

HOLME

CONSERVATION AREA APPRAISAL



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CONSERVATION AREA APPRAISAL

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1. INTRODUCTION

This report proposes the case for the redefinition of Holme conservation area. Holme village is an example of a small rural isolated settlement.

Holme is unique in that its conservation area boundary straddles both the Kirklees and Peak District National Park Planning Authorities. What this means in terms of conservation area designation is that both authorities have the responsibility for assessing and designating such areas but only those that are within their jurisdiction. In the case of Kirklees, the authority is only responsible for a small proportion to the east of the village. Kirklees Metropolitan Council has taken the opportunity whilst carrying out this appraisal to include in its document not only the assessment for its own area but also to take into account the work that has been undertaken by the Peak District National Park Authority. This has allowed for one coherent document to be produced which is concerned with the Holme conservation area as an entity.

Kirklees is rich in heritage, in recognition of this there are currently 60 conservation areas in Kirklees which help to preserve and enhance the quality of life in the borough. Conservation in Kirklees has acted as a catalyst for regeneration, helping to diversify the economic base and enhance the character and appearance of the areas, ensuring the heritage of Kirklees is both a historic and an economic asset.

Holme was originally designated in 1982 as a conservation area in recognition of its 'special architectural or historic interest. The character of which it is desirable to preserve and enhance' now and for future generations. The proposed revision to the conservation area is centred on a small area to the east of the village around Turf Gate, Fieldhead and the A6024 Woodhead Road known as Lower Lydgate

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 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.

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'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)

Kirklees Council when designating a new or revised 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 planning guidance will be developed for conservation areas to further preserve and enhance the quality of the environment. The planning system in England is currently undergoing reform where a Local Development Framework 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 should be used as a basis for an action plan in conjunction with the LDF.

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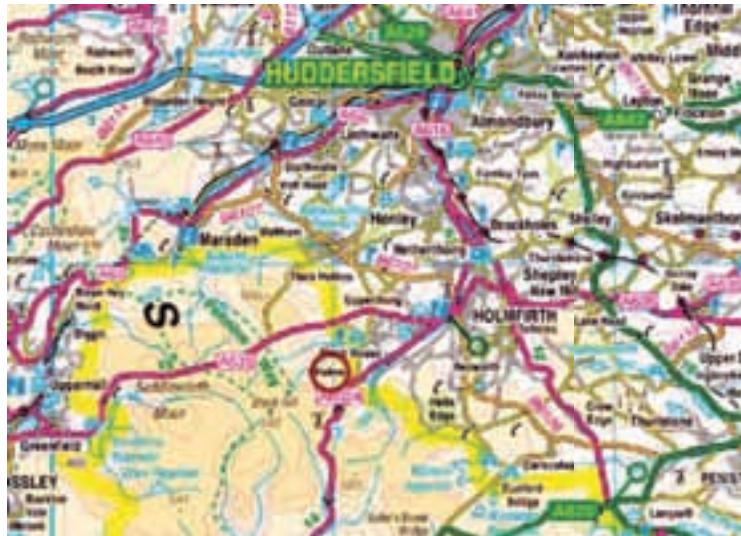
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2. LOCATION, SETTING AND POPULATION

2.1 Location and Context

Nestling under the height of Holme Moss, the small clustered hilltop village of Holme which has been described by some as being “wild and romantic” is located in the south western corner of the district. Situated at the head of the Holme Valley and straddling the boundary between Kirklees and the Peak District National Park, it approximately lies 4.8km south east of the small town of Holmfirth.

Running through the village is the classified A6024 (Woodhead Road) which links Huddersfield with the A628 trunk road better known as Woodhead Pass.



2.2 General Character and Plan Form

Holme displays all the characteristics of a traditional compact rural settlement, with a central nucleus and radial development concentration itself along the arterial carriageways. A variety of building types exist ranging from residential dwellings, weaver cottages, barns, farmhouses and civic building such as a school and a sunday school.

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2.3 Landscape Setting and Topography

Holme is hilltop settlement which lies at the head of the Holme Valley and is built on to a slope which runs north west to south east. It is surrounded by hills, which although distant enough not to impose a sense of enclosure, also emphasises the fact that the village is edging an area of wilderness.

2.4 Population

There is no direct statistical data from the 2001 census which indicates the total population for just the settlement of Holme. The nearest data set that can be used also includes figures for Holmbridge and the surrounding areas, which places the population at 1,722 people and indicates the age demographic of the area closely resembling that of the Kirklees Metropolitan District, with the majority of residents aged between 20 and 44 (33.7%)

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3 HISTORICAL ANALYSIS

3.1 Origins, development and archaeology of the Holme settlement

The present day settlement of Holme was established by the Anglo Saxons who realised topographically that the area provided more favourable conditions for settlement and farming than the woodland and marshes of the valley bottom.

The early settlement of Holme principally served as an agricultural settlement, but by the 13th century the domestic woollen industry emerged as its situation provided a plentiful supply of soft water to clean fleeces, and with Almondbury being granted the right to host a weekly market in 1294 it is probable that the cloth from Holme was sold there. It is the emergence of this industry which proves to be the catalyst for development within this area.



By 1340 a fulling mill (fulling refers to a process in clothmaking where by wool is subjected to the process of cleansing, shrinking and thickening by the use of moisture heat and pressure applied by heavy hammer driven by a water wheel) and dye house had been established in the district which recognises that the settlement was slowly establishing itself as an industrial hub. Domestic spinning of wool was undertaken by the women who resided on the local farms with some even having looms for weaving broadcloth in the upstairs room. Where this was the case, the family and any live in workers would reside in the downstairs rooms only. In terms of transportation and communication routes for either trade or private business, this would have been along pack horse routes but few if any would have been suitable for wagons due to the topography which consequently would have retained the village's relative isolation.

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By 1851 Holme was a thriving and expanding industrial community, within its locality there were at least 10 woollen mills as well as a number of dyehouses at Ings and Bottoms. The population had increase rapidly and had almost tripled in the fifty years between 1801 and 1851, increasing from 302 persons in 1801 to 849 persons by 1851.

The economic decline of the 1840's and the increasing popularity for large scale mechanised industrial units meant that the local independent clothiers in Holme could not compete with the larger mills which were being established along the valley floor. It became increasingly common for the domestic weavers within the locality to be employed by the large mills in the valley. Hill farms began to become more akin to smallholdings to supplement mill work, producing vegetables and hay. With the increase in large scale mills as a consequence of mechanisation advancement and there association with better pay, many farmers and their families began to work in the mills which meant a major change for the pattern of industry within Holme, with repercussions on the demographics of the settlement. This change was not unique to Holme as many settlements throughout the UK experienced population loss through industrial migration.

February 1852 saw disaster hit the village when the nearby Bilberry reservoir which was defective in its construction, burst its banks. The resultant tide devastated mills and dwellings below Holme in the Holmfirth area, and downstream through Holmfirth.

Technologically speaking early 20th century Holme was fairly advance for such a small isolated settlement, and it was the local topography which had greatly influenced the settlement's isolation that had allowed for these technological advancements to occur. In 1915 Holme was one of the first places within Kirklees to establish an electrical supply which was generated from a water driven turbine situated at Rake Dyke, which served the community up until 1934.

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4. CHARACTER ANALYSIS

4.1 Definition of Identity Areas

Within the Conservation Area there are additional identity areas which carry their own character within their environment. There are three identity areas in Holme; Lower Lidgate, Holme Village Centre and Upper Meal Hill Road. Within each of these areas there are variances within their architectural and historic characteristics as well as from the atmosphere they produce.

Identity area within the conservation area

Lower Lydgate

This is the only section of the village which lies within the Kirklees boundary. It is situated to the north of the village along Fieldhead Road which leads up to Digley Reservoir.

This area contains few buildings, but even so there is an overwhelming sense of enclosure at the southern end of this zone which has been created, in part by the high drystone walls and secondly through the situation of surrounding dwellings. Moving along both Field Head Lane and Woodhead Road out of the village, the sense of enclosure evaporates, and is overtaken by a sense of exposure.

As previously stated this identity area contains relatively few buildings with only a pair of 2 storey houses with integral barns that face onto Field Head Lane, and the village Sunday school which is located at the junction created by Field Head Lane and Woodhead Road. As there are so few buildings within this section it is difficult and unjustifiable to define the dominant architectural characteristic, but what is apparent, is that like the rest of the village there is the prevalent use of stone as a building material, which is observed on the dwellings, the Sunday school and all the boundary walls within this section.

There is a contrast of views which can be observed in this section. Along Field Head Lane the outlook in a northerly direction is of bleak, barren moorland hills, but the vista that is observed looking out of the conservation area down the Holme Valley is of a more urban and fertile environment. This identity area also provides a number of views in to the conservation area, but either they are obscured by properties within other the identity areas or they are outlooks onto peripheral properties.



Junction created by Field Head lane and Wood Head Road

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Holme Village Centre

This is the largest zone within the conservation area, with its core centred on the stone setts at the bottom of Meal Hill Road and the adjacent recreational space.

Throughout this section there is a mixture of 2 and 3 storey buildings, which are mainly situated in terrace formation either as linear terraced units or terraces centred on a private court yard. North of the Woodhead Road the predominant arrangement is for linear terrace units, whilst south of this carriageway a courtyard formation dominates. This area also displays a variety of relationships between the front façades and the street. Some buildings notably on the North West side of Woodhead Road front on to the street, whilst others mainly on the south east side turn their backs on the carriageway. The exception to this is 17 -23 Holme which is a terrace of houses containing Victorian fronts that front onto the setted area. Furthermore other properties in the area, usually end terraces, have been constructed at right angles to the carriageway and gable onto the street.

As a consequence of the properties on the south east side of the Woodhead Road being built directly onto the main carriageway, many of them do not have gardens. This is more the case for those properties centred on the core of the village, and those which have been situated within one of the courtyards. In complete contrast properties situated on the opposite side of Woodhead Road including those along Meal Hill Road, do possess a garden at the front of the property.

Upper Meal Hill Road

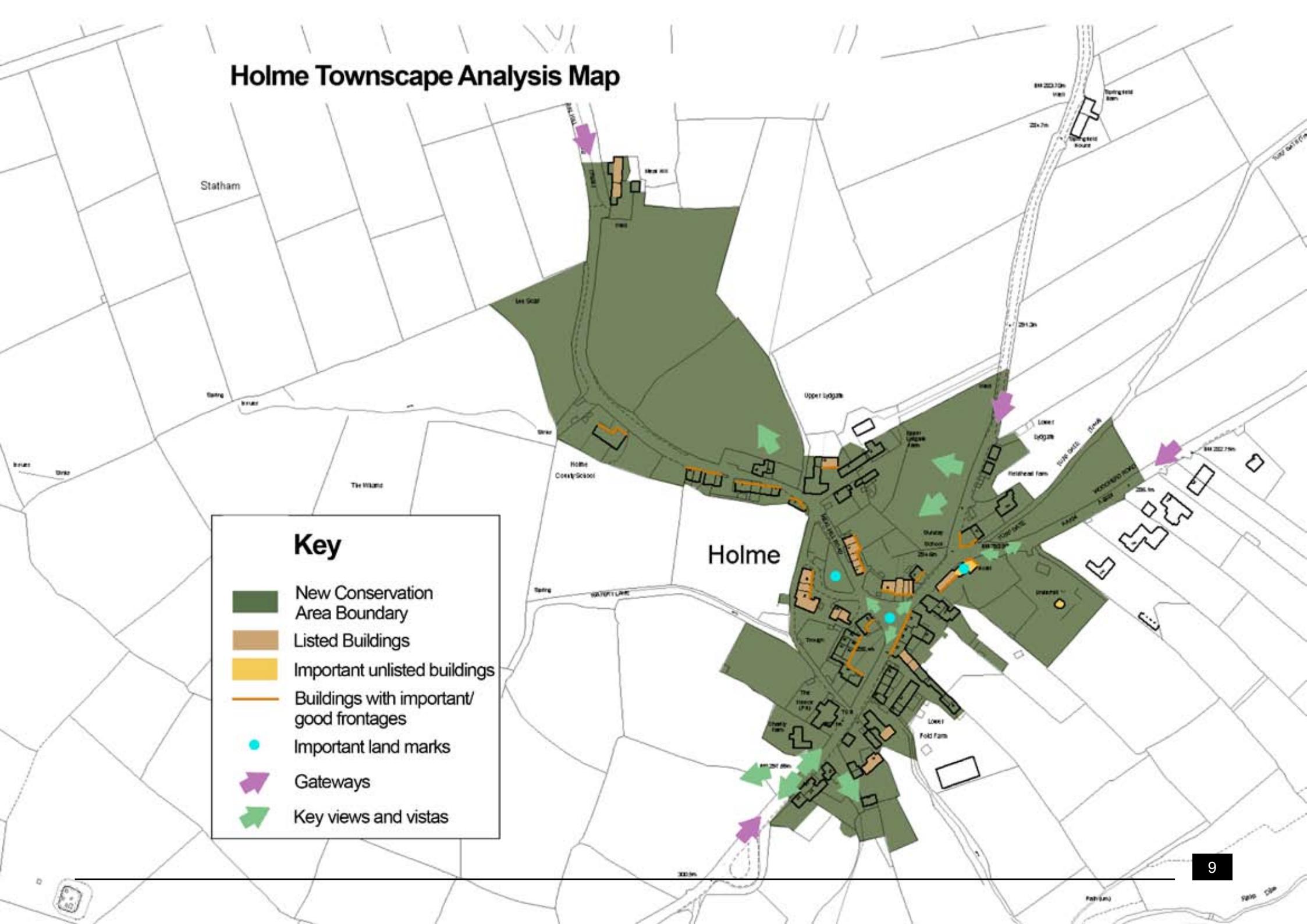
This area is characterised by a more linear built form than that of the other two identity areas within the conservation area, with all development being focused upon Upper Meal Hill Road. A clear division between the linear form of this zone and the more clustered appearance of the Holme Village Centre zone is marked by a bend in the road adjacent to Upper Lidgate. Moving further along Meal Hill Road the character of the area and the style of the buildings change. There becomes a predominance of two storey, semi detached dwellings which front onto the carriageway and whose private spaces are defined from the public realm by low drystone walls.

Compared with the other two character zones which make up the Holme conservation area, this area is a lot more exposed caused by the limited amount of development that has occurred along Meal Hill Road



Cottages along Meal Hill Road

Holme Townscape Analysis Map



Key

- New Conservation Area Boundary
- Listed Buildings
- Important unlisted buildings
- Buildings with important/good frontages
- Important landmarks
- Gateways
- Key views and vistas

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and the large amount of open space created by the two fields between Meal Hill and Upper Lidgate farms. Furthermore the area's situation in the context that it is situated on the northern periphery of the Holme settlement with the surrounding landscape of fields and moor land in view also contributes to this section's overall sense of exposure and in certain places, isolation.

4.2 Key listed Buildings

The key listed buildings in Holme are shown on the townscape analysis map, and full listing descriptions can be found in Appendix 1.

2 – 6 Meal Hill Road

2 - 6 Meal Hill Road is a grade II listed, two storey terrace dating from 1791 and built using hammer dressed stone. The roof has been constructed from stone, slate and has gable copings on moulded kneelers. The date stone over the doorway to number 4 has the inscription B an indication that the building was built for James Beardsell and his wife.

J . S

1791

3 - 5 Holme

Located near to the eastern gateway of the conservation area, in between the Woodhead Road junction with Field Head Lane and the junction that the Woodhead Road makes with Meal Hill Road, these grade II pair of terraced weavers cottages date from around early to mid nineteenth century and have been built from hammer dressed stone and slate.

Both properties have been situated with their backs fronting on to the Woodhead carriageway, and their front elevation facing on to a small self contained courtyard, which can be accessed from the main carriageway.

The front elevations of the two properties differ slightly in appearance. 3 Holme has a more symmetrical façade with a central door and two-light mullioned windows to the left and right on the ground floor and a similar set up on the first and second floor but replacing the central door is a single light on the first floor and a three-light mullioned window at second floor level. 5 Holme in contrast displays no symmetry as it



4 Meal Hill Road



Date stone over 2 - 6 Meal Hill Road



5 Holme

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has its entry point located on the right hand side of the front elevation, with evidence of a lintel and jambs on the left hand side, indicating that there had been a previous entrance to the property. Centrally situated at ground floor level are one single light as well as a mullioned two-light window, and to both the first and second floors each have two three-light mullioned windows.

10 - 16 Holme

These four cottages which date from early to mid nineteenth century are found at the heart of Holme village at the setted junction created by Meal Hill Road and Woodhead Road. All properties have been constructed using hammer dressed stone and stone slate roofs are all two storeys in height. Numbers 10, 12, and 14 Holme are situated at a slightly lower level than 16 Holme and across all the properties there is a variety of two-light and three-light mullioned windows to both ground and first floor level, though the mullions from the original three-light ground floor window have been removed.

16 Holme's front elevation arrangement differs slightly from those at numbers 10, 12 and 14 as the entrance is more centrally located and therefore there is a more symmetrical look to the property, though it must be noted that this properties front elevation is not symmetrical due to the fact that the right hand side windows to both the ground and first floor levels are three-light mullioned and those to the left hand side are two-light mullions.

Concerning the gable ends to this row of terrace cottages, the left gable which is attached to 16 Holme has a loading door which has been blocked off and the right gable, which is part of 10 Holme contains its entrance.



10 - 16 Holme

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4.3 Key unlisted buildings

Within both the current Conservation Area and the proposed extension to the Conservation Area there are many buildings of high architectural and historical importance, some of which are not listed. These buildings add a great deal of character to the conservation area and are shown on the townscape analysis map as good examples of buildings and frontages.

Underhill

Built in the 1970's this property designed by Dr Arthur Quarmby was the first modern earth shelter to be built in Britain. Given that it is an earth shelter it is not surprising to note that the building materials used are completely different to the dominant vernacular material used in the rest of the village. The property has been dug in to the moorland and both the walls have been created from creeping juniper, bilberries, cotoneaster and heather, and with light being attained through a glazed unit contained within the roof

Holme Castle

This is one of the first properties that is encountered when entering the conservation area from the direction of Holmfirth and has a very distinct style. Originally a three storey natural stone end terrace, from a block of three (the other two being listed), which dates back to the early or mid nineteenth century, it has undergone a large extension in a "follyesque" style to its gable end. The extension itself has been designed based upon a medieval castle with a crenellation style top, with large Georgian windows.



Cottages along Woodhead Road displaying good frontages



Holme Castle

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4.4 Key views and vistas

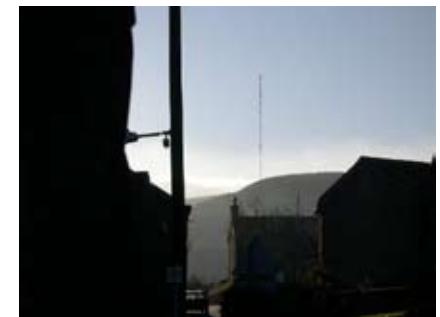
There are a number of key views and vistas in the conservation area and the proposed extension, a few of the significant ones have been mentioned below and are displayed on the townscape analysis map.

But generally speaking, as a consequence of Holme's isolated location many of the views which this village enjoys are of the surrounding rural landscape, but the clustering of the groups of terraces within the conservation area and the high boundary walls only allows a few selected areas to benefit from the outlook of the surroundings. These areas tend to be where there is limited development mainly around the periphery.

Arguably the most defining view which can be seen throughout the settlement is of the 750 ft (228 m) Holme Moss transmitting mast, which is situated 1719 ft (524 m) above sea level on Holme Moss moor towering above the village.

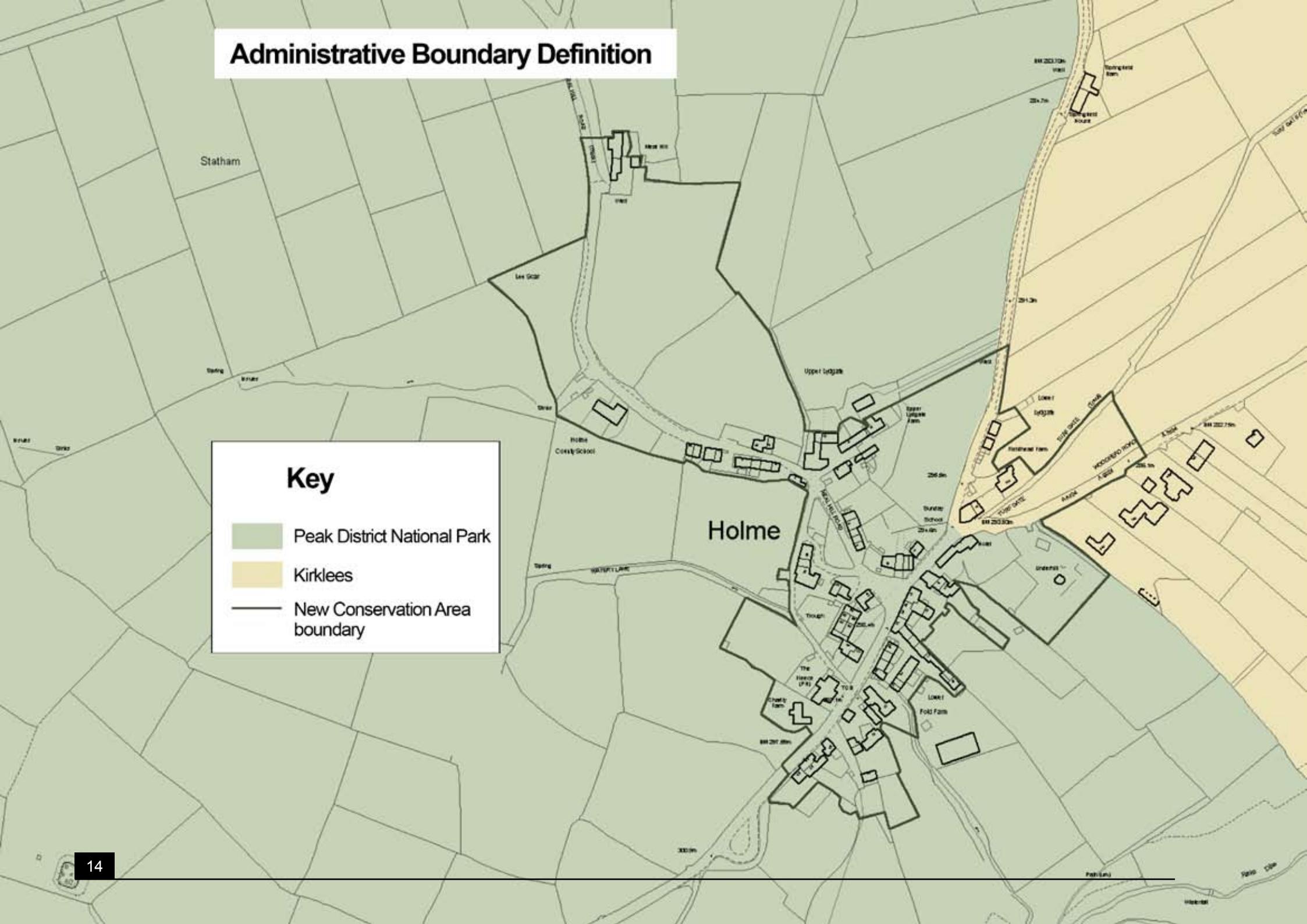


Views across to the Conservation Area from Meal Hill Road



Defining view of Holme Moss

Administrative Boundary Definition



Key

- The legend consists of three entries: 'Peak District National Park' with a green square, 'Kirklees' with a yellow square, and 'New Conservation Area boundary' with a black line.

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5 BOUNDARY DEFINITION

The boundary of the original conservation area of Holme was designated in 1982 after a detailed analysis.

The existing boundary focuses on the nucleus of Holme, along Meal Hill Road and the western periphery of the village around The Fleece public house, which are all under the Peak District National Park jurisdiction. This is demonstrated in the Administrative Boundary Definition Map.

In terms of the current section of conservation area that Kirklees Metropolitan Council are responsible for, this is a small area to the east of the village and comprises of a small portion of Woodhead road which take into account the village Sunday school and extends up along Field Head Lane, encompassing two dwelling on the eastern side of the road.

Kirklees intends on extending the boundary slightly to include the track Turf Gate which is a sunken road located on Holme's eastern periphery. This expansion also encompasses the modern dwelling "Broad View" which does not have any historical significance and the field below Turf Gate which has been included as it contributes to the gateway at the eastern edge of the current conservation area.

The area outside of the proposed boundary will still require careful consideration in respect to potential development due to the impact that it will have on the conservation area.



Field adjacent to Turf Gate which is proposed to be included in the revised boundary

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5.1 Gateways

- A. Woodhead Road East (A6024) enters the Kirklees section of the conservation area and is the main thoroughfare through the village. At this point looking towards the village a sense of enclosure that has been created by the orientation and scale of the buildings within this section of the conservation area can be observed. In comparison a more exposed impression is observed when exiting the conservation area at this gateway, this is a consequence of the properties beyond the conservation area boundary being set back from the road and therefore allowing views down the Holme Valley towards Holmfirth.
- B. Field Head Lane which connects Holme to Meltham enters the Kirklees section of the conservation area from a northerly direction. From this gateway views across to the Upper Lydgate section of the conservation area, as well as views down towards the nucleus of the settlement can be observed. The stone walls which bound the roadside do create a slight sense of enclosure at this gateway point, although it is insignificant when compared with the open atmosphere that is also created from the surrounding fields.
- C. Meal Hill Road enters the northern section of the Holme conservation area from a northerly direction. This gateway point is a lot more rural in character compared to the other entry points into the conservation area, and the surrounding wilderness is much more apparent.
- D. Woodhead Road West (A6024) enters the western section of the conservation area and as previously stated is the main thoroughfare through the village. From this approach the clustered settlement of Holme can be seen when entering the conservation area, and the outward view is up towards the surrounding hills and moorlands of the peak district and the Holme Moss television mast.



Views down the Holme Valley towards Holmfirth



Gateway from Field Head Lane



Woodhead Road's west gateway

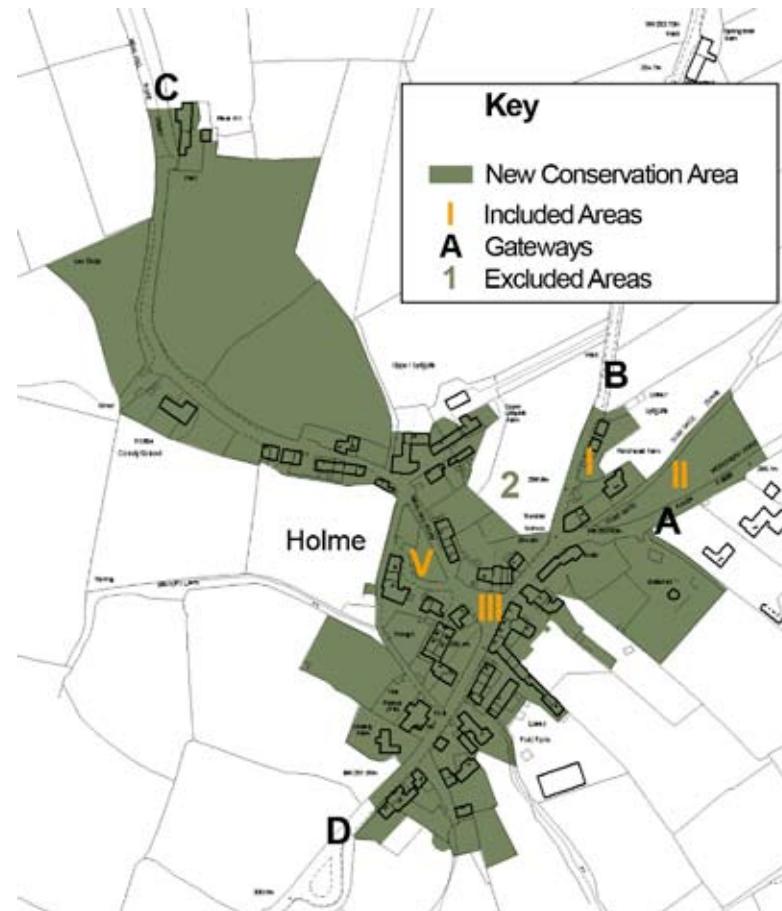
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5.2 Included areas

These areas have been included into the conservation area due to their contribution to the village, and can be seen on the Included and Excluded Areas Map.

- I. Field Head Lane: This area is a section of the conservation area which is located within the Kirklees boundary. More rural in character than the rest of the conservation area it is included as part of the conservation area as it displays the vernacular qualities that characterised Holme in addition to being an important gateway into the designated area.
- II. Turf Gate: This section is the proposed extension of the Holme Conservation Area which is within Kirklees jurisdiction. It includes the track Turf Gate which is a sunken road located on Holme's eastern periphery. This area also includes the modern single storey dwelling "Broad View" which, although does not have any historical significance, has been located and designed sympathetically with the surrounding influences in mind. The field below Turf Gate has been



Broad View to be included in the revised boundary

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included because of the subtle contribution it makes towards the dramatic gateway at the eastern edge of the village. The field allows for snap shot views of the stone urban cluster of Holme village, and especially that of the strikingly unique landmark of Holme Castle, as you approach from the Holmbridge and Holmfirth direction. Furthermore the field also contributes to the defining outlook of the Holme Valley, which when seen in contrast with the urban fabric from within the village, at the junction near the Sunday School, helps to emphasis this distinct vista.

- III. Meal Hill Road junction with Woodhead Road: Considered to be the heart and the focal point of the village. Several paths tracks and roads converge around this point which is an indication of the villages past importance as a thriving industrial centre and a number of dwellings face on to this small area, including the dwelling which formally was the village shop and post office.
- IV. Upper Lydgate: A small cluster of dwellings centred on an internal courtyard of Meal Hill Road, which includes a listed cottage dating from between late eighteenth and early nineteenth century.
- V. Informal recreation area at Meal Hill Road: An enclosed recreation space with a small area of land adjoining located on Meal Hill Road, close to its setted junction with Woodhead Road. Contained within the stone boundary wall which defines the area are a few pieces of activity equipment such as a swing and a climbing frame.

5.3 Excluded areas

- 1. 301-309 Woodhead Road: The scale, form, appearance and overall character of these properties do not reflect the qualities seen within the conservation area.



Meal Hill Roads junction with Woodhead Road



Field between Meal Hill Road and Field Head Lane which is not included

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6 URBAN GRAIN

6.1 Activity and former uses and their influence on plan form and buildings

The main former uses in the village focused around the textile industry and the style of many of the cottages situated within Holme reflect its past function as a weaving village.

6.2 Prevalent and traditional building materials Heritage assets

Building Materials

Apart from Under Hill, all the buildings in Holme have been constructed using the local gritstone. The visual uniformity achieved by the use of this building material throughout the village has created a harmonious feel throughout the village and is complementary to the surrounding environment.

1970's built Under Hill is the anomaly within the village, as its style is truly unique, given that it is an earth shelter. With this in mind it is not surprising to note that the building materials used are completely different to the dominant stone used in the rest of the village. The property has been dug in to the moorland and both the walls have been created from creeping juniper, bilberries, cotoneaster and heather.

Evidence of the harsh climatic conditions which Holme experience as a result of its exposed location is reflected in the building construction methods used. Many of the buildings walls have been constructed using the watershot stonework technique which allows for rainwater to be thrown off and with the exception of the weaver cottages the use of windows in properties within Holme tend to be small and limited and concentrated to those elevations and areas which are less exposed.

A number of properties within the village exhibit remedial rendering to some of their elevations, the practice of such a method has been as consequence of the gritstone which had been used in construction, showing signs of erosion due to the climatic conditions of driving rain, high winds and frost.



Cottage along Meal Hill Road displaying the local vernacular design



Roof of the Sunday School

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Roof Material

Stone slate is the dominant roof covering material that is used in Holme. There are a few examples of properties which have used blue slate and in the case of Underhill the materials used for covering are ecologically considerate.

Windows and Doors

The majority of windows found in the conservation area are simple timber casements between stone mullions. In some of the later houses and farmhouses sashes still remain but many have been replaced by modern alternatives. It must be noted that uPVC has surprisingly yet to make an impact within the village.

Boundary Walls

The vernacular boundary walls are a very important aspect in the definition of the Holme conservation area and should be preserved or enhanced wherever and whenever possible.

Floorscape

The main carriageways within the conservation area, i.e. Woodhead Road, Field Head Lane and Meal Hill Road are all surfaced with tarmac, with the main exception being the stone setts situated at the bottom of Meal Hill Road, which helps to distinguish the village core.

There are very few areas of pedestrianised walkways within the village and those which have been constructed have been surfaced with tarmac which is a potentially detractive feature and are mainly situated along the southern side of Woodhead Road.

Street Furniture

The street lighting and signage that can be observed in Holme is not sympathetic to the character of the village as they have are mainly free standing as opposed to wall mounted and are of poor design.

The local village well is situated within a high stone wall along the northern side of the Woodhead Road, and a stone trough can also be found within the confines of the conservation area.



Floorscape at the junction between Meal Hill Road and woodhead Road



Village Well situated on Woodhead Road

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7 BUILDING TYPES

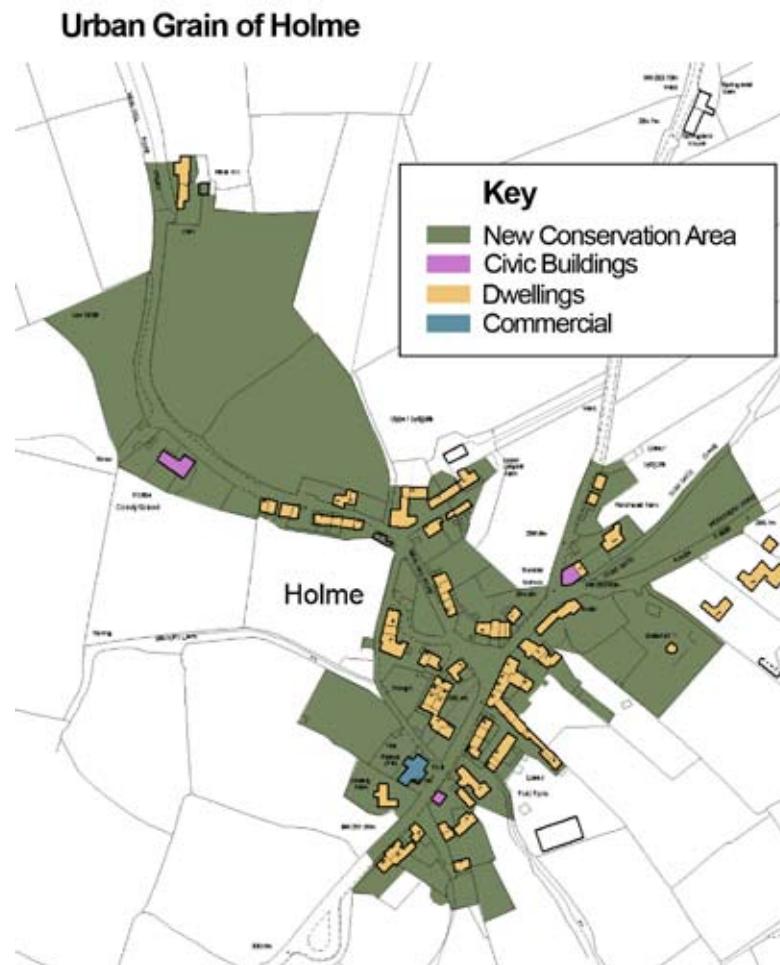
7.1 Dwellings

Holme demonstrates a variety of different types/styles of dwellings within its conservation area, with terraced cottages, semi detached, and detached houses, farmhouses and barn conversions all being easily identifiable, and also displays a variety of different aged properties ranging from those constructed in the eighteenth century right up to modern twenty first century development. All buildings within the area are generally domestic in scale predominately two storeys high.

The dominant dwelling type found within the area is the domestic cottage, though there are some fine examples of the weaver's cottage, which reflects just how influential the weaving industry was upon the settlement.

Domestic Cottages

These can be located through out the village and have been constructed in the local vernacular style.



Example of domestic cottages within the village

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Weaver Cottages

What distinguishes a weavers cottage from just an ordinary cottage are the notable features which would have been incorporated into a buildings façade to aid with the weaving process, and the most notable feature are the multi-light windows found in the upper floors. These windows, which usually covered the entire length of the elevation, help to provide as much light as possible into the workrooms.

"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." (Yorkshire Textile Mills 1770 – 1930)

As with many of the other dwellings that can be seen in the village, these cottages have been situated in terrace groups which can suggest that either they were built by a manufacturer to provide housing and a workspace for their employees, or that they were built speculatively.

"The frequent grouping of these weaver 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." (Yorkshire Textile Mills 1770 – 1930)

Within Holme examples of such properties, some of which are listed, can be found to the southern side of the Woodhead Road within the small private courtyard that dominate within this area. Most still retain original distinguishing features such as multi-light windows, but in a few cases some qualities have been lost, a popular example is the loading door which gets blocked up.



Example of a weavers cottage

HOLME

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7.2 Commercial Properties

The only commercial property that is found within the village is The Fleece Public House which is set back from Woodhead Road and is easily distinguishable as a public house with a projecting drop sign in the traditional style and a further small sign fixed to the property's front façade indicating the name.

7.3 Civic Buildings

There are only two civic buildings located in Holme, the primary school located along Meal Hill Road and the Sunday school situated at the corner of Field Head Lane and Woodhead Road, both of which are stone built.

7.4 Industry and Agriculture

The rural nature of this settlement emphasises that agricultural activities are still dominant within the village and its immediate surroundings.



The Fleece Public House



Holme Village Primary School

HOLME

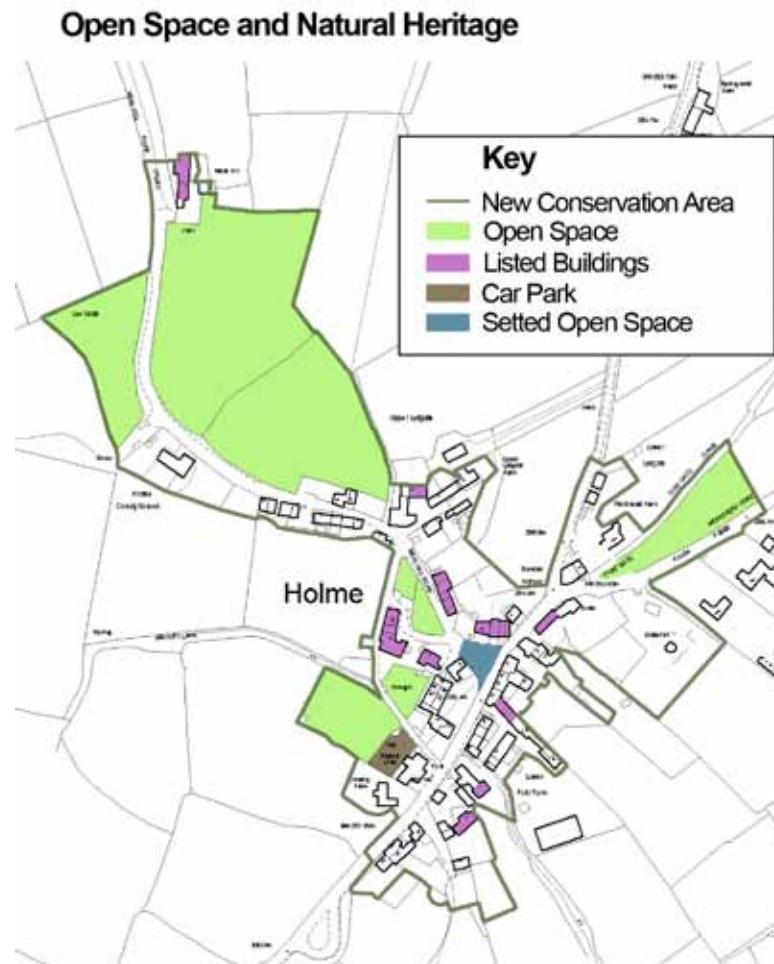
CONSERVATION AREA APPRAISAL

8 NATURAL HERITAGE AND OPEN SPACE

The Meal Hill Road and Woodhead Road junction forms the core nucleus of the conservation area. The open space that has been created from the convergence of these two carriageways is regard as being the most important space within the conservation area.

Although surrounded by fields and moorland, Holme village itself contains very few green spaces that are for public use. The most notable one is the enclosed children's play area at the bottom of Meal Hill Road.

Tree coverage is rather sparse and they tend to be located in small groups in the vicinity of the boundary's perimeter.



Meal Hill Road

HOLME

CONSERVATION AREA APPRAISAL

9 AREAS OF RISK

Most of the buildings in Holme are in a relatively good condition, but regular maintenance and up keep is still required, in order to maintain the good condition of the area.

10 NEGATIVE FACTORS

Negative factors occur as whole buildings and areas as well as incremental change on buildings within the conservation area such as the installation of UPVC windows and doors, large satellite dishes, burglar alarms, security lighting and plastic guttering.

Inensitive developments create a negative appearance in the conservation area such as extensions to buildings, dormer windows and new buildings which detract from the character of the area. The introduction of Article 4 (2) Directions would prevent any further degradation of the environment in the future.

Tarmac paving and road surfacing is used through the Holme conservation area. The high use of tarmac and concrete on the floor surfaces is a negative aspect to the conservation area. Stone setts, cobbles and curbs should be used where possible to enhance the conservation area.

11 ECONOMIC NEED

There are very little direct commercial interests within Holme village with the only commercial property being The Royal Oak Public House

Regular maintenance of street furniture and the natural and built environment through incremental improvements, such as the replacement of unsympathetic alterations, will contribute to increased house prices and retain the image of a popular residential location.



30 - 42 Meal Hill Road

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12 POTENTIAL FOR CHANGE

It must be noted that designation as a conservation area does not mean that no change in the future will be allowed. New development that is appropriate for construction within the green belt would have to be sympathetic to the character and setting of Holme's conservation area.

The scale, design and materials of new developments should reinforce and protect the features in Holme which give it special character, such as using similar styles and designs of buildings, replicating window designs and materials which are used on existing historic buildings. Traditional materials should be used for repairs, alteration and new buildings due to modern equivalents such as artificial stone and plastic for windows fails to respect the character of the area.

The height and scale of development proposals should be considered in order to protect key views of the Conservation Area and they should harmonise sensitively with the key characteristics of the village. New development should also protect the setting of the historic environment so that it enhances or preserves the appearance or character of the Conservation Area.

Within the Kirklees jurisdiction Historic Building Grants may be available towards the repair or restoration of historic buildings within Conservation Areas or Listed Buildings. These grants are means tested and are for structural works and furthermore the owner must also have been in residence of the property for over two years.

Article 4 (2) Directions

An Article 4(2) Direction is designed to prevent the special character of the area being spoilt by an accumulation of relatively minor but potentially inappropriate alterations to buildings and their immediate surroundings. Such alterations would usually constitute "permitted development" and would not require express planning permission.

Article 4 controls are in effect on both the house you occupy and its curtilage. The 'curtilage' includes the garden or other surrounding land which is part of the property. The aim of the controls is to protect the dwelling houses from development likely to detract from the appearance of the conservation area in which



Field head Lane Junction

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your home is situated. In most cases planning permission will be required for changes to the front of your property because that will front on to the highway and be caught by the Direction. However, in some circumstances, permission will be required for alterations to side elevations and flank walls, for example where part of those alterations fronts on to a Relevant Location.

Examples of development requiring planning permission will include:

- replacement windows and doors
- removal or concealment of architectural detail
- the enlargement or creation of new exterior openings
- demolition of chimney stacks
- alterations to roof shape and change of roofing and rainwater material
- the rendering, cladding, or application of paint to brick and stone
- the erection of satellite dishes and obtrusive aerials
- the demolition or erection of boundary walls, railings, fences and gates
- the creation of hard standings
- the addition of extensions, porches or outbuildings
- curtilage walls, fences
- painting the exterior of buildings.

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13 PUBLIC INVOLVEMENT

For conservation areas to be successful public support and understanding of such areas is essential. Kirklees Council undertook a program of public consultation on the draft proposed revised conservation area proposal. The purpose of this work was:

- To benefit from local knowledge and experience, this may relate to the history of the area or in the identification of issues;
- To ensure that the document produced is as accurate and comprehensive as possible;
- To increase understanding of what conservation area designation means and encourage local involvement in the conservation area; and
- To ensure that every one has a say on the management of their local area.

Public Consultation Methods Used

Public consultation methods undertaken included:

- The revised draft conservation area appraisal was made available at Holmfirth library the reception of planning services in Civic Centre III, Huddersfield and at the public meetings which were held on Friday 9th February 2007 and Monday 19th February 2007;
- A leaflet outlining the conservation area proposals, maps of the proposed conservation area boundary and a questionnaire regarding the proposals was sent out to all householders within the proposed revised conservation area and those on the periphery. Further information was provided stating the opportunity for the proposals to be viewed at Holmfirth library and the venue date and time of the public meeting at Holmfirth Civic Hall;
- Notification was given the local civic society and local councillors informing them of the conservation area work which was being conducted, with further correspondence inviting them to attend the public meeting and make them aware of the public exhibition;
- A public exhibition was held in Holmfirth library between 7th February and the 9th February 2007 with copies of the draft conservation area appraisal documents being available for consultation;



Vista along Meal Hill Road



Barn conversion on Woodhead Road

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- In addition to receiving the questionnaires via the post, the opportunity for emailed comments and questionnaires was accepted;
- Two public meetings were held. One meeting was held at Holmfirth Civic Centre (6.15pm – 7.30pm on the 9th February). The meeting was publicised through leaflets. A subsequent meeting was conducted at Holme Infant and Junior School (6pm – 7.30pm on the 19th February), in light of unfortunate delays experience with the delivery of the mail shots informing residents about the first meeting, this additional meeting was publicised through additional correspondence to all addresses previously contacted.
- The format of both the public meetings was an initial overview of the conservation area boundaries provided by members of Kirklees Council conservation and design team, followed by an informal question and answering session.

Feedback from Public Consultation

Correspondence and questionnaire consultation received an 8% response (6 responses). Of those responses, 67% (4 respondents) agreed with the proposed boundary, and a further 17% (1 respondent) agreed with what was proposed and also suggested a further extension. Therefore an overall 84% of respondents (5 correspondences) agree with the proposed extension. The area which was suggested to be included by one respondent, which was to include fields and land south of Holme down to Rake Dyke and as far as Kings Bridge is located within the section of Holme which the Peak District National Park controls. The suggestion made and any further ideas which relate to any of the areas of the village not within the Kirklees Metropolitan boundary will be forwarded on to the relevant contacts at the Peak District National Park authority.

Only 20% of correspondence (1 respondent) disagreed with the proposed boundary, although stated that they had no objection to the proposal to extend the conservation area.

At the public meeting one participant questioned the reason for the extension questioned the inclusion of their land within the revised Kirklees boundary, as they felt that it was already protected from Green Belt Policy. It was explained that this small area of field has been included because of the subtle contribution it makes towards the dramatic gateway at the eastern edge of the village. The field allows for snap shot views of the stone urban cluster of Holme village, and especially that of the strikingly unique landmark of Holme Castle, as you approach from the Holmbridge and Holmfirth direction.

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The majority of participants/respondents supported the idea of using special planning controls to give further protection to enhance the character and appearance of the Holme conservation area. At this stage however, other than extending the existing boundary, no further planning controls are planned for Holme at the present, although in the future as part of the LDF process the planning policy guidelines relating to conservation areas will be strengthened.

The positive responses regarding the use of special planning controls within the area that were received from out consultation process will be shared with the Peak District National Park authority, to highlight the possibility for such a scheme within Holme.

The questionnaire highlighted that the in terms of the special character of Holme respondents rated the street surfaces as being the most important feature of Holme, and that “replacing original roof materials with modern materials” and the “loss of original architectural features from buildings” were works which could harm the special character of the conservation area.

A letter and a map outlining how the views of the public have been incorporated and notification of the conclusion of this process will be sent out to those people who as part of the consultation process requested further information.

14 CONCLUSION

Holme still retains the special architectural and historic interest which allowed for it to designate as a conservation area in 1982. Where improvements and alterations have been carried out within the area these have largely been completed with full consideration to the areas designation.

The appraisal of Holme conservation area within this document will form the basis of an effective management plan. Following public consultation and political approval, the management plan will outline the actions to fulfil the council’s duty to preserve and enhance the character and appearance of the conservation area.

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APPENDIX 1: SUMMARY OF HOLME CONSERVATION AREA

PPG & ENGLISH HERITAGE CRITERIA	KIRKLEES COUNCILS COMMENTARY ON MILNSBRIDGE
Location and Population	Holme approximately lies 3 miles south east of the small town of Holmfirth. The population data includes Holmbridge and the wider surrounding areas and this places the population at 1,722 people.
The origins of development of the settlement	The early settlement of Holme principally served as an agricultural setup, but by the 13th century the domestic woollen industry became the principle driving force for settlement development.
The prevailing or former uses within the area	The weaving industry is a dominant feature of Holme past.
The architectural and historic qualities of the buildings and the contributions they make to the special interest of the area	The conservation area contains 15 listed buildings and structures, which are all of historical or historical interest. The
The contributions made by key unlisted buildings	There are a vast number of key unlisted buildings which contribute to the charm of the area.
The character and relationship of spaces within the area	Holme is characterised by its rural isolation. The village provides an array of views of the surrounding barren environment
Prevalent and traditional building materials, textures and colours	Prevalence of stone and slate which has been weathered over time to add depth and character to the area. Glimpses of modern materials can be seen with particular reference the streetscape where tarmac dominates.
Local detail	Prevalence of traditional cottages both weaver and domestic, of either two or 3 storeys in height with mullioned windows.
The contribution made by green spaces, trees, hedges and other natural and cultivated elements to the character of the area	Although surrounded by fields and moorland, Holme village itself contains very few green spaces that are for public use. The most notable one is the enclosed children's play area at the bottom of Meal Hill Road. Tree coverage is rather sparse and they tend to be located in small groups in the vicinity of the boundary's perimeter.
The setting of the conservation and its relationship with the landscape or open countryside, including definition of significant landmarks, vistas and panoramas where appropriate	The ever present surrounding hills of Holme contribute significantly to the character of Holme, ensuring that despite its past industrial heritage the village still maintains a rural setting. Furthermore much of the development within Holme has been constructed with the surrounding landscape and of more particular note the harsh climatic conditions that affect the area do to its isolated situation.

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The extent of loss, intrusion or damage, i.e. the negative factors	Most of the buildings in Holme are in a relatively good condition, but regular maintenance and up keep is still required, in order to maintain the good condition of the area.
The existence of any neutral areas	The inclusion of the property Broad View. This could be viewed as neutral feature as it is not of a high architectural quality but neither is it detrimental to the character of Holme.

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CONSERVATION AREA APPRAISAL

APPENDIX 2: LISTED BUILDINGS AND STRUCTURES IN HOLME

Barn adjacent to Upperfold farm, Meal Hill Road, Holme, Huddersfield: Barn. C17 or early C18. Rendered walls. Quoins. Stone slate roof. Central door. Outshut extensions. To rear is blocked central door with chamfered lintel and surround. Interior: 3 king post trusses with struts and braces. Ridge piece, upper and lower purlins. Pegged joints. Posts support trusses where outshuts are formed.

Archway, Meal Hill Road, Holme, Huddersfield: Rebuilt doorway, now as entrance arch. Dated 1686. Millstone grit quoins and large triangular Tudor arched lintel inscribed: IA Recent struck pointing.
GB 01686

8 Meal Hill Road, Holme, Huddersfield: House and former barn, part of terrace. Early to mid C19. Hammer dressed stone. Stone slate roof. Two storeys. Entrance and one 3-light stone mullioned window. To first floor is one 3-light and one 2-light stone mullioned window. Barn to left has large central doorway with semi-circular arched head (part blocked) and single light.

20 Meal Hill Road, Holme, Huddersfield: Detached cottage. Late C18-early C19. Hammer dressed stone. Stone slate roof. Two storeys. Ground floor: central doorway with chamfered reveals. One 3-light stone mullioned window and one single light. First floor: two 3-light stone mullioned windows and one 2-light window.

Meal Hill Farm, Meal Hill Road, Holme, Huddersfield: Two houses and barn in one range. Early C19 with later alterations. Hammer dressed stone. Stone slate roof. Two storeys. Ground floor: 2 entrances. One 3-light stone mullioned window and one later 2-light window of later date. One single light. First floor: two 10-light stone mullioned window (one has 4 lights blocked). Barn to left: large part blocked central doorway with segmental arch.

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2 - 6 Meal Hill Road, Holme, Huddersfield: Terrace. Dated 1791. Hammer dressed stone. Quoins. Stone slate roof with gable copings on moulded kneelers. Ashlar stack with moulded cap. Moulded stone brackets to gutter. Two storeys. Entrance with small fanlight. Two bays of 3-light stone mullioned windows to left, and one bay of 3-light window to right. Datestone over doorway reads:

B
J . S
1791

Lower Spout Farm, Holme, Huddersfield: Detached house. C17 or early C18. Coursed rubble. Quoins. Part rendered. Stone slate roof. Ashlar gable stack. Two storeys. Gable entry with Tudor arch later 2-light window to first floor. South-east elevation: one 3-light and one 4-light double chamfered window to ground floor, each with only one mullion remaining. Small chamfered fire window to right. Two 3-light double chamfered windows with mullions removed, at first floor level, with recent single light between.

Upperfold Farmhouse, Meal Hill Road, Holme, Huddersfield: Farmhouse. C17 with mid C19 alterations. Rendered walls. Quoins. Stone slate roof with gable copings on moulded kneelers. Central ashlar stack. Two storeys. Part blocked original entrance with Tudor arch and chamfered reveals. To left is 8-light double chamfered, mullioned and transomed window. To right was similar window now altered with only one recent centre mullion. Later doorway to left. Five C19 single light windows to first floor. Rear elevation has one 4-light and one 3-light double chamfered window and small chamfered staircase window to ground floor. Five C19 single lights to first floor.

25 Meal Hill Road, Holme, Huddersfield: Two dwellings. Early to mid C19. Hammer dressed stone. Stone slate roof. Stone brackets to gutter. Three storeys. Continuous sill band to first and second floors. Entrance and 3-light window to each dwelling with further 2-light window to No 25 and single light to No 27. At first floor level, one 6-light window to No 25 plus 3 blocked lights, and one 7-light window to No 27 plus 2 blocked lights. Second floor: No 25, blocked loading door and one 6-light window. No 27, two 3-light windows plus 3 blocked lights.

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24 - 26 Meal Hill Road, Holme, Huddersfield: Two houses. Dated 1762 with mid C19 alterations. Hammer dressed stone (part rendered). Quoins. Stone slate roof - footstones. Two storeys. North-east elevation: Ground: entrance in porch. One 3-light chamfered stone mullioned window and later window to right. First floor: 2 later and altered single light windows, and one 4-light stone mullioned window (C19). South-west elevation: ground floor has one 2-light double chamfered stone mullioned window (mullion removed). South-east gable: entrance with quoins, deep lintel, and chamfered reveals. One large, later, single light. Small 2-light window in apex of gable, with chamfered mullion. Datestone on south-east gable reads: CG
1762

16 Meal Hill Road, Holme, Huddersfield: Part of terrace. Early to mid C19. Hammer dressed stone. Stone slate roof. Moulded stone brackets. Two storeys. Central entrance in later porch. One 2-light stone mullioned window to left and 3-light window to right. First floor: two 2-light stone mullioned windows and one 3-light window to right. Left gable has first floor loading door (blocked).

10 - 14 Meal Hill Road, Holme, Huddersfield: Three dwellings, part of row. Early to mid C19. Hammer dressed stone. Stone slate roof. Two storeys. Two entrances both in recent porch. One 2-light and two 3-light stone mullioned windows. The 3-light window to right has mullions removed. First floor: one 2-light and three 3-light stone mullioned windows. Entrance in right gable to No 10.

5 Meal Hill Road, Holme, Huddersfield: House, part of terrace. Early to mid C19. Hammer dressed stone. Quoins. Stone slate roof with moulded stone brackets. Three storeys. Entrance to left and right, the former has deep lintel with Tudor arch and chamfered reveals and is part blocked (possibly reset). One 2-light stone mullioned window and one single light. First and second floors each have two 3-light stone mullioned windows. Various single lights to rear. To left gable is blocked loading door at first floor level.

3 Meal Hill Road, Holme, Huddersfield: House, part of terrace. Early to mid C19. Hammer dressed stone. Quoins. Stone slate roof with moulded stone brackets. Three storeys. Three bays. Symmetrical facade. Two-light stone mullioned window to left and right. Central doorway with single light to first floor and 3-light window to second floor. To rear is second floor loading door (part blocked).

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27 Meal Hill Road, Holme, Huddersfield: Two dwellings. Early to mid C19. Hammer dressed stone. Stone slate roof. Stone brackets to gutter. Three storeys. Continuous sill band to first and second floors. Entrance and 3-light window to each dwelling with further 2-light window to No 25 and single light to No 27. At first floor level, one 6-light window to No 25 plus 3 blocked lights, and one 7-light window to No 27 plus 2 blocked lights. Second floor: No 25, blocked loading door and one 6-light window. No 27, two 3-light windows plus 3 blocked lights.

67 Corn Hey, Holme, Huddersfield: Farmhouse, part formerly used as mistal. C17 or early C18 with slightly later addition to right. C19 alterations. Coursed rubble. Quoins. Stone slate roof with chamfered gable copings to north-east on moulded kneelers. Two storeys. South-east: double chamfered window openings to ground floor, one altered to doorway, 3 have hood moulds. All mullions removed. Upper floor altered in early or mid C19 with one 2-light, one 3-light and one 6-light stone mullioned window. Right gable has 2 chamfered 2-light window to first floor. C19 or C20 addition to north-west, of no interest.

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APPENDIX 3: RELEVANT POLICIES FROM KIRKLEES UDP (1999)

THE DEVELOPMENT FRAME WORK

Urban Greenspace

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 RECREATION LIMITED AFFORDABLE HOUSING WHICH COMPLIES WITH POLICY H11, CEMETRIES AND OTHER USES OF LAND 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;

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 i ABOVE)

DEVELOPMENT WHICH IS APPROPRIATE SHOULD NOT DETRACT FROM THE VISUAL AMENITY OF THE GREEN BELT BY REASON OF SITIING, MATERIALS OR DESIGN

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- D10 IN THE GREEN BELT PROPOSALS FOR OUTDOOR SPORT AND OUTDOOR RECREATION, INCLUDING RELATED FACILITIES, WILL BE CONSIDERED HAVING REGARD TO:
- i. THE SCALE AND SITING OF ANY ANCILLARY BUILDINGS, SPECTATOR ACCOMMODATION, ACCESS ROADS AND PARKING AREAS WHICH SHOULD NOT EXCEED WHAT IS ESSENTIAL FOR THE SPORTING OR RECREATIONAL ACTIVITIES PROPOSED.
 - ii. THE EFFECT ON THE LANDSCAPE, TREES OR WOODLAND, WILDLIFE OR THE ENJOYMENT OF ANY PUBLIC RIGHT OF WAY OR ACCESS AREA; AND
 - iii. THE LEVEL OF TRAFFIC MOVEMENT, NOISE AND OTHER DISTURBANCE WHICH WOULD BE GENERATED.
- D11 PROPOSALS FOR THE EXTENSION OF BUILDINGS WITHIN THE GREEN BELT WILL BE CONSIDERED HAVING REGARD TO:
- i. THE IMPACT ON THE OPENNESS AND CHARACTER OF THE GREEN BELT
 - ii. THE SIZE OF THE EXTENSION IN RELATION TO THE EXISTING BUILDINGS WHICH SHOULD REMAIN THE DOMINANT ELEMENT;
AND IN THE CASE OF TRADITIONAL BUILDING MATERIALS,
 - iii. THE EFFECT ON THE CHARACTER OF THE EXISTING MATERIALS
IN THE CASE OF PROPOSALS TO EXTEND BUILDINGS WHICH HAVE ALREADY BEEN EXTENDED THE PROPOSAL SHOULD HAVE REGARD TO THE SCALE AND CHARACTER OF THE ORIGINAL PART OF THE BUILDING.
- D12 PROPOSALS FOR THE RE-USE OF BUILDINGS IN THE GREEN BELT WILL BE CONSIDERED HAVING REGARD TO:
- i. THE DEGREE OF COMPLETENESS AND THE PERMANENCE OF THE BUILDINGS AND THE EXTENT OF DEMOLITION AND REBUILDING INVOLVED; AND
 - ii. THE EFFECT OF THE PROPOSAL ON THE OPENNESS OF THE GREEN BELT, THE CHARACTER OF THE AREA, VISUAL AMENITY, LANDSCAPE AND WILDLIFE.

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D12A WHEN PLANNING PERMISSION IS GRANTED FOR THE RE-USE OF BUILDINGS IN THE GREEN BELT CONDITIONS WILL BE IMPOSED REMOVING PERMITTED DEVELOPMENT RIGHTS FROM SPECIFIED AREAS WITHIN ASSOCIATED LAND HOLDING WHERE THE ERECTION OF STRUCTURES PERMITTED UNDER THE GENERAL PERMITTED DEVELOPMENT ORDER WOULD PREJUDICE THE OPENNESS AND ESTABLISHED CHARACTER OF THE GREEN BELT.

D13 WITHIN EXISTING SETTLEMENTS IN THE GREEN BELT INFILL DEVELOPMENT WILL NORMALLY BE PERMITTED WHERE:

- i. THE SITE IS SMALL, NORMALLY SUFFICIENT FOR NOT MORE THAN TWO DWELLINGS AND WITHIN AN OTHERWISE CONTINUOUSLY BUILT-UP FRONTRAGE, OR
- ii. THE SITE IS SMALL AND IS LARGELY SURROUNDED BY DEVELOPMENT, AND
- iii. NO DETRIMENT WILL BE CAUSED TO ADJOINING OCCUPIERS OF LAND OR TO THE CHARACTER OF THE SURROUNDING AREA

INFILL DEVELOPMENT SHOULD BE IN HARMONY WITH EXISTING DEVELOPMENT IN TERMS OF DESIGN AND DENSITY AND CAPABLE OF SAFE ACCESS FROM THE HIGHWAY.

D14 PLANNING PERMISSION FOR THE EXTENSION OF DOMESTIC GARDENS INTO THE GREEN BELT WILL NOT BE GRANTED UNLESS THERE WOULD BE NO HARM TO THE ESTABLISHED CHARACTER OF THE AREA.

BUILT ENVIRONMENT

Strategy

BE1 ALL DEVELOPMENT SHOULD BE OF 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;

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- 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 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.

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Conservation Areas

BE5 PROPOSALS FOR NEW DEVELOPMENT WITHIN CONSERVATION AREAS, INCLUDING EXTENSIONS OR CHANGES OF USE TO EXISTING BUILDINGS, SHOULD RESPECT THE ARCHITECTURAL QUALITIES OF SURROUNDING BUILDINGS AND THEIR MATERIALS OF CONSTRUCTION, AND CONTRIBUTE TO THE PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE AREA.

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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 TOWNS AND LOCAL CENTRES