

GOLCAR CONSERVATION AREA



GOLCAR

CONSERVATION AREA

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1. INTRODUCTION

This report proposes the case for redefinition of the Golcar Conservation Area.

Golcar is a large, closely-knit hillside village of picturesque quality. Steep slopes, steps and narrow lanes with homogeneous vernacular stone architecture and stone retaining and boundary walls characterise the settlement.

1.1 Conservation areas

Golcar is one of 57 existing conservation areas in Kirklees. Kirklees Council propose to expand the boundary of the existing Golcar conservation area to encompass the commercial heart of the village and the open countryside of Golcar Edge which is integral to the character of the settlement.

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 Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). Conservation areas are recognised for the contribution they make to the cultural heritage and economic well being of the country and to the locality.

An area with conservation area status imposes a duty on Kirklees Council to preserve and enhance the quality and character of the conservation area. Designation as a conservation area strengthens existing development policy in the Kirklees Unitary Development Plan (UDP) to preserve and enhance the appearance and character of the conservation area.

Golcar is already recognised as a conservation area due to its special architectural and historic interest, the proposed extension of the area encompasses the commercial heart of Golcar and the wider open countryside setting of the settlement. These extension areas are essential components of the character of the place and are under increasing development pressure which may irretrievably damage the setting and character.

'In considering further designations authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest.' (Para. 4.3. PPG15: Planning and the Historic Environment)



View of Golcar from Wellhouse

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Kirklees Council when designating a new conservation area has a statutory duty to undertake a Conservation Area Appraisal which this document comprises. English Heritage has produced guidance on preparing conservation area appraisals, which has formed the basis of this document, in conjunction with local criteria and policies contained in PPG15: Planning and the Historic Environment.

When designating a conservation area, there is an expectation by Central Government that supplementary guidance will be developed for each conservation area to further preserve and enhance the quality of the environment. The planning system in England is currently undergoing reform. In the future a Local Development Framework (LDF) will replace the Unitary Development Plan for Kirklees. The LDF will include a core strategy to set out the key elements of the planning framework for the area. This may set criteria for identifying locations and priorities for area action plans to be prepared. Area action plans, covering conservation areas, should set out policies and proposals for action to preserve and enhance the area, including defining areas where specific conservation measures are proposed and areas which will be subject to specific controls over development.

This conservation area appraisal could be used as a basis for an action plan in conjunction with the LDF.

2. LOCATION AND POPULATION

The Golcar conservation area was first designated by Kirklees Metropolitan Council in 1974. It currently covers 17.154 hectares and it is proposed to extend this area to 49.9 hectares (116 acres) following approval of this conservation area appraisal. It is located approximately 6.5 km west of Huddersfield town centre and is set on the hillside above the valley of the River Colne. The 2001 Kirklees area settlement profile indicated the population of Golcar is 8795.



Aerial photograph of the
Golcar settlement

3. HISTORICAL ANALYSIS

3.1 Archaeology

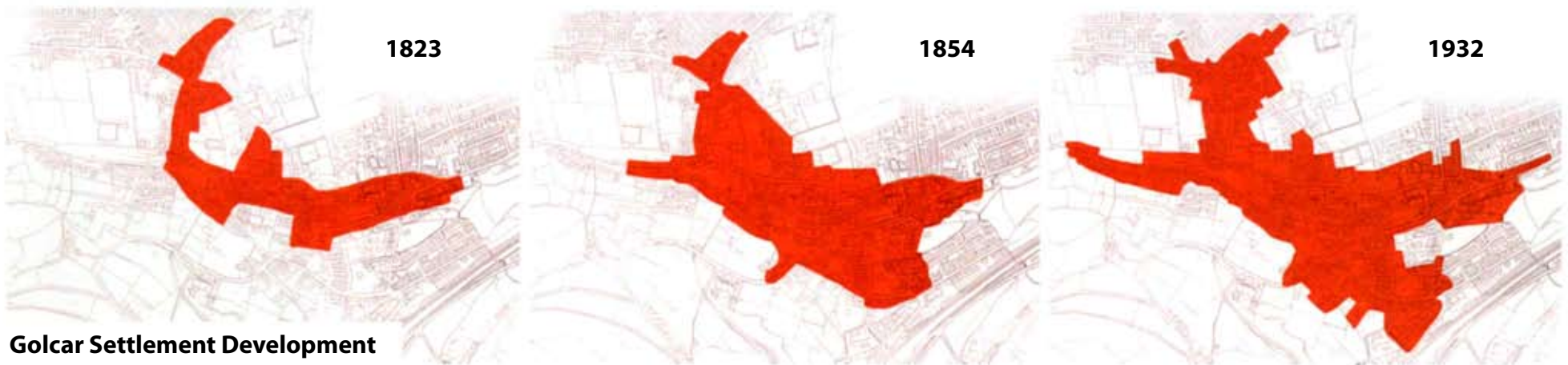
Golcar lies in the Millstone Grit area of the Carboniferous geological series. Millstone Grit is the characteristic local building stone of earlier times, now often blackened with soot. The settlement lies on the north-western side of the Colne Valley, and its earliest nuclei are sited on the steep hillside below the flat area, known as Golcar Flat. This may have been to take advantage of the availability of water supplies from wells or springs, but it results in a highly dramatic setting, reminiscent of an Italian hill village. On the south-west, the steep-sided valley of the brook separates Golcar from Wellhouse, where Victoria and Albion Mills were built. This forms a defining feature of the village and is the prime area for conservation area extension. In earlier times, Golcar was highly inaccessible, and even now it is approached only by long climbs from Milnsbridge to the east via Scar Lane or Leymoor Road, steep gradients down and up to Wellhouse to the south-west, and a steep hill down from Scapegoat Hill.

3.2 Origins and development of the Golcar settlement

Golcar is mentioned in the Domesday Book, but the description was not very complimentary. The agricultural land was noted as waste and there was also some wood pasture. In later years, the woollen cloth trade developed in the area, and there was a fulling mill in the 16th century, but even in the 17th century it was still on a very small scale. Until the 18th century it was literally a “cottage industry” and there are few buildings left in Golcar from this period.



Early photograph of Golcar viewed from the south east



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The opening of the Huddersfield Narrow Canal in 1811 transformed the Colne Valley from a weavers settlement to an area accessible by transport. The turnpike route, now the A62 through Linthwaite, on the opposite side of the valley was not constructed until 1820-22. However, the steep hills of Golcar meant that neither form of transport was particularly accessible for horses and carts from the village. The area continued to develop slowly, and in 1820 the Golcar Inclosure Act authorised the enclosure of the remaining open land at Wholestone Moor and Bolster Moor. In 1827, Brook Lane and Share Hill were built (as an unemployment relief measure) to improve the link between Golcar and Wellhouse, including a culvert for the brook, later known as Slubbers Bridge. In 1828-29 the Parish Church (St. John's) was built. This was a "Commissioners" church, one of many in the area built with money voted by Parliament in thanks for the victory at the battle of Waterloo. The 1854 Ordinance Map shows a Baptist Chapel, originally built in 1834-35, indicating that not all the growing population was content with the established church. The Providence Methodist Church on Knowl Road dates from 1884.

Golcar acquired a railway station on the opening of the railway between Huddersfield and Stalybridge on 1st August 1849, although it would appear that Station Road did not exist until the railway was widened between 1883 and 1894. The former Union School, now dwelling houses nos. 1 to 7 Knowl Bank, also existed by 1854. A Church of England School existed then, although this listed building, now also converted to housing, was built in 1864.

Golcar's population continued to grow. The Baptist Chapel was rebuilt in 1867, though this building has been demolished, and the Church now operates in the Sunday School of 1896, apparently standing on the site of the original 1835 building.

3.3 Historic patronage

In 1831 the township had a population of 3,143. Most of the businessmen were manufacturers, indicating that the "cottage industry" tradition still prevailed, even though quite large mills had been built elsewhere in the Colne Valley and in neighbouring areas, by 1800. The 1854 Ordnance Map shows a very scattered settlement, with a nucleus of houses south of the Parish Church, and clusters of houses nearby. Most of the buildings on that map that survive are "weavers" cottages, again suggesting the "cottage industry" model. These houses were generally built in the first half of the 19th century, and are somewhat later in date than examples elsewhere.

Some mills were established, including Victoria Mill at the foot of Victoria Lane (now occupied by Drake Extrusion Ltd.), and Albion Mill on Brook Lane (1861), but the topography prevented large-scale mill developments of the kind seen in Huddersfield, or even Slaithwaite. By the early 1900's, most of the buildings now forming the conservation area had been built. Development continued on a smaller scale, more recently, since the Second World War, development has taken place on Golcar Flat and other areas not considered suitable for development in past years, whether for land drainage, water supply, or other reasons such as ownership.

Estate owners keen to increase their income from rents built many of the cottages in Golcar. Saviles developed Golcar as a cloth-workers' settlement in the late 18th and early 19th century. *'It was in the interest of those who built housing as an investment that their properties should be of sound construction, so as to require a minimum of repairs.'* (*Workers Housing in West Yorkshire. 1750-1920*)



Church of St. John



Albion Mills



Victoria Mills

4. THE CHARACTER OF GOLCAR

The character of Golcar is derived largely from its location and setting. The village form is organic with limited formal planning. Indeed, Golcar has been likened to an Italian hill village as its setting and overall form are similar to many settlements in rural Italy.

The village centre can be accessed by three major radial routes, via Scar Lane at the east of the village, Share Hill at the south east of the village and Town End at the north west of the village. Historically these routes were important access points to Golcar. Today, these radial routes are important 'visual gateways' into the centre of Golcar and all have a strong character. To the south-west and south of the village centre in the bottom of the valley is the water course/brook/beck and where Albion Mill & Victoria Mill are located. The bottom of the valley, is a beautiful, rural landscape and when Golcar is viewed from a distance the natural landscape appears to frame the village.

At present there are 74 listed buildings within the existing conservation area, though this will rise to 96, subject to the expansion of the conservation area boundaries.

4.1 The contribution made by key unlisted buildings

Golcar has several listed buildings as identified in Appendix 3. However, Golcar encompasses many buildings of high architectural quality and historical importance which are not listed.

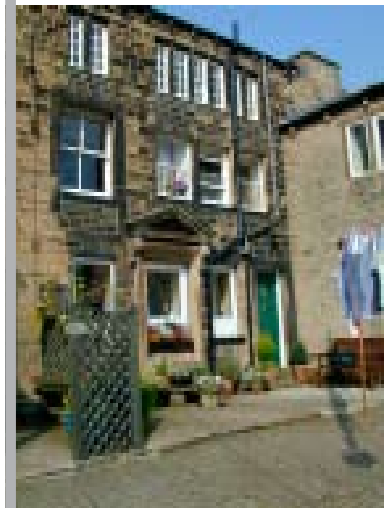
One of the oldest buildings in Golcar may be what is now 24 Church Street, which appears to be mid 18th century. 24 Church Street and its neighbours may be formed out of the former Manor House. Neither this building nor the Rose and Crown public house nearby, which may date from the same era, is listed at present. The Rose and Crown is formed from two buildings, 130 and 132 Knowl Road and grouped outbuildings, though it dates from the 18th century it has had considerable reconstruction during the 19th century.

Albion Mill on Brook Lane, the date on the water tower states 1861, is a four-storey mill with an adjacent 8-sided stone chimney. It nestles in the valley on the banks of the watercourse, and the site includes a terrace of 4 workers cottages. The importance of this mill in the historical development of Golcar should not be under-estimated. Until Albion Mill and Victoria Mill were built, Golcar was based on traditional weavers industries. The introduction of these two mills helped provide employment and prevent depopulation of the village.

Victoria Mill is constructed from stone, it has been altered over time to accommodate the needs of industry, but the historic fabric of the building remains.



View of Golcar from Wellhouse



The unlisted Manor House on Church Street

No.s 17-23 Swallow Lane are unlisted but have high architectural value. Several of the dwellings have the original stained glass windows.

It is important that all these buildings are included in the conservation area to afford them greater protection and to ensure any future changes help preserve and enhance the character of Golcar.

5. BOUNDARY DEFINITION


The boundary of the extended Golcar conservation area is proposed to be redefined to include Golcar Edge, an area of high quality open countryside which frames the settlement. The hillside acts as a buffer to prevent the settlements of Golcar and Wellhouse from merging; thus protecting the character and setting of both areas.

'The importance of spatial quality and the form of its enclosure in the townscape need to be stressed, as do important views into and out of the conservation area. Key settlements should be defined, where applicable.' (Conservation Area Practice. English Heritage)

5.1 Gateways to Golcar

The revised boundary of Golcar was partly based on the 'gateway' access points identified on the map:



1. Access point from Scapegoat Hill and Town End. This encompasses unlisted buildings of high architectural and historic quality, and ensure the commercial heart of Golcar is included. West of this area the buildings are not of sufficient significant architectural quality to be included;
2. Access point from Longwood and Nettleton Hill. The building marked  on the map was originally a Toll House, historically acting as a formal entrance point into Golcar. This access point ensures the commercial heart of Golcar is included in the conservation area;
3. Access point from Milnsbridge. The boundary was defined here to act as an entrance point from Milnsbridge, but also to encompass unlisted buildings of high architectural and historic quality;
4. Gateway access point from Wellhouse, to define the perimeter of the two settlements;



View along Church Street



Gateway to Golcar from
Scapegoat Hill



5.2 Included Areas

- A** Helps to preserve the setting of the Grade 2 listed Church and vicarage. The buildings themselves are high quality, but are unlisted, their inclusion in the conservation area provides added protection of the character in this part of Golcar.
- B** South of Albion Mill is an important vista, providing panoramic views of Golcar and the surrounding hillside. The view from this vista reinforces the importance of extending the Golcar conservation boundary to include the open countryside identified in the revised Golcar conservation boundary. Both Albion and Victoria Mills are architecturally and historically important to Golcar.
- C** Knowl Road has important vistas from Golcar overlooking the surrounding countryside. This view reinforces the importance of including the open countryside of Golcar Edge in the conservation area. The topography of the area creates a strong vertical emphasis, acting as a barrier to large-scale industrial development.
- D** The dwellings are characteristic of the small linear plots prevalent in Golcar.
- E** The building style, materials and plan form are characteristic of Golcar.

5.3 Excluded Areas

- i** Golcar School. The use of materials, and style of building detract from the revised conservation area and have been excluded.
- ii** Modern housing development, the style and layout is not in keeping with the historic character of Golcar
- iii** Neutral quality housing, excluded from the conservation area as not key to the character of Golcar.
- iv** Open countryside of neutral quality, not key to the character of Golcar
- v** Area traditionally regarded as Wellhouse
- vi** Cricket ground historically important to Golcar, but not key to the character of Golcar
- vii** Houses of neutral quality



Early photograph of Golcar



Weavers cottages in the centre of Golcar

6. OPEN SPACE AND TREE COVERAGE

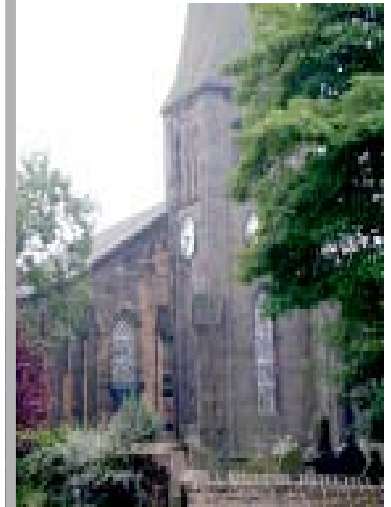
The commercial heart of Golcar has sparse tree coverage, but the undeveloped hillside has a fair number of trees. The other area of significant tree cover is round the churchyard. Tree planting in recent times has resulted in the return of tree cover to areas such as Scar Wood, on the steep slope between Scar Lane and the railway to the north-east of Golcar. Even so, it is difficult to appreciate that the Colne Valley was once well wooded.

Tree coverage in Golcar is quintessential to its character. Panoramic views of the settlement reiterate the importance of the trees to the setting and character, creating extra interest, depth and character in the area. Tree coverage in Golcar is predominately informal. Trees on the south facing hillside have naturally occurred, whilst the trees at the church have been formally planted, but still successfully retain an informal character.

The village has little formal public space, however there are other types of spaces of interest. The natural landscape is a significant part of the character and appearance of the area and plays an important role in the setting of the conservation area. Many of the streets and roads are lined with mature trees, which are an important feature. Many of the properties of the mid-late 19th century period and later have gardens, which are enclosed by dwarf stone walls and are a positive aspect to the area. Those buildings that are slightly earlier in date (late 18th century and early 19th century) do not often have a garden area and generally front directly onto a highway, or have a small yard area enclosed by a stone wall.

The surrounding landscape makes a vital contribution to the character and setting of Golcar, the topography creating a panorama not apparent in other areas.

Golcar has several stone walls which impart character. Many of the walls defining fields, open spaces and the boundaries of earlier properties are of weathered, dry stone construction which support the strong character of the conservation area. The field dry stone walls are built with both sides or faces 'battered' inwards from the vertical. Dry stone walls are specially characteristic of hilly districts such as Golcar. The dry stone walls are finished with coping stones which are slightly larger than most of the other stones which compose the wall and are laid differently. In the Golcar area the coping stones are laid vertically to provide a deterrent for jumping sheep.



Grade 2 listed Church of St. John

7. URBAN GRAIN AND SETTLEMENT PATTERN

The urban grain of the Golcar conservation area is characterised by small linear plots which dictated the overall design of many of the buildings within the area. There are a number of detached properties but these are few in relation to the overall building stock. The detached properties included in the revised Golcar conservation boundary have small plots in keeping with the linear settlement pattern.

The steep hillside, is one of the defining features of Golcar. The hillside creates extra drama and interest and sets the village apart from other weavers settlements in the Colne Valley. Many of the roads in the steepest areas are linked by stone steps and footpaths, which form an important part of the character of Golcar.

The early settlement pattern is still clearly visible, with Golcar Flat remaining undeveloped until the twentieth century and Golcar Edge still largely undeveloped. Early transport routes remain and now form the basis for the existing transport links.



8. BUILDING TYPES

The building materials of historic Golcar are almost entirely stone and slate. Stone is the overriding material for walls. Stone slate was used for earlier roofing, with blue slate favoured for the later 19th century buildings. The walls of earlier buildings consist of variable depth of stone courses, whereas the stone courses of the later buildings are more regularly coursed. The stone coursing of the grander houses tend to be ashlar sawn. The boundary walls of late 19th century properties are regularly coursed with fine joints and are coped with a variety of coping stones. Many cast iron railings have been removed.

The dominant use of stone and other natural materials have patinated to impart the distinctive and cohesive character to Golcar intimately connecting the buildings to the landscape. Latterly, however, those few houses constructed in the late 20th century which lie within the proposed conservation area, have been built in artificial stone which does not patinate well and appears to become merely 'dirty'.

Much of the paving in Golcar is tarmac, which is a potentially detractive feature. However at Cliffe Ash, original paving from locally sourced material is still in place and has recently been repaired.

8.1 Dwellings

There are two main types of cottages prevalent in Golcar:

The earlier weavers cottages front directly onto the highway with no garden. The dwellings are constructed from locally sourced natural stone, and the walls consist of variable depth stone courses. Several of the properties traditionally would not have had highway access, this is reflected today, with the lack of front and rear open space. These cottages were used to enable denser development in the steep-sided valley, where there was a limited amount of flat building land available.



Cliffe Ash



Early photograph of Small Lane

GOLCAR CONSERVATION AREA

'The most distinctive loomshops were those which occupied the top floors of cottages and were lit by long mullioned windows... The correlation between branch and building type reflected the requirements of woollen weaving, which did not need a damp atmosphere, and for which top-floor loomshop afforded sufficient space and light with only minimal disruption to normal domestic planning. The frequent grouping of these weavers' cottages in pairs or terraces of three or more suggests that they were built either as speculation or by manufacturers providing housing and working accommodation for a wage labour force. Internally the loomshops were open rooms with a fireplace or some other source of heat; some had internal access to the cottages below, while others had their own external doors enabling domestic and industrial functions to be totally separate. In some cottages shared workrooms extending over two or more dwellings offer strong evidence for control by an employer' (Yorkshire Textile Mills 1770-1930).

- Mill workers cottages, and cottages built for investment, were built later and the Victorian properties functioned purely as living accommodation. The buildings were of sound construction to require the minimum of repairs. The mill workers cottages are set slightly back from the highway, creating a small front garden, enclosed by dwarf stone walls and constructed from locally sourced stone. The stone is more regularly coursed, reflecting the changing building techniques. The walls of the late 19th century properties are regularly coursed with fine joints and are coped with a variety of coping stone. Several would also have had cast iron railings, but these have since been removed. Several of the late Victorian properties have decorative stained glass windows features (several of which, despite no legislative protection, remain). However, windows are increasingly replaced with PVC windows which are a detractive feature to the conservation area.

8.2 Mills

The mills below Golcar Edge were constructed in the late 19th century. Both Albion Mill and Victoria Mill are constructed from stone and other natural materials. Albion Mill also had associated dwellings which are remain today.



An attractive terrace of late 19th century houses



Albion Mill on Brook Lane

9. BUILDINGS AT RISK

Albion Mill is a building of high architectural quality constructed from local materials, and in recent years has been used as a scrap yard. The building is currently vacant and unlisted, and is therefore potentially at risk from further deterioration.

Associated with Albion Mill are a group of traditional cottages, originally built to serve the mill. The cottages were constructed out of local materials in 1861. The buildings have been altered very little since they were constructed and are a fine example of architecture from this period. The cottages are also unlisted, further illustrating their need to be included in the conservation area.

10. NEGATIVE FACTORS

The small number of detractive features and buildings within the conservation area are mostly of recent construction and are identified by the use of artificial materials, poor design and detailing which does not respect the quintessential character of the area. For example, artificial stone which does not patinate to harmonise with real stone and crudely designed new windows and doors.

Historically, a row of traditional cottages was situated on the car park site at Town End. Although the car park is a vital element to the settlement, helping provide trade to the shops in the centre and ensuring Golcar remains active throughout the day, the area does suffer from inferior landscaping and the use of poor quality materials (concrete and tarmac). Excluding Cliffe Ash, the majority of pedestrian paths are tarmac and do not enhance the character of Golcar, nor do the safety railings along Church Street. Use of materials and designs sympathetic to the character of Golcar would greatly enhance this area.



Secluded mill cottages on
Brook Lane

11. ECONOMIC NEED

Currently over 50% of people in the Colne Valley (this includes Golcar) are employed in manufacturing, compared to 15.7% for Great Britain. Golcar is increasingly regarded as a commuter settlement, however it still manages to retain a strong sense of community. Further investment in Golcar is needed to diversify the economic base, to ensure it continues to have a strong sense of community and does not become a dormant commuter village.

12. CONCLUSION

The tourism and economic potential of Golcar could be further developed, enhancing the environment through streetscape initiatives.

Golcar's popularity has brought increasing development pressures. Whilst the open space to the south west is green belt, there is potential for development elsewhere. The proposed expansion of the conservation area does not mean that new development will not be permitted, but that such development will be of high quality, preserving and enhancing the character and heritage of this attractive village



Shop front at Swallow Lane



The centre of Golcar

BIBLIOGRAPHY AND APPENDICES

Appendix 1 Conservation Area Matrix

Appendix 2 Enhancement Proposal

Appendix 3 Listed Structures in Golcar

Appendix 4 Relevant Kirklees UDP Policies

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Appendix 1 Conservation Area matrix

PPG15 & English Heritage Criteria	Kirklees Council Commentary on Golcar
Location and population	Golcar lies 6.5km west of Huddersfield. The conservation area will cover 49.9 hectares. The population of Golcar is 8795 (Source:2001 Kirklees area settlement profile)
The origins and development of the settlement	Golcar developed around the woollen industry from the C16th. The hilly topography of the area acted as a barrier to large-scale industrial development preventing the area from becoming an accessible transport route until engineering and building techniques changed.
The prevailing or former uses within the area and their historic patronage	The 'cottage industry' development pattern prevails in Golcar, despite the establishment of two mills in the C19th.
Archaeological significance and potential of the area	Golcar has sparse archaeological significance and potential.
The architectural and historic qualities of the buildings and the contribution they make to the special interest of the area	The proposed conservation area will include 111 listed buildings which are of architectural or historic interest. Many of the listed buildings are traditional weavers cottages which are of both historical and architectural importance to both Golcar and the wider area.
The contribution made by key unlisted buildings	The unlisted C19th mills add greatly to the charm of the area, and are important for both architectural merit, and for contribution to the historical development of Golcar. Several of the cottages retain original period details preserving the historic character of Golcar.
The character and relationship of spaces within the area	Due to its topography Golcar has a strong vertical emphasis. Traditionally the upper parts of Golcar were not developed, but instead used for farming, due to greater soil fertility and lack of gradient. The lower part of Golcar (Golcar Edge) remained relatively undeveloped until the C19th due to the risk of flooding from the nearby river. As a consequence the main development of Golcar occurred on the steep gradient.
Prevalent and traditional building materials, textures and colours	Early building materials are almost entirely of locally sourced stone and slate, which has been weathered over time adding depth and character to the area.
Local details	Weavers cottages, open countryside and overall topography together contribute to the uniqueness and special quality of Golcar.
The contribution made by green spaces, trees, hedges and other natural or cultivated elements to the character of the area	Several of the garden plots in Golcar have tree coverage. In addition, streetscapes have trees which form an important part of the character of Golcar. Golcar Flat has a high proportion of trees, reflecting that the area has not been developed as part of the historical development of Golcar. Stone walls in Golcar greatly contribute to the character of Golcar.
The setting of the conservation area and its relationship with the landscape or open countryside	The character of Golcar has been likened to an Italian hill village, set on the hillside in a rural landscape
The extent of loss, intrusion or damage, i.e. the negative factors	Victoria Mill at Golcar Edge has been significantly altered due to its industrial historical development. However, the building has high architectural and historic value. In addition, street furniture, railings, paving and some shopfronts in the commercial centre suffer from poor quality materials unsympathetic to the history and character of Golcar.
The existence of any neutral areas	1st, 2nd and 3rd Avenues are average red-roofed buildings which do not enhance nor detract.

Appendix 2 Enhancement Proposal

Enhancement Proposal	Reasoning
Improved street lighting, paving and railings on Town End	Street lighting, paving and railings at Town End are relatively poor quality, and materials used are not sympathetic to the character of Golcar.
Creation of a village focus at the junction with Leymoor Road and Swallow Lane. Undertake slight improvements to the war memorial to enhance its setting to contribute positively to the character of Golcar.	The war memorial at the junction of Leymoor Road and Swallow Lane is important to residents of Golcar. It was installed after a parish campaign, but its setting could be greatly improved by the use of more sympathetic materials.
Property improvement grant scheme for commercial premises to encourage repair and restoration of traditional shop fronts and signs or good quality compatible replacements	Several of the existing shop fronts are in styles and materials which are unsympathetic to the character of Golcar. Plastic fascias and bright materials have been used which do not enhance the character or setting.
Enhancements and signage of the car park	Historically, the car park is at Town End used to be a row of traditional cottages. Sadly, these were long since demolished and the site has become a car park. The car park is a vital element to the settlement, helping provide trade to the shops in the centre. However, the car park is not sign posted, is badly landscaped and uses poor quality materials (concrete and tarmac).
Improve pedestrian links to the Colne Valley Museum and sign a "Historic Trail" linked to the museum	Colne Valley Museum is an important tourist destination, visited by many school parties. Currently, accessibility to the museum is poor for both pedestrians and road vehicles. The Council does not wish to have vehicular access directly to the museum; rather improve signage to local parking and improve signage to the museum.

Appendix 3: Listed Structures in Golcar

71 - 73 BROOK LANE (Grade II) Early to mid 19th Century weavers house. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets. Three storeys (ground and first floors back to earth).

54- 58 BROOK LANE [New York House] (Grade II) Ground floor: doorways with stone surround and small cornice over. Ground floor two-light stone mullioned window. Upper floors stone mullioned windows. Built in 1843. Chimneys have square stone pots with triangular tops and moulded sides. Stone plaque to south west gable apex reads: NEW YORK HOUSE 1843.

CHURCH OF ST. JOHN, CHURCH STREET (Grade II) Built 1829. 'Commissioners' Church in Lancet style. Pitched slate roof with gable copings. Square west tower with broach spire. 6-bay buttressed nave. Short chancel. South porch. Nave lancets have diamond glazing. Tower has triple groups of louvred lancets to bell chamber. Spire has lucarnes to 4 sides.

17- 25 CLAY WELL (Grade II) Early to mid 19th Century. Terrace of 5 cottages, 2 storey high. Hammer dressed stone. Pitched stone slate roof (part bitumen covered). Coped gables. Part of terrace has stone brackets to gutter. Included for group value.

29 CLAY WELL (Grade II) Mid 19th Century factory/warehouse and internal dwellings. Hammer dressed stone. Stone slate roof with gable copings and stone brackets to gutter. 3 storeys. The main house has central door, in recent porch, with single light to each floor area. To right is the tall barn-like factory building with carriage entrance on west side, 4 industrial casements to upper floor, to both sides and 3 small semicircular lights with radial glazing bars to both sides. To rear of main house is dwelling with 2 and 3-light stone

1 - 3 CLIFFE ASH (Grade II) Mid 19th Century. Hammer dressed stone. Pitched stone slate roof with coped east gable. Stone brackets to gutter. 2 storeys and basement. Mullioned windows.

22 - 24 CLIFFE ASH (Grade II) Dated 1845. Two weavers houses, now museum. Built by James Pearson, clothier, born 1796, and his wife Sally, parents of John & Joseph Pearson who were part owners of Golcar Mill. Hammer dressed stone. Stone slate roof, stone brackets to No 24. Three storeys. Continuous sill to 1st and 2nd floors.

26 -28 CLIFFE ASH (Grade II) Circa 1845. Two excellent terraced weavers houses. Possibly built by Edwin Pearson who occupied the house in 1851. Hammer dressed stone stone slate roof with gable copings and stone brackets to gutter. 3 storeys to front, one storey to rear. No 28 became the premises of Golcar Socialist Club from 1907, the year of the by-election which returned Victor Grayson as Colne Valley's first socialist MP.

BRIDGE, GOLCAR VIADUCT (Grade II) Railway viaduct, built in two halves. c.1845 and c.1890. Deep coursed rock faced stone. Rusticated dressings. Ashlar string course and coping to parapets. Two separate viaducts, side by side and each carrying two tracks. Each viaduct has four arches (semi-circular) with brick vaults. Large ashlar string course at springing of arches.

76 - 78 HANDEL STREET (Grade II) Mid 19th Century. Terraced pair of weavers houses. Hammer dressed stone. Pitched stone slate roof. Stone brackets. Coped gable to west side. 3/1 storeys, mullioned windows. Cill band to 1st and 2nd floors. (No. 76 includes No 21 Rock Fold)

77 - 79 HANDEL STREET (Grade II) Early to mid 19th Century. Pair of good weavers houses. Hammer dressed stone. Pitched stone slate roof. Coped gable. Stone brackets to gutter. 3 storeys.

80 - 82 HANDEL STREET (Grade II) Mid 19th Century. Handed pair. Hammer dressed stone. Pitched stone slate roof. Coped gable. Stone brackets to gutter. Two storeys. Mullioned windows.

84 - 86 HANDEL STREET (Grade II) Mid 19th Century. Two weavers houses. Hammer dressed stone. Pitched stone slate roof. Stone brackets. Two storeys. South elevation has: Ground floor: one 3-light stone mullioned window with raised sill; one 2-light stone mullioned window; one window with stone surround. First floor: one 10 light stone mullioned window; one 3-light stone mullioned window with raised sill.

88 HANDEL STREET (Grade II) Early to mid 19th Century. Good weavers house. Hammer dressed stone. Pitched stone slate roof. Stone brackets to gutter. Cut footstones. Coped gable. 3 storeys.

90 HANDEL STREET (Grade II) Mid 19th Century. Good weavers house. Hammer dressed stone. Pitched stone slate roof. Stone brackets. Coped gable. 3 storeys. Mullioned window, continuous sill band to 1st and 2nd floor.

86 - 90 JAMES STREET (Grade II) Mid 19th Century terrace. Hammer dressed stone (part rendered). Pitched stone slate roof. No 90 has concrete tiles. Coped gable to west and footstones. Stone brackets to gutter. Two storeys. Each dwelling has: South elevation: One 4-light stone mullioned window. One 5-light stone mullioned window. Two 6-light stone mullioned windows. First floor; One 14-light stone mullioned window (5 lights blocked). One 8-light stone mullioned window.

20 - 26 JAMES STREET (Grade II) Mid 19th Century two-storey terrace. Hammer dressed stone. Pitched stone slate roof. Stone brackets. South elevation has: Ground floor; one 4-light stone mullioned window. First floor; one 2-light stone mullioned window; one 3-light stone mullioned window. North elevation has: Ground floor; lean-to extension. One large sash window (later). First floor; one 3-light stone mullioned window; one 2-light stone mullioned window.

94 - 96 JAMES STREET (Grade II) Mid 19th Century. Part of terrace of 3 houses. Hammer dressed stone. Pitched concrete modern tile and pantile roof. Coped gable. Moulded stone brackets to gutter. Two storeys.

1, 2, 3, 4, 5 KILN BROW (Grade II) Early to mid 19th Century terrace. Hammer dressed stone, pitched stone slate roof, Coped to west gable. Two storeys. South elevation: Ground floor; Three doorways with stone surrounds (one blocked) and later doorway. One 3-light stone mullioned window (double lintel). Two 4-light stone mullioned windows (double lintel). First floor; Two 3-light stone mullioned windows One 4-light stone mullioned window. One 8-light stone mullioned window. West elevation: First floor; One 2-light stone mullioned window. Gable has two blind lights with semicircular false arches in deep lintels.

GATEPIERS, KNOWL ROAD (Grade II) Circa 1884. Panelled ashlar gate piers with volute caps and wrought iron overthrow.

PROVIDENCE METHODIST CHURCH, KNOWL ROAD (Grade II) 1884 (dated foundation stone). Hammer dressed stone with ashlar dressings. Pitched slate roof. 2 storeys with ashlar bauld and cornice between floors. South gable; Central bay separated by ashlar pilasters to both floors. Claspilng pilasters to corners. Central light with semi-circular ashlar head and apron. Doorway to each side with semi-circular ashlar head and fanlights with double doors each of three panels.

CHURCH SCHOOL, KNOWL ROAD (Grade II) 1864 (dated). Church school. Hammer dressed stone. Rusticated ashlar quoins. Pitched slate roof. Stone copings to gables on moulded footstones. Ball and stalk finials. Moulded stone brackets. 1/2 storeys (and basement). Central part: Single storey, east-west orientation with north-south single storey wing to west and 2 storey wing to east.

Upper floor has windows with pointed arched head and Y-tracery with diamond glazing (centre light larger with relieving arch over).

434 - 440 LEYMOOR ROAD (Grade II) Early to mid C19. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets to gutter over continuous string course. Two storey South East Elevation has: Ground floor; Four doors with stone surround Two 4-light stone mullioned windows (one with 1 mullion removed); two 3-light stone mullioned windows (one with 1 mullion removed). First floor; Six light stone mullioned windows (one with 1 mullion removed). North West Elevation has: Ground floor; One 4-light stone mullioned window (1 light blocked; mullion removed). First floor; Four 3-light stone mullioned windows; one 10-light stone mullioned window (2 mullions removed and 4 lights blocked).

448 - 450 LEYMOOR ROAD (Grade II) Mid 19th Century terraced pair of houses. Hammer dressed stone. Pitched stone slate roof. Coped gables. Two stone chimneys. Stone brackets to gutter. Two storey high. Mullioned windows. Continuous sill band to first floor windows. Raised sills to all south-east elevation windows.

452 LEYMOOR ROAD [PUBLIC HOUSE] (Grade II) Mid 19th Century. Former weavers house. Hammer dressed stone. Pitched stone slate roof. Three chimneys two of stone. Coped gables. Stone brackets to gutter. Two storey high. First floor: One blocked loading door, one 11-light stone mullioned window. Two storey extension to West side of later date with one range of 2-light stone mullioned windows.

470 LEYMOOR ROAD (Grade II) Mid 19th Century. Handed pair of weavers houses. Hammer dressed stone. Pitched stone slate roof, coped gables, stone brackets to gutter. Three storeys, mullioned windows

474 LEYMOOR ROAD (Grade II) Early to mid 19th Century. Small cottage, part of group. Hammer dressed stone. Pitched stone slate roof. Coped north west gable. Tabling to chimney. Two storeys, with mullioned windows.

7 LONGCROFT STREET (Grade II) Early to mid 19th Century. Hammer dressed stone. Pitched stone slate roof. Cut footstones to west gable. Two storeys. South Elevation has: Ground floor; One door with stone surround. One 4-light stone mullioned window. First floor; One 7-light stone mullioned window (2-lights blocked). North Elevation has: First floor; one 6-light stone mullioned window.

9 - 13 LONGCROFT STREET (Grade II) Early to mid 19th Century. Hammer dressed stone. Plinth of large stones and rubble. Pitched stone slate roof. Coped gable. 2 storeys. Each dwelling has: South Elevation has: Ground floor; One door with stone surround. One 4-light stone mullioned window. First floor; Two 3-light stone mullioned windows (possibly originally one 8-light stone mullioned window). One window with stone surround to gable.

1 LONGCROFT YARD, LONGCROFT (Grade II) Early to mid 19th Century. Hammer dressed stone. Pitched stone slate roof. 2 storeys. East elevation has: Ground floor; One 3 panelled door with stone surround. One 6-light stone mullioned window. First floor; one 5-light stone mullioned window/

2 LONGCROFT YARD, LONGCROFT (Grade II) Early to mid 19th Century. Hammer dressed stone. Pitched stone slate roof. Coped north gable. Two storeys. East elevation has: Ground floor; One door with stone surround one former 3-light stone mullioned window (mullions removed).

3 & 4 MOUNT PLEASANT (Grade II) Mid 19th Century. Hammer dressed stone. Pitched stone slate roof. Coped gables. Moulded footstones. Stone brackets. 3 storeys. Each dwelling has: South elevation: Ground floor; two 4-light stone mullioned windows (one has 2 mullions removed; one has all mullions removed). First and second floors; four 3-light stone mullioned windows. North elevation: Ground and first floors back to earth. Second floor central doorway with stone surround.

46 MYRTLE ROAD (Grade II) Early to mid 19th Century, part of terrace. Hammer dressed stone. Pitched stone slate roof. Stone brackets to gutter. Coped south gable with cut footstones. 2 and 3 storeys. East elevation has: Ground floor; One 4-light stone mullioned window; one 2-light stone mullioned window. First and second floors each have; Two 4-lights stone mullioned windows (each have one light blocked and may formerly have had lights between).

2 ROCK FOLD (Grade II) Mid 19th Century. Detached house, part of group. Hammer dressed stone. Pitched stone slate roof. Coped gable to west side. Two storeys. South elevation has: ground floor; one 4-light stone mullioned window; first floor; two 3-light stone mullioned windows. East elevation has: lean-to extension to ground floor.

21 ROCK FOLD (Grade II) Mid 19th Century. Terraced pair of weavers houses. Hammer dressed stone. Pitched stone slate roof. Stone brackets. Coped gable to west side. 3/1 storeys. (Includes No 76 Handel Street)

1 SCAR TOP (Grade II) Early 19th Century. Altered, detached former weavers house. Hammer dressed stone, with plinth. Pitched stone slate roof. Two storeys.

3, 4, 5, 6, 7, 10, 11, 12, 13, 14 SCAR TOP (Grade II) Mid 19th Century. Handed pair of weavers houses, part of row. Hammer dressed stone. Pitched stone slate roof (bitumen covered). 3 chimneys, 1 with tabling and 1 with half round copings. Stone brackets to gutter. 2 storeys (1 to north). Each dwelling has: South elevation: Ground floor; two entrances with stone surround and tie-stones. Two 4-light stone mullioned windows. First floor; two 8-light stone mullioned windows. East gable; one 3-light stone mullioned window to first floor. Stone brackets at eaves level. Window with stone surround in gable apex. North elevation: entrance at first floor level with stone surround and tie-stones.

1, 3, 5 SCARHOUSE LANE (Grade II) Early to mid 19th Century terrace. Hammer dressed stone. Pitched stone slate roof, coped gables. Three chimneys (rendered) with tabling. Decorative coping to 2 chimneys. Two storeys. East elevation: ground floor; three doors with stone surround. One 4-light stone mullioned window with modern casement added to end. Two former 4-light stone mullioned windows (2 mullions removed from each). First floor; six 3-light stone mullioned windows. West elevation: various modern casements - some in original.

23, 25, 27, 29, 31 SCARHOUSE LANE (Grade II) Early to mid 19th Century. Former weavers house, part of row. Hammer dressed stone, pitched stone slate roof. Chimney with tabling. Two storeys. Each dwelling has: South elevation: ground floor; door with stone surround. One former 4-light stone mullioned window (2 mullions removed). First floor; two former 3-light stone mullioned

2 SHAREHILL ROAD (Grade II) Early to mid 19th Century (circa 1840). Altered house, part of row. Hammer dressed stone (part rendered). Pitched roof - pantiles. Coped gables. Stone brackets. Two storeys. East elevation: ground floor; central entrance with stone surrounds. Two large 2-light stone mullioned windows. First floor; one 12-light stone mullioned window. West elevation: various single and former 2-light windows. South gable; rendered.

79 - 83 STATION ROAD (Grade II) Early to mid 19th Century. Three terraced houses. Hammer dressed stone. Pitched stone slate roof. One chimney with tabling. Two storeys. South elevation: Ground floor: three doors with stone surrounds. One window in former 4th doorway with stone surround. Three 3-light stone mullioned windows. First floor: six 3-light stone mullioned windows. North elevation: Ground floor: one 3-light stone mullioned window; three 2-light stone mullioned windows (one with mullion removed). Various windows with stone surrounds. First floor: six 3-light stone mullioned windows.

26 - 30 SWALLOW LANE (Grade II) Mid 19th Century. Three terraced houses. Hammer dressed stone. Pitched stone slate roof. Coped gables. Moulded stone brackets to gutter with string course below. Two storeys. South West elevation: Ground floor: three entrances with stone surround and tie-stones. Three 4-light stone mullioned windows. First floor: six 3-light stone mullioned windows (formerly three 7-light windows). North East elevation: Ground floor: one later doorway;

1 - 3 TOWN END (Grade II) Early to mid 19th Century, terraced pair of weavers houses. Hammer dressed stone. Painted to west and south elevations. Pitched stone slate roof. Stone brackets to gutter. Coped gable on moulded footstones. Three storeys.

27 - 29 TOWN END (Grade II) Mid 19th Century, terraced pair of weavers houses. Hammer dressed stone. Pitched stone slate roof. Coped south gable. Stone brackets to gutter. Two storeys.

3 VICTORIA ROAD (Grade II) Mid 19th Century, weavers house. Hammer dressed stone, pitched stone slate roof, coped gables. Stone brackets to gutter. 2/3 storeys. South elevation; Ground floor; One 3-light stone mullioned window. One 4-light stone mullioned window. First floor; Two 6-light stone mullioned windows. Second floor; One 12-light stone mullioned window. Continuous sill band to first and second floors. North elevation: Ground floor; One 4-light stone mullioned window. One 3-light stone mullioned window. Central doorway. First floor; one 13-light stone mullioned window.

4 - 6 WEST END ROAD (Grade II) Early to mid 19th Century. Identical pair of excellent weavers houses. Hammer dressed stone. Pitched stone slate roof. Coped gable to east. Stone brackets to gutter. 2/3 storeys. South elevation: Ground floor; Two 4-light stone mullioned windows. Two 3-light stone mullioned windows. Central door to each house. First and Second floors; each have 11-light stone mullioned window to each house. North elevation: Ground floor; four 2-light stone mullioned windows. First floor; Two loading doors now fitted with windows. Three 4-light stone.

Appendix 4: Relevant Policies from Kirklees UDP (1999)

THE DEVELOPMENT FRAMEWORK

Urban Greenspace

- D2 Planning permission for the development (including change of use) of land and buildings without notation on the proposals map, and not subject to specific policies in the plan, will be granted provided that proposals do not prejudice:
- i. The implementation of proposals in the plan;
 - ii. The avoidance of over-development;
 - iii. The conservation of energy;
 - iv. Highway safety;
 - v. Residential amenity;
 - vi. Visual amenity;
 - vii. The character of the surroundings;
 - viii. Wildlife interests; and
 - ix. the efficient operation of existing and planned infrastructure.
- D3 On sites designated as urban greenspace planning permission will not be granted unless the development proposed:
- i. is necessary for the continuation or enhancement of established uses or involves change of use to alternative open land uses, or would result in a specific community benefit, and, in all cases, will protect visual amenity, wildlife value and opportunities for sport and recreation; or
 - ii. includes alternative provision of urban greenspace equivalent in both quantitative and qualitative terms to that which would be developed and reasonably accessible to existing users.
- D5 On sites designated as provisional open land planning permission will not be granted other than for development required in connection with established uses, changes of use to alternative open land uses or temporary uses which would not prejudice the contribution of the site to the character of its surroundings and the possibility of development in the longer term.
- D8 Within the green belt, except in very special circumstances to be demonstrated by applicants, planning permission will not be granted for inappropriate development, ie:
- i. The construction of new buildings other than for agriculture and forestry, essential facilities for outdoor sport and outdoor recreation, limited affordable housing which complies with policy H11, cemeteries and other uses of land which preserve the openness of the green belt and do not conflict with the purpose of including land within it, namely:
 - Regulating the growth of urban areas;
 - Preventing the coalescence of settlements;
 - Preserving the open land that extends into the urban area for recreational and amenity use;
 - Providing for easy access to open country; and assisting in the process of urban regeneration; and
 - ii. the carrying out of engineering and other operations and changes of use unless they maintain the openness of the green belt and do not conflict with the purpose of including land within it (set out in 1. above).
- Development which is appropriate should not detract from the visual amenity of the green belt by reason of siting, materials or design.

BUILT ENVIRONMENT

Strategy

- BE1 All development should be of a good quality design such that it contributes to a built environment which:
- i. creates or retains a sense of local identity;
 - ii. is visually attractive;
 - iii. promotes safety, including crime prevention and reduction of hazards to highway users;
 - iv. promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
 - v. is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and the use of public transport.

Quality of Design

- BE2 New development should be designed so that:
- i. it is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
 - ii. the topography of the site (particularly changes in level) is taken into account;
 - iii. satisfactory access to existing highways can be achieved; and
 - iv. existing and proposed landscape features (including trees) are incorporated as an integral part of the proposal.

Heritage

Listed Buildings

- BE3 Any application for listed building consent for the alteration, extension or change of use of a listed building, and any application for planning permission which would affect its setting should pay special attention to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.
- BE4 Demolition of listed buildings will not normally be considered acceptable unless:
- i. it can be demonstrated that the building has no beneficial use and no potential viable use; and
 - ii. the structure of the building cannot be made sound.

Conservation Areas

- BE5 Proposals for new development within conservation areas, including extensions or changes of use to existing buildings, should respect the architectural qualities surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.
- BE6 Development on infill sites will not normally be permitted when it would adversely affect the character or appearance of a conservation area.
- BE7 Where it is considered that a building makes a positive contribution to the character or appearance of a conservation area, proposals involving its demolition or partial demolition will not normally be acceptable unless:
- i. the building cannot be beneficially used in the future or is structurally unsound; and
 - ii. all possible efforts have been made to retain the building in use.
- If appropriate, it will be a requirement of any planning permission that an acceptable replacement building is immediately erected on the site.
- BE8 Development proposals within conservation areas which include the provision or replacement of road or footpath surfaces, or new street furniture, should be

sympathetic to their setting and contribute to the preservation of the character or appearance of the area.

Building Materials

- BE11 New development should be constructed in natural stone of a similar colour and texture to that prevailing in the area where the proposal is located:
- i. in areas within which stone has been the predominant material of construction;
 - ii. within conservation areas; and
 - iii. within town and local centres.

Residential Areas

Space About Buildings

- BE12 New dwellings should be designed to provide privacy and open space for their occupants, and physical separation from adjacent property and land.

The minimum acceptable distances will normally be:

- i. 21.0m between a habitable room window of a facing dwelling;
- ii. 12.0m between a habitable room window of a dwelling and a blank wall or a wall containing the window of a non habitable room;
- iii. 10.5m between a habitable room window of a dwelling and the boundary of any adjacent undeveloped land; and
- iv. 1.5m between any wall of a new dwelling and the boundary of any adjacent land (other than a highway).

Distances less than these will be acceptable if it can be shown that, by reason of permanent screening, changes in level, or innovative design, no detriment would be caused to existing or future occupiers of the dwellings or any adjacent premises or potential development land which may be affected.

Extensions to Dwellings

- BE13 Extensions to dwellings should respect the design features of the existing house and adjacent buildings, including:

- i. materials of construction;
- ii. window openings;
- iii. roof styles; and
- iv. architectural detailing.

Extension to dwellings in conservation areas, or dwellings which are listed as being of architectural or historic interest should, where the proposals already comply with policy BE3 or BE5, be designed so that the intrinsic value of the host building and its surroundings is retained and the original building remains the dormant element.

- BE14 Unless the proposal would have a detrimental effect on visual amenity, adjoining dwellings or any occupier of adjacent land, extensions to terraced, semi-detached or closely detached dwellings will normally be permitted where the proposal:

- i. is to the front or main elevation of the premises and is relatively small in scale;
- ii. is to the rear and does not exceed 3.0m in overall projection; or
- iii. does not result in an undesirable terracing effect being established in relation to adjoining dwellings.

- BE17 New shop fronts on buildings within conservation areas or which affect listed buildings should preserve or enhance the character and the appearance of the building being altered. Original traditional features should be retained or replaced, and any signage provided should be in a style appropriate to the period and character of the building.

RECREATION

Public open space

R7A Proposals to develop public open space, private playing fields or land last used as private playing fields will not be permitted unless:

- i. replacement provision of equivalent community benefit is made; or
- ii. only the redevelopment of a small part of the site is involved and this provides the best means of retaining and enhancing sport and recreation facilities; or
- iii. it is demonstrated that the site will not be required in the longer term for community sport, recreation or amenity use.

All proposals should make provision for the safeguard of visual and residential amenity and established wildlife.

R18 Proposals for development adjacent to canals and rivers should take account of:

- i. The character of the waterside environment;
- ii. The existing or proposed recreational use of the canal or river;
- iii. The ecological and heritage value of the site and its surroundings; and
- iv. Opportunities to improve public access to the canal or riverside including access by disabled people.

THE NATURAL ENVIRONMENT

Nature conservation

NE3 Development proposals within or in the vicinity of a site of scientific interest will not normally be permitted unless there is an exceptional requirement for development and measures will be taken to minimise any detriment to the site.