

Oldfield Conservation Area Appraisal Summary

- Oldfield is a small exposed rural settlement located in the north of the Holme Valley occupying an elevated position with its highest point being approximately being 250 metres above sea level. The immediate surrounding area is characterised by villages including Netherthong (1km), Honley (1.5km), Brockholes (1.8km) and Wilshaw (2 km).
- Oldfield and Upper Oldfield are good examples of a traditional late 18th to early 19th century agricultural and weaving settlement, who have retained enough of their character to reflect its past and functions, in addition to exhibiting enough qualities to indicate their present settlement role. The striking tight cluster form which is exhibited by both settlements is arguably the most defining characteristic for the area, and it this plan form set against the open, elevated surrounding landscape which add a certain drama to the area. Furthermore the rugged setting and the stern climate of the area has meant that the buildings are very solidly constructed from local stone.
- The review of the Oldfield Conservation area has concluded that the existing boundaries which were designated in 1975 should be retained, with an extension along Oldfield Road in between the two existing areas.
- The proposed extension encompasses a small number of dwellings some of which can be seen on the 1854 map, whilst a couple of other dwellings are examples of good quality conversions.
This areas potential to be included as part of the Oldfield conservation area was expressed in Oldfield's conservation area survey report dated 3rd April 1991.
- The public consultation process involved a mail shot, sent to all properties within the present and proposed Oldfield conservation area boundary, this totalled 45 addresses. Enclosed within the mail shot was an information leaflet, questionnaire and proposed boundary map which could be annotated and returned to the Conservation and Design Team. Further to this, a public meeting was conducted to provide detailed information about the appraisal process, and to extract the views and concerns of the local residents about the Conservation Area.
- Correspondence and questionnaire consultation received a 20% response (9 responses). Of these responses 45% (4 respondents) agreed with the proposed boundary, and a further 33% (3 respondents) agreed with what was proposed and also suggested a further extension. Therefore an overall 78% of respondents (7 correspondences) agree with the proposed extension. Only 22% of correspondence (2 respondents) strongly disagreed with the proposed boundary.
- The exhibition and public meeting, held at Honley Village Hall on Tuesday 13th February, provided a platform for local residents and interested parties to express their concerns and to ask questions. One resident objected strongly to their inclusion within the new proposed boundary, and a further couple of residents questioned the justification of the proposed extension. A number of questions were asked concerning what can and can not be done within a conservation area, with some expressing whether conservation designation would restrict additions such as wind turbines and solar panels.

- Assessing all the consultation methods used and the responses received, there is a consensus that new development is not wanted. Comments received which highlight this issue include;

“Please make sure no new buildings are put up in the present Upper Oldfield / Oldfield conservation area, nor in the possible future conservation area of Oldfield, thank you”

“Restrict development in the immediate vicinity.”

- As a result of the public consultation exercise, the positive response to the revised boundary, from the majority who made representation, reinforces the justification for the extension which is proposed.
- The final outcome of this appraisal exercise for the Oldfield Conservation Area will be the production of a document which assess and illustrates the “special interest,” historic character and appearance. The management plan incorporated within the document will address any actions and improvements that can be implemented to attend to the issues raised through the appraisal and consultation process.

Existing Boundary / Proposed Extension



Kirklees MC - Planning Service

OS Grid Ref of
Centre = 413517 E 410335 N



Scale 1/1575

Date 16/3/2007

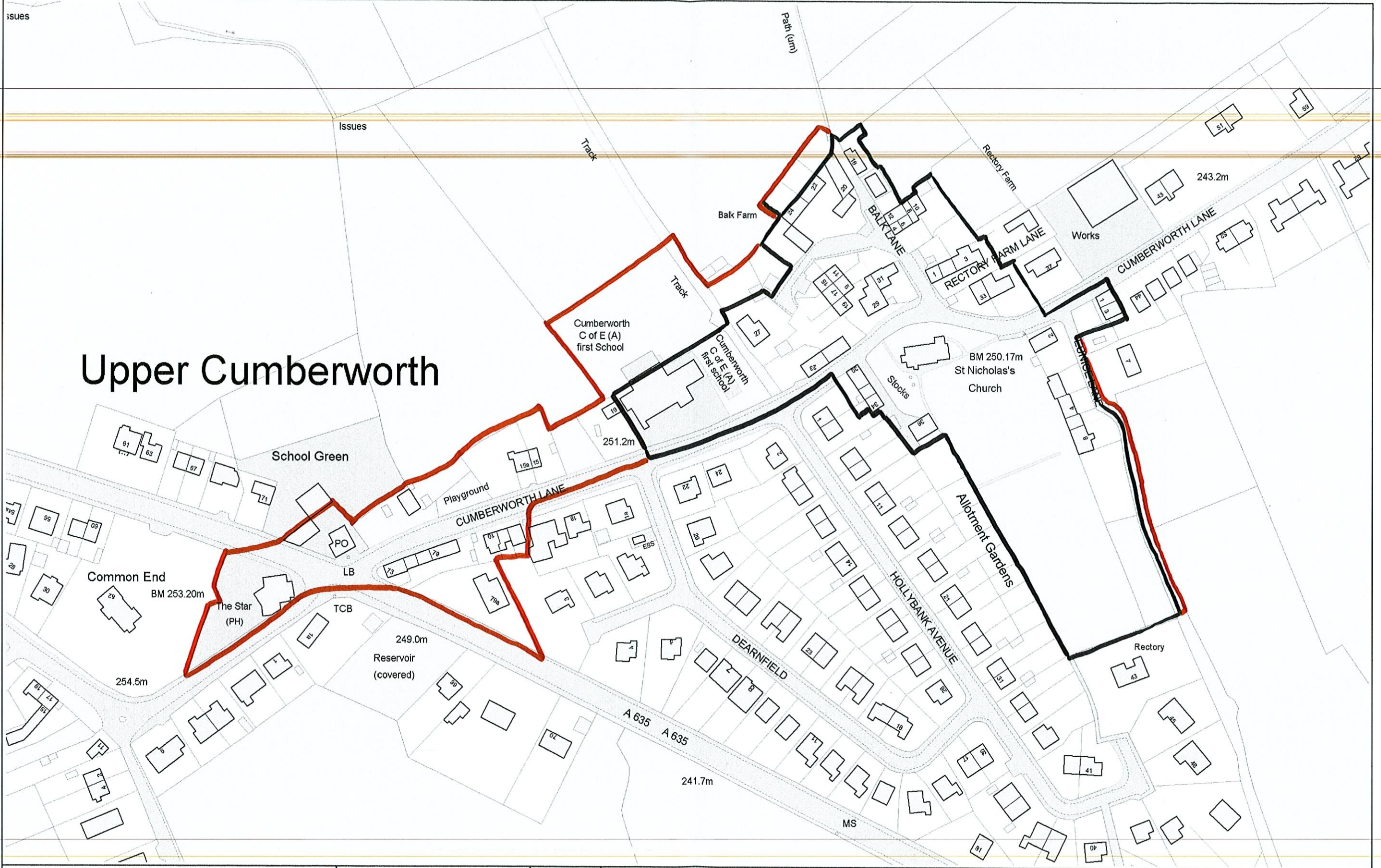
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Upper Cumberworth Conservation Area Appraisal

- Upper Cumberworth village is located approximately 10km south east of the town of Huddersfield. It is surrounded by small villages of a similar character within the rural south of the Kirklees district including Lower Cumberworth (1km), Birdsedge (1km) and Shepley (2km).
- The Upper Cumberworth Conservation Area contains the school, church, a small agricultural group, now converted to residential properties, and several small rows of older terraces. The character created is that of a clustered historic village core containing buildings of local stone with stone slate roofs.
- The appraisal process of Upper Cumberworth Conservation Area initially proposed a few minor extensions to the existing boundary designated in 1981.
- These extensions included the grounds and gardens of several converted barns and extensions on the edges of the conservation area. Eunice Lane, a small unmade access road and footpath was also included in its entirety, only being partially contained within the original boundary.
- The public consultation process involved a mailing, sent to all Upper Cumberworth residents enclosing an information leaflet, questionnaire and boundary map which could be annotated and returned to the Conservation and Design Team. Further to this a manned exhibition was held, along with a public meeting to provide detailed information about the appraisal process, and glean the views of local residents about the Conservation Area.
- Of the 20 questionnaires returned 80% (16) agreed with the proposed extension to the boundary. Of the 4 residents who disagreed, 3 proposed a further extension.
- The exhibition was held within St Nicholas's Church on Monday 12th of February, with the public meeting at the same venue in the evening between 6pm and 8pm. During the meeting, a strong consensus emerged for a further extension of the Conservation Area boundary.
- This extension included the incorporation of the old School House adjacent to the Grade II listed school. One resident, an amateur local historian suggested this building was constructed in 1837, 17 years after the school. To the west of the old School House, a piece of common land that formally contained the village pond was also suggested for inclusion, along with other historic stone buildings including the Star Inn, Post Office, and former Wesleyan Reform Chapel.

- Following the consultation process, further historic and architectural analysis of the village was undertaken and a new boundary drawn. All residents within the existing boundary and newly proposed extension were sent a map of the revised boundary, and a request for their views to be submitted either by post, email, telephone, or in person. As a result of the positive view from residents to the further extension, and no objections from further consultation, the larger proposed Conservation Area boundary is submitted.
- The final outcome of this appraisal exercise for the Upper Cumberworth Conservation Area will be the production of a document assessing and describing the 'special interest,' historic character and appearance. The management plan incorporated within the document will demark actions and improvements that can be implemented to address the issues raised through the appraisal and consultation process.

Existing Boundary
Proposed Extension



Upper Cumberworth

Kirklees MC - Planning Service

Scale 1/1550

Date 16/3/2007

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Upper Denby Conservation Area Appraisal Summary

- The village of Upper Denby is located on the south eastern edge of the Kirklees District, with the southern border following the West and South Yorkshire boundary. The immediate surrounding area is characterised by rural hamlets and villages including Lower Denby (1km), High Flatts (1.2 km), Gunthwaite (1.3km) and Ingbirchworth (1.7km).
- The character of Upper Denby Conservation Area is of converted stone built farm groups and terraced houses dating from the mid 18th and 19th centuries. Dry stone boundary walls, historic street patterns and paths also characterise the conservation area, along with the rural boundaries which emphasise this country settlement.
- The appraisal process of Upper Denby Conservation Area has resulted in the proposed retention of the boundary designated in 1981 with a number of small extensions.
- The largest area of extension includes a large stone vicarage built in 1873 and a farmstead evident on the village map from 1854, now sympathetically converted into private dwellings. The further extensions incorporate a number of rural tracks within the village, and small portions of land on the rural fringes.
- The public consultation process involved a mailing, sent to all Upper Denby residents enclosing an information leaflet, questionnaire and boundary map which could be annotated and returned to the Conservation and Design Team. Further to this a manned exhibition was held, along with a public meeting to provide detailed information about the appraisal process, and glean the views of local residents about the Conservation Area.
- The questionnaire consultation received a 11% response (33 questionnaires). Of these responses 70% agreed with the proposed boundary and 15% of those who disagreed with the proposed boundary suggested a further extension.
- The exhibition, held within Upper Denby C of E First School on Saturday 10th of February, and the public meeting held at the same location on the 14th of February provided a number of interesting insights about issues within the conservation area. One resident questioned the inclusion of their property within the revised boundary, being of a relatively recent construction. This resident appeared to be appeased by the justifications within the appraisal document and the explanation that the property was contained within the historic settlement pattern of the village.
- From all the consultation methods used there was a consensus of dissatisfaction with some alterations that had occurred within the Conservation Area in recent years, prior to the appraisal process.

Works undertaken by Kirklees Highways Department, including the replacement of natural stone kerbs with concrete ones, and the replacement of street lights without public consultation had upset a number of residents;

“Removal of new street lights”

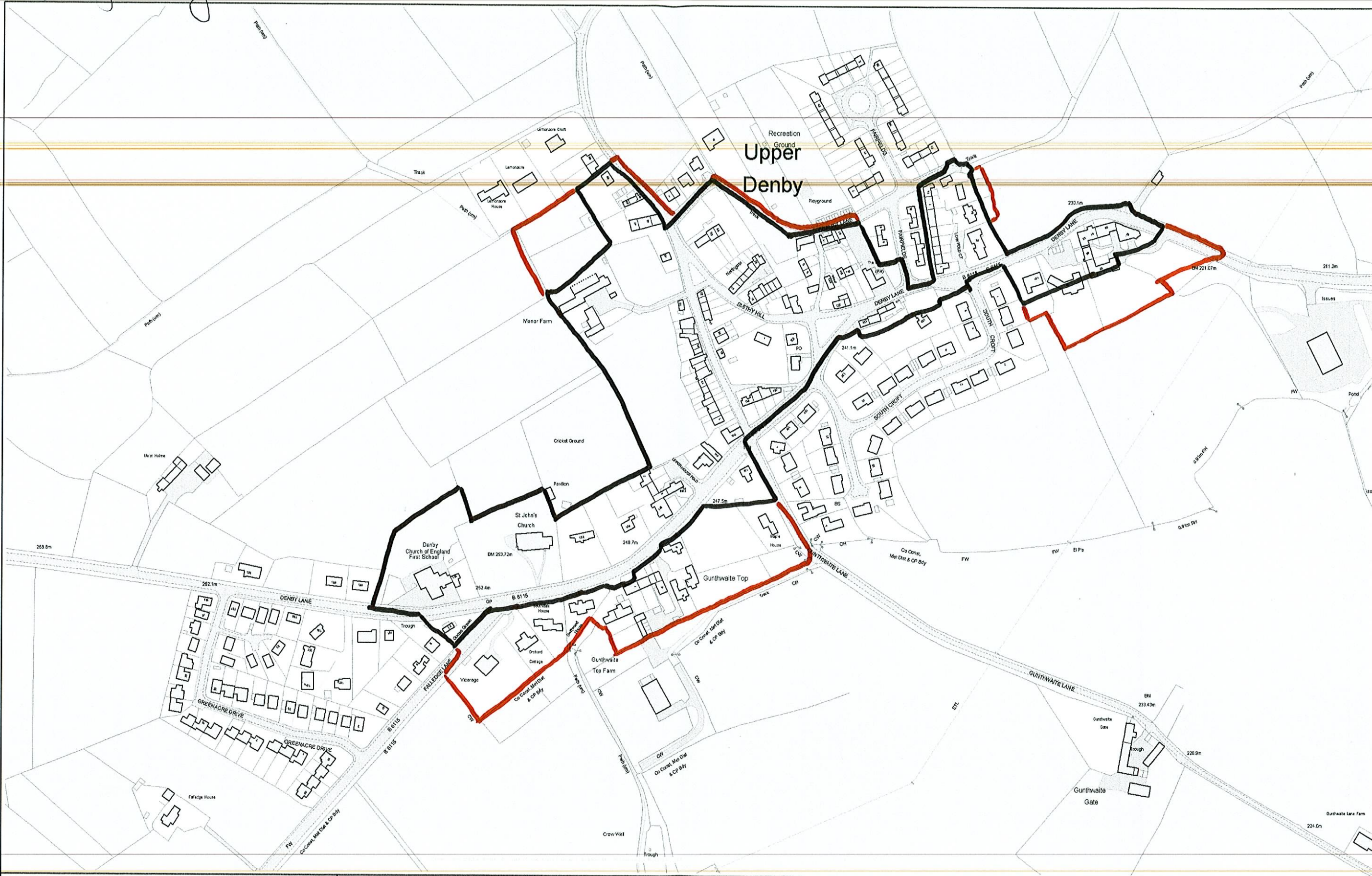
“Stone kerbs removed should be replaced with like for like”

“To see more sympathetic street furniture”

It became apparent through this consultation process that the Highways Department failed to consult the Conservation and Design Team when undertaking works within the Conservation Area.

- As a result of the public consultation exercise, the positive public response to the revised boundary reinforced the justification for extension which is proposed. Further to this, a protocol of consultation between Kirklees Highways and the Conservation and Design Team will be reinforced, to address the fears of residents, and preserve the character and appearance of the Conservation Area.
- The final outcome of this appraisal exercise for the Upper Denby Conservation Area will be the production of a document assessing and describing the ‘special interest,’ historic character and appearance. The management plan incorporated within the document will demark actions and improvements that can be implemented to address the issues raised through the appraisal and consultation process.

Existing Boundary / *Proposed Extension*



Kirklees MC - Planning Service

Scale 1/2900

Date 16/3/2007

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Upperthong Conservation Area Appraisal Summary

- Upperthong is a hill top settlement located in the north of the Holme Valley and situated 1.6 km north west of Holmfirth and 3.2 km south east of Meltham, and can be accessed from the Holme Valley via several steep hills.
- The most contributory factor to the character of the settlement is the “urban” like quality that has been created by the closely packed frontages of the small groups of terraced cottages along the narrow width of Town Gate. This arrangement in addition to the small amount of courtyard development makes up what is essentially a functional layout, brought about by the need for protection from the elements due to the settlement’s elevated and exposed position.
- The review of the Upperthong Conservation area has concluded that the existing boundaries which were designated in 1975 should be retained, with minor amendment to allow for the boundary to follow physical structures.
- The minor amendments include allowing the boundary to extend a short distance down Broad Lane to include the stone trough, and for the boundary definition to the southern side of the conservation area to be determined by physical structures such as stone boundary walls.
- The public consultation process involved a mail shot, sent to all properties within the present and proposed Upperthong conservation area boundary, this totalled 217 addresses. Enclosed within the mail shot was an information leaflet, questionnaire and proposed boundary map which could be annotated and returned to the Conservation and Design Team. Further to this, a public meeting was conducted to provide detailed information about the appraisal process, and to extract the views and concerns of the local residents about the Conservation Area.
- Correspondence and questionnaire consultation received an 8% response (18 responses). Of those responses, 33% (6 respondents) agreed with the proposed boundary, and a further 55% (10 respondents) agreed in part with what was proposed and also suggested a further extension. Only 20% of correspondence (2 respondents) disagreed with the proposed boundary.
- The exhibition, held within Holmfirth Library between Wednesday 7th February 2007 to Friday 9th February 2007, and two public meetings, with the first conducted at Holmfirth Civic Hall on Friday 9th February 2007 and the second held at Upperthong Village Hall on Saturday 17th February 2007, provided a platform for local residents and interested parties to express their concerns and to ask questions. The main issue of concern that residents had about the proposal was the small area of land close to Midgley Farm that was being retracted. It was asked by the local residents that the proposal for retraction should be reconsidered and for the boundary to be extended to include the cricket pitch and the grade II listed village hall.
- As a result of the public consultation exercise, the numerous requests received to extend the boundary to include the cricket pitch and village hall in addition to retaining conservation area designation around the small pocket of land in between Midgely Farm and 2-10 Wickins Lane, meant that the proposed boundary was reviewed further to determine how plausible and justifiable it would be to honour the requests made. The conclusion to this was a rather extensive

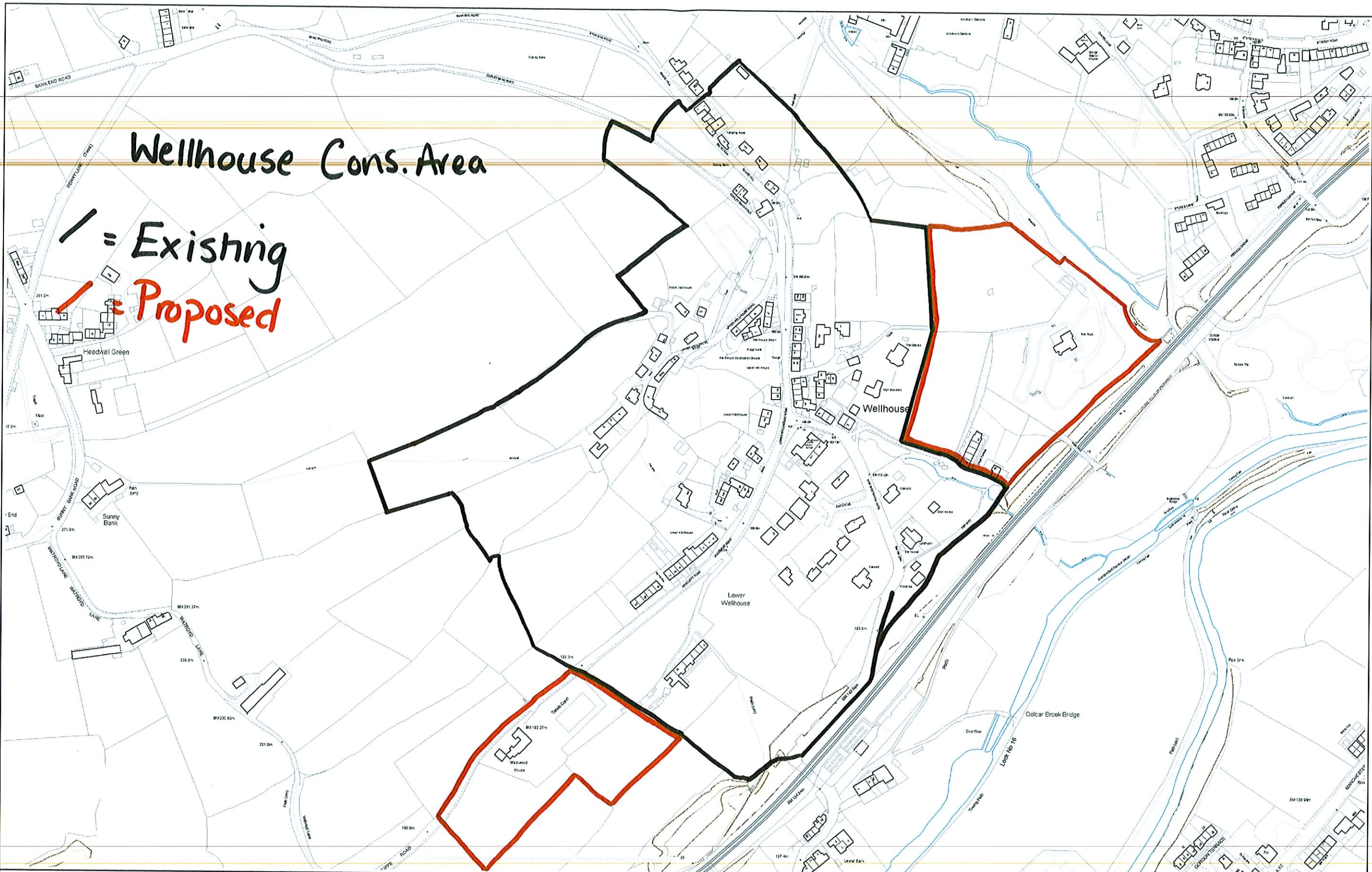
extension to the north of the conservation area, and a map demonstrating this requested proposal was sent out to residents for further comments.

- The majority of the comments received regarding the second boundary proposal did not agree with the further suggested changes, and therefore it was decided to revert back to the first proposal but to not retract the area in between Midgley Farm and 2-10 Wickins Lane.
- The final outcome of this appraisal exercise for the Upperthong Conservation Area will be the production of a document which assess and illustrates the “special interest,” historic character and appearance. The management plan incorporated within the document will address any actions and improvements that can be implemented to attend to the issues raised through the appraisal and consultation process.

Wellhouse Conservation Area Appraisal

- Wellhouse is located within the south west of the Kirklees district approximately 4.4 miles from the centre of Huddersfield. The Wellhouse conservation area is noted for its elevated topography and is 250m above sea level. The location of Wellhouse can be attributed to water and a total of 17 wells have been identified within the settlement.
- The Wellhouse Conservation Area is set high on the hillside overlooking Golcar and Linthwaite. It is a rural settlement consisting of 18th and 19th century weaver's cottages, which are juxtaposed with large, late 19th century houses, set in their own grounds at the southern boundary of the conservation area.
- The existing conservation area was designated in March 1981 and includes Upper and Lower Wellhouse. The clustered weavers' cottages tend to be situated on the higher ground at Upper Wellhouse and Share Hill in a close-knit arrangement of narrow lanes and streets. The larger neo-vernacular style houses are situated off Lowestwood Lane.
- Two areas have been proposed for inclusion in the amended boundary. This includes Westwood House to the south west and Rob Royd, Hope Terrace and Glen Cottage to the East. The former is a large and imposing building and is present on the 1854 map. It is identified by the original settlement name of Westwood and has a historic link to the buildings in Wellhouse Fields.
- Hope Terrace and Glen Cottage are important in terms of the historical development of Wellhouse and are one of the earliest examples of the shift from the clustered settlement in the north to development in the southern part of the conservation area. Rob Royd is an attractive villa of late 19th early 20th century and incorporates interesting architectural detail including stained glass and internal detailing. It is a substantial stone built house within a large estate and this setting should be preserved. This extension would link with the boundary of the adjacent Golcar Conservation Area and would assist to preserve its setting.
- The residents of Wellhouse received a leaflet, a questionnaire and a map with details of the proposed extension. In addition, a manned exhibition was held on Saturday 10th February and a public meeting on Monday 12th February 2007.
- 130 leaflets have been distributed to residents of Wellhouse and its immediate environs and 17 questionnaires were returned, which is a 13% return rate. Of the reply's received 70% were in favour of the proposed extension and a further 12% suggested additional boundary extensions.

- The public meeting was held on the 12th February 2007. There was no consensus about the proposed boundary extensions, some residents had objections and could see little benefit to their inclusion in the proposed boundary. Other members of the public, such as the residents at Hope Terrace, were decidedly more positive about the proposals.
- Residents highlighted the fact that a number of inconsistencies had occurred in the Conservation Areas since its designation. These appear to relate to highways and development issues including inappropriate and poor quality street surfaces and furniture. Further consideration to highways issues should be a priority for Wellhouse and should include the provision of parking, speed restrictions, traffic calming, improved street lighting and the exclusion of heavy goods traffic through the village.
- The properties concerned are considered to be architectural and historically significant and will enhance the existing conservation area. The questionnaire response would support the proposal. As a result of the public consultation guidance should be produced to inform the residents of the implications of designation to address their concerns.
- A management plan will be incorporated within the final appraisal document to identify actions and policies required to retain the architectural and historic significance. This will include information on tree management, enhancement works, (including the graveyard and open spaces), the creation of a design policy for new developments, footpath/bridleway management, and highways enhancement.



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Scale 1/3100

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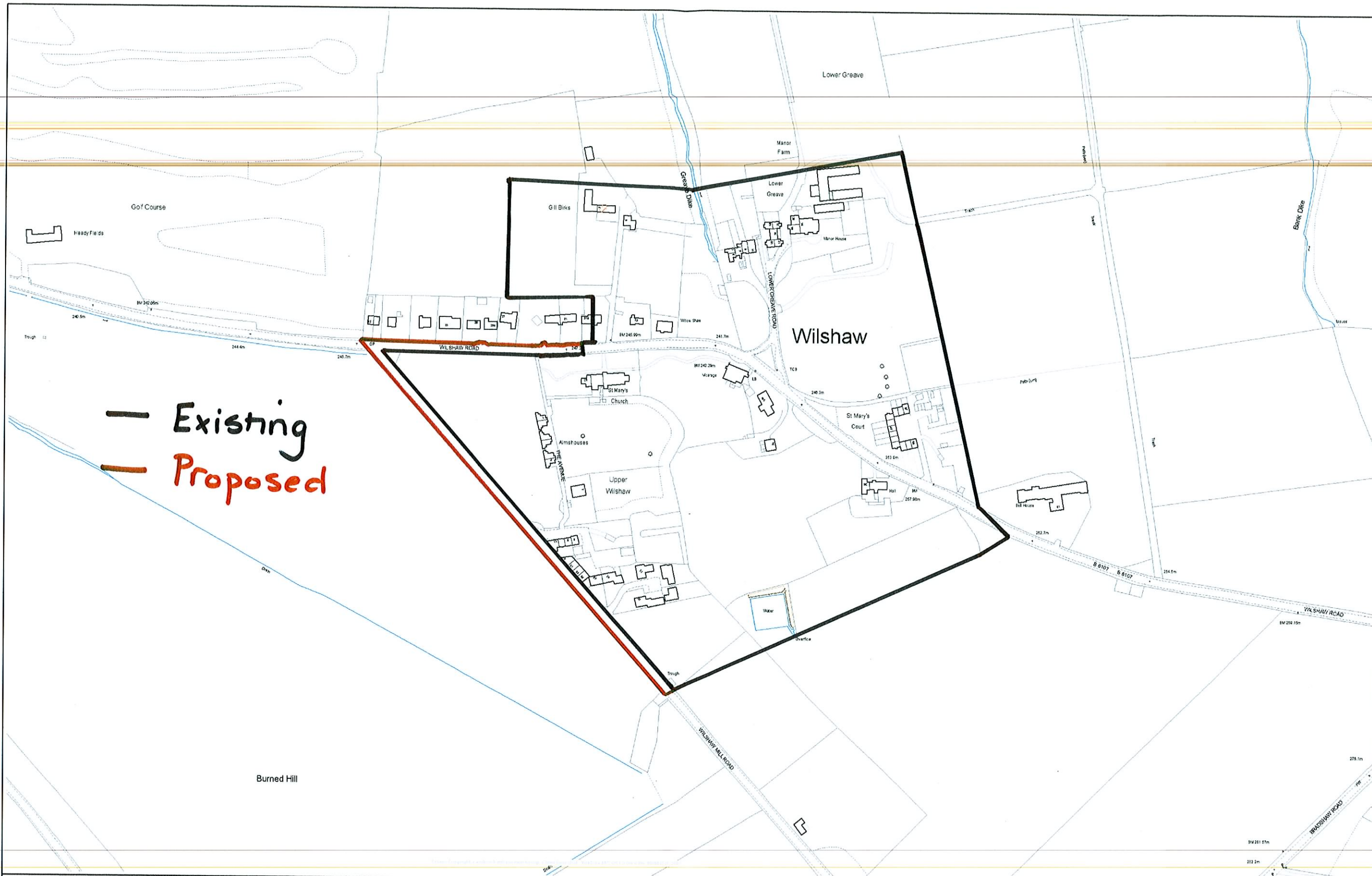
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Wilshaw Conservation Area Appraisal Summary

- The village of Wilshaw is located on a north facing slope in the Holme Valley approximately 9.4km south of the centre of Huddersfield. It is a rural settlement largely surrounded by moorland. It is situated on an exposed hillside between the villages of Meltham, Honley and Holmfirth.
- Wilshaw is a rural village where the majority of properties date from the mid Victorian period, some built as a result of the philanthropy of Joseph Hirst (1805-1874). The village currently has no centre and is notable for the survival of a number of buildings within a 'model' village type development; there are a number of important buildings and a significant natural environment with a wooded setting and attractive open spaces.
- The appraisal process of Wilshaw Conservation Area has resulted in the proposed retention of the boundary designated in August 1980 with a small extension to the western boundary.
- The proposal was minor and involved continuing the boundary from the middle of Wilshaw Road and Wilshaw Mill Road to encompass the pavements and boundary walls on the opposite side of both roads. This will ensure that the boundary walls and highway materials, such as kerbstones, would preserve the character of the conservation area.
- In addition, the boundary at Cherry Tree Lodge was retracted to fall in line with the existing boundary wall leading to Gill Birks Farm. This would remove the current ambiguous boundary that currently dissects this property.
- The public consultation process involved a mailing, sent to Wilshaw residents, enclosing an information leaflet, questionnaire and boundary map which could be annotated and returned to the Conservation and Design Team. In addition, a manned exhibition was held, along with a public meeting to provide detailed information about the appraisal process, and gather views of local residents about the Conservation Area.
- The questionnaire consultation received a 8% response (6 questionnaires from 75). Of these responses 67% agreed with the proposed boundary and 17% proposed a further extension.
- The public meeting, held at Wilshaw Village Hall on 5th February 2007 provided a number of interesting insights about issues within the conservation area. There was particular objection to an approved planning application for a large number of new dwellings at Manor Farm, a property located within the conservation area. This has been ongoing for some time.

- From all the consultation methods there was a consensus of dissatisfaction with some alterations that had occurred within the conservation area in recent years, prior to the appraisal process. Residents highlighted the fact that a number of inconsistencies had occurred in the Conservation Areas since its designation. These appear to relate to highways and development issues including inappropriate and poor quality street surfaces and furniture. Further consideration to highways issues should be a priority for Wilshaw and should include the provision of parking, speed restrictions, traffic calming, the state of Public Footpaths, improved street lighting and the exclusion of heavy goods traffic through the village.
- Consideration was given to Article 4 (2) directions and buildings were put forward for consideration including a number of houses within the original 'model village' plan of Wilshaw.
- As a result of the public consultation exercise, the positive public response to the revised boundary reinforced the justification for the minor extension proposed. However, the existing boundary at Cherry Tree Lodge will remain to provide protection to the stone boundary walls leading towards Gill Birks Farm.
- The final outcome of this appraisal exercise for the Wilshaw Conservation Area will be the production of a document assessing and describing the special interest, historic character and appearance. The management plan incorporated within the document will demark actions and improvements that can be implemented to address the issues raised through the appraisal and consultation process.



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Scale 1/3000

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