
- 4) Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.*