

HIGH FLATTS

CONSERVATION AREA APPRAISAL

1. INTRODUCTION

This report is an appraisal for the conservation area within High Flatts. The High Flatts conservation area is a picturesque country settlement nestled on the eastern face of the Pennines within the green belt. This historic hamlet consists of stone houses and farm buildings around a Quaker Meeting House with a small stone setted square.

1.1 Conservation Areas

Kirklees is rich in heritage. In recognition of this there are currently 60 conservation areas within the borough which help preserve and enhance the quality of life for its residents and visitors. 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, cultural and economic asset.

A conservation area is an *'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance.'* (Section 69 of the Town and Country Planning (Listed Building 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 Kirklees. Designation as a conservation area strengthens development policy to ensure the quality and fabric of the area is preserved and enhanced.

Conservation area status imposes a duty upon Kirklees Council to preserve and enhance the quality and character within. Designation as a conservation area supports existing development policy in the Kirklees Unitary Development Plan (UDP) to ensure that the quality, fabric and character is preserved and enhanced. The relevant policies in the UDP which are supported by conservation area designation are noted in appendix 2.



'Forty Steps' within Quaker Bottom



Quaker Bottom and Mill Cottage

HIGH FLATTS

CONSERVATION AREA APPRAISAL

When designating a conservation area there is an expectation by Central Government that supplementary guidance will be developed for each, to further preserve and enhance the quality of the environment, and support the existing UDP. The planning system in England is currently undergoing reform. In the future a Local Development Framework (LDF) will replace the UDP 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.



*View into Quaker Bottom from
Penistone Road*

HIGH FLATTS

CONSERVATION AREA APPRAISAL

2. LOCATION, SETTING AND POPULATION

High Flatts is located within the south eastern corner of the Kirklees district approximately 11km from the centre of Huddersfield. The immediate geographical neighbours of this rural hamlet consist of small villages including Birdsedge (1km), Upper Denby (1.5km) and Ingbirchworth (1.5km). The Penistone Road (A629) which bisects the settlement provides a link to larger shopping and amenity centres further afield including Denby Dale (5km), Penistone (5.5km), Holmfirth (7km) and Barnsley (15km).

The High Flatts conservation area is situated at an elevation of approximately 300m above sea level descending eastwards to 260m. The main body of the settlement sits within the clustered settlement of 'Quaker Bottom' overlooked from the north by the listed Mill Bank House. The eastern aspect and elevation of the High Flatts conservation area allows views over the outstretching Dearne Valley and beyond towards East Yorkshire. The geology of the area is characterised by millstone grit with some lower coal measures and boulder clay.



The population of Upper Denby and High Flatts was 719 at the time of the 2001 census, an increase of 264 from 455 in 1991. The High Flatts conservation area however is significantly smaller, containing a lower proportion of the overall population.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

3. HISTORICAL ANALYSIS

The earliest identified origins of High Flatts as a settlement can be found on Castle Hill along Windmill Lane. Located approximately 800m to the west of the Conservation Area boundary are the remains of an Iron Age Hill Fort (650BC – 43AD). Although there has been site disturbance from ploughing in the past, remnants of earthworks from the protective rampart and ditch can still be seen. Numerous flint arrow heads and tools have been found, along with several stone axe head fragments, many of which are stored at Tolson Museum, Huddersfield.

The most historically significant and still greatest influence upon the current morphology and character of the hamlet is the arrival of The Society of Friends, or 'Quakers'. As with rural settlements of this nature, farming resulted in the construction of scattered farms, but the introduction of the non-conformist religion founded by George Fox (1624-1691) encouraged activities and influenced the individuals who resided in and around High Flatts and within the heart of the conservation area, now known as 'Quaker Bottom.'

It has been suggested that the earliest date of Quaker influence and activity within High Flatts was 1652, when it is thought John Firth and local 'Friends' found a sympathetic host for the meetings of this persecuted faith. Meetings were held at a barn within Quaker Bottom until its conversion to a purpose built Meeting House in 1697. This Meeting House was completely rebuilt in 1754 on the same site, and still hosts Sunday meetings for The Society of Friends today, providing a strong link to the historical origins of the settlement within the heart of the conservation area. To the rear of the Meeting House is the graveyard which was adopted after the original burial area to the front was full, the first addition being made in 1790.

The early livelihoods and professions of the Quaker settlement within High Flatts revolved around farming and woollen textile production. As this small settlement became more established, certain families began to increase their influence and diversify their activities.



Gate to Friends Meeting House



Grade II Listed Meeting House



Graveyard to the rear of the Meeting House

HIGH FLATTS

CONSERVATION AREA APPRAISAL

3.1 Historic Patronage

Several families can be identified regarding the historic activities and development of the settlement in High Flatts. Joseph Bayley was an important local land owner in the 17th century, whose deed gift left the Meeting House and Burial Ground to a number of local Quakers in 1701, and reset into the rear of the current meeting house, a door lintel with the inscription

B
J E
1697

can be found referring to the man and his wife Elizabeth.

The Dickinson family can also be identified as historically influential towards the development of High Flatts from the mid 17th century. It has been documented that in 1764 over 100 people congregated at the Meeting House under Henry Dickinson (b.1710 - d.1796) of Strines located just outside the conservation area.

Elihu Dickinson is a name strongly linked to the Quaker influence within High Flatts. There have been a number of generations of Elihu Dickinsons, some cotemporary with each other. Elihu Dickinson the Tanner was particularly influential, responsible for the construction of the tannery in the settlement, and Mill Bank House before his death in 1829.

As The Society of Friends developed, their charity work, poor relief and philanthropy became recognised on a national scale. The work of individuals such as Elizabeth Fry (1780-1845) and Joseph Rowntree (1836-1925) exemplified this, and within High Flatts parallels can be seen which affected the historical development of the settlement. In 1886 Mill Bank House was converted to a 'sanatorium for the restoration of inebriate women of the working and middle classes,' (Bower & Knight, 1987, pp115) following the strong Quaker adherence to the 19th century temperance movement. Quaker schools also existed within High Flatts, including a boarding school in Quaker Bottom where boys were probably boarded within Low House Farm, along with adult schools at Three Wells and the Guest House at Strines.



Inscribed lintel to the rear of the Meeting House



Mill Bank House viewed from the graveyard



Mill Bank House in the distance

HIGH FLATTS

CONSERVATION AREA APPRAISAL

4. CHARACTER ANALYSIS

The overall character of High Flatts today is primarily that of a small rural hamlet of 18th and 19th century stone buildings with stone slated roofs. The existence of the Penistone Road (A629) has a significant impact upon High Flatts, with the continual increase of traffic flow in the relatively recent past, exacerbating the effect of noise and dividing the settlement. Despite this impact today, the road itself has some historical value, being constructed prior to 1810 by the famous road builder John Metcalfe, or 'Blind Jack' of Knaresborough.

To the west of Penistone Road buildings primarily follow the highway and this side displays the only real, although not substantial 20th century development, constituting a number of infill dwellings, and modern farm buildings. The majority of dwellings on this side of the road have their origins of construction in the 18th and 19th centuries, some serving historically important functions within the settlement.

One of the buildings contained within Smithy Farm, as the name suggests, served as a smithy to shod cattle driven along the road. The adjacent White Swan Public House no doubt quenched the thirst of the visiting farmers as they waited for any work to be done. Pump Street is an old row of stone built terraces identifiable on the map of 1854. Its name derives from the ram pump, located close to the spring within Quaker Bottom used to raise the water up to and through the terraces, an early piece of interesting industrial heritage. However, some unsympathetic conversion and development has reduced the overall appearance and altered the historic character on this side of the highway.

To the west of Penistone Road buildings primarily follow the highway and this side displays the only real, although not substantial 20th century development, constituting a number of infill dwellings, and modern farm buildings. The majority of dwellings on this side of the road have their origins of construction in the 18th and 19th centuries, some serving historically important functions within the settlement such as public houses, a post office and a smithy. However, some unsympathetic conversion and development has reduced the overall appearance and altered the historic character on this side of the highway.

Conversely to the east of Penistone Road within the conservation area, the pressures of modern development have not been significantly felt. The descending settlement within Quaker Bottom creates a staggered cluster of stone slated roofs of similar pitch, which when observed from distance reflect the appealing depiction of a characterful Pennine hamlet.



Settlement along Penistone Road outside the conservation area



View towards Quaker Bottom

HIGH FLATTS

CONSERVATION AREA APPRAISAL

The main access road into Quaker Bottom and the heart of the conservation area runs down the steep slope lined with dry stone walls and paved with large stone setts, sheltered on one side by a row of mature trees in the field above. The road runs into the historic setted square, overlooked by an attractive weather vane attached to one of the converted buildings of Low House Farm. The paths that lead to the grade II listed Meeting House are bounded by dry stone walls and vegetation. This clustered layout of fine vernacular buildings creates a valuable sense of peace and history.

The surrounding agricultural fields within High Flatts conservation area act as an important buffer, framing the settlement, and with the assistance of the steep gradient from the west provide important natural protection against the noisy intrusion of traffic from the busy Penistone Road (A629). The Quaker Grave Yard to the rear of the Meeting House is another visually, ecologically and historically valuable open space.

The information on the grave stones alludes to the historical continuity of a Quaker presence and the mature trees provide aesthetic beauty along with shelter from the elements in this exposed position, with the view of Mill Bank House overlooking from several fields away being a delightful secret restricted to those who walk around the hamlet.

4.1 Key Listed Buildings

There are ten listed structures within the High Flatts conservation area, here follows the description of some of them, full details being contained within appendix 1.

The Quaker Meeting House is a Grade II listed building. The current structure was erected (in the mid 18th century) on the site of a barn which hosted the first meetings within High Flatts in during the Commonwealth period (1649-1660). To the rear of the building there is a dated door lintel embedded within the construction that has the date 1697 and initials J.E.B inscribed, referring to Joseph and Elizabeth Baylay, local Quakers and land owners. The continuing use of this building as a Meeting House for The Society of Friends not only ensures the distinctive building is maintained, but provides a unique historical continuity in this highly characterful settlement.



The 18th century Meeting House

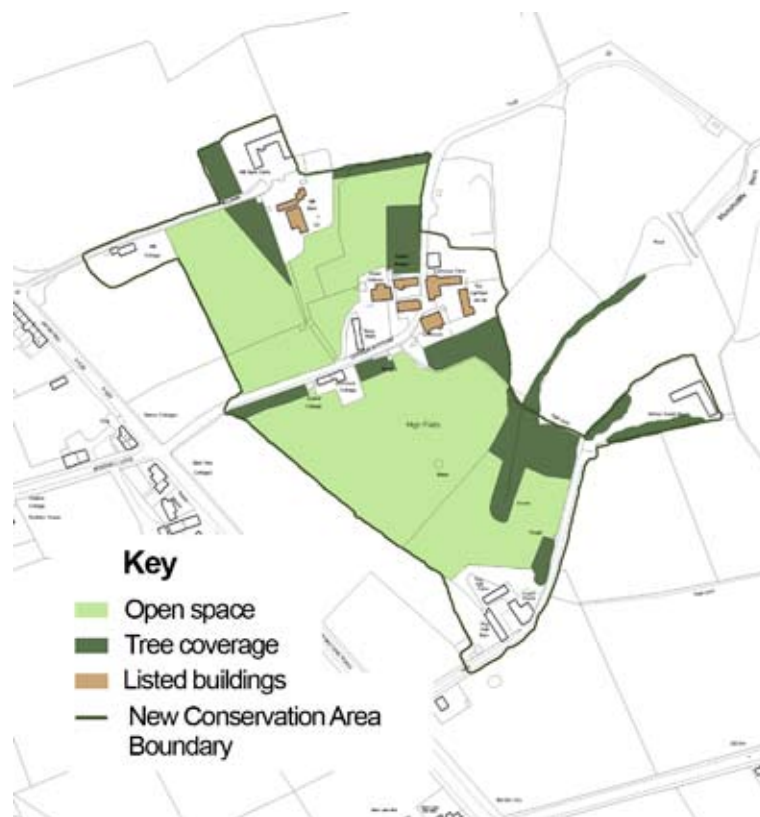
HIGH FLATTS

CONSERVATION AREA APPRAISAL

Low House Farmhouse and adjoining stables, now converted to residential use, is a fine vernacular building with double chamfered mullion windows in the heart of Quaker Bottom. On approach to the Meeting House the Lintel inscription date of 1717 with the initials D.E.S (Edward & Sarah Dickinson) outline further the Quaker families influential in the growth of this small settlement.

Low House is an impressive property constructed in the mid to late 18th century. The rear of the property frames part of the setted square within Quaker Bottom and the front has bays of sash windows overlooking the mature landscaped garden towards Strines.

Mill Bank House, constructed by Elihu Dickinson the Tanner (b.1745 – d.1829) overlooks Quaker Bottom from a raised elevation to the north and is arguably the grandest property within the conservation area. Its presiding location and impressive oculus can be best viewed from the graveyard behind the Meeting House. In 1886 the property was converted to a home for the restoration of inebriate women, supporting the commitment to Temperance followed by the Society of Friends, being run and supported by local Quaker women.



Low House Farmhouse with inscribed lintel



Entrance to the graveyard with Mill Bank House in the distance

HIGH FLATTS

CONSERVATION AREA APPRAISAL

4.2 Key Unlisted Buildings / Buildings of Merit

Because of the coherent historical nature of High Flatts conservation area, almost all the buildings play an important role in creating and maintaining the character as pieces of the historical jigsaw. The property at Three Wells is the first property on the left hand side when descending into Quaker Bottom. The rear of the building with its distinctive arches can be viewed from the road. It also has important historic links with the Quaker activity within the hamlet, accommodating a First Day School and High Flatts Adult School for periods.

Quaker cottage and Low House cottage are the first buildings to appear on the right hand side on decent into Quaker Bottom. These adjoined properties constructed during the first half of the 19th century are good examples of the vernacular architecture of simple local dwelling houses, Quaker cottage still being under the ownership of the Society of Friends.



The distinctive arches to the rear of Three Wells



Quaker cottage and Low House cottage

HIGH FLATTS

CONSERVATION AREA APPRAISAL

4.3 Key Views / Vistas

The steep gradient of the High Flatts conservation area from west to east creates very different views from different aspects. The initial approach into the heart of Quaker Bottom winds slightly to the left and as the road changes from tarmac to stone setts the view is centred upon Low House Farm with its distinctive sun dial and weather vane. This view, framed on either side by other distinctive buildings is an attractive and important view often depicted as a representation of Quaker Bottom in local history publications. Looking east from the edge of the conservation area, the immediate descending countryside follows Munchcliffe Beck toward Square Wood and Square Wood Reservoir acting as an attractive and accessible area of high wildlife value. The views of High Flatts conservation area from other locations are also an important element of the character. Due to its raised elevation, attractive views of the roofline of Quaker Bottom and Mill Bank can be seen from the fields below to the east, Denby Lane to the south east and from Barnsley Road to the north.



The attractive centre of the C.A.



The view east towards Square Wood Reservoir



Key view from Denby Lane

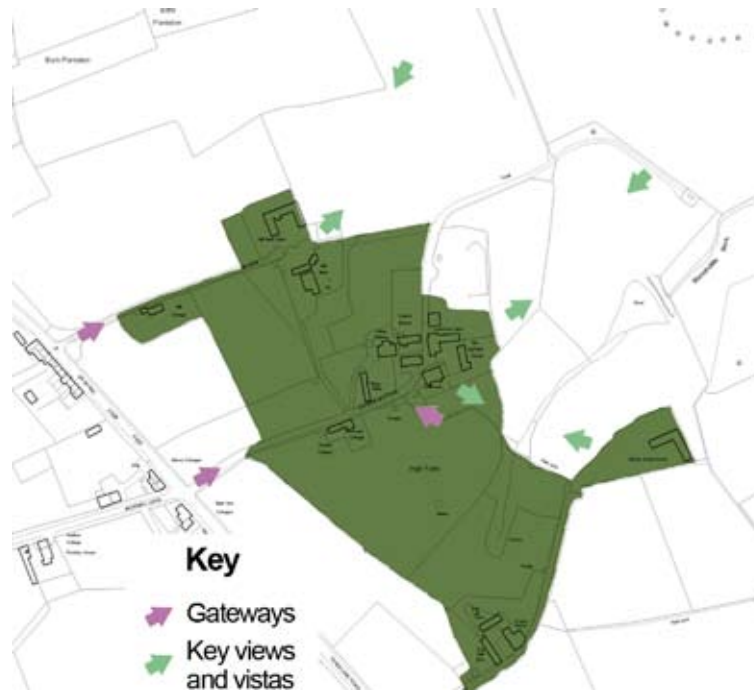
HIGH FLATTS

CONSERVATION AREA APPRAISAL

5. BOUNDARY DEFINITION

5.1 Gateways

The main three access points into this small conservation area are along the access roads to Mill Bank and into Quaker Bottom and Pog Hall. These routes run perpendicular to the Penistone Road (A629), and follow the downward gradient. The Penistone Road itself proves a vital link into High Flatts, however the speed of the traffic and street furniture does not encourage people to stop and appreciate the settlement or conservation area. Several footpaths provide pedestrian access into the conservation area, notably from the old Strines Guest House to the south east. This path was once an important link within the Quaker settlement, linking the tannery and other buildings to Quaker Bottom and incorporating 'forty steps,' a locally cherished set of forty stone steps leading over a stream, emanating from one of the sources of the River Dearne.



5.2 Included Areas

The High Flatts conservation area is relatively compact encompassing two vehicular access routes towards Mill Bank and Quaker Bottom. These two clusters represent the built environment of the conservation area, separated by several fields and linked to surrounding field patterns as an immediate border to the settlement.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

5.3 Boundary Extension

The interrelation of development within this conservation area to The Society of Friends, specific families and their activities has created a unique settlement of attractive vernacular buildings of different status and scale, with important historic connections. The views shared laterally along the slope of the settlement between Mill Bank and Quaker Bottom, the Strines Guest House and Pog Hall Farm are extremely important in maintaining the character of the conservation area. Indeed the Conservation Area Appraisal and Report of 1991 recommends that the boundary should be extended to include 'the historic wood and mill remains'. This area to the south east of the conservation area boundary lies in between the Strines Guest House and Pog Hall Farm.

The new extension incorporates the wood, which now includes the overgrown remains of the tannery that once existed, and was owned by Elihu Dickinson of Mill Bank House. This area also contains 'Forty Steps', a locally distinctive set of forty stone steps leading up to the site of the old tannery. Furthermore The Strines Guest House and its grounds, now known as Strines Lodge is also included. The Denby Dale and Clayton West enclosure map (1802) shows Strines to be under the ownership of Henry Dickinson. During the early 20th century the three cottages on the Strines site were demolished and replaced by two old army huts. This construction became known as the Guest House, and was used for adult education, and after a period of disrepair in recent years was converted to a private dwelling in 1998. The grounds of this new dwelling have a number of mature trees which make an important contribution to the surrounding area, and the character of the conservation area. During conversion to the existing dwelling, which adhered to the design of the previous war huts and not the local vernacular styles, a number of mature trees were removed, and these two factors have combined to have a negative impact upon the character of the nearby conservation area. Inclusion of this area, along with the more sympathetically converted Pog Hall Farm, would re-establish important historical links with the settlement and conservation area, acting to preserve and enhance the aesthetic landscape value, along with the historical cohesion of this unique Quaker hamlet.



View towards 'Strines' from Quaker Bottom



Pog Hall Farm conversion



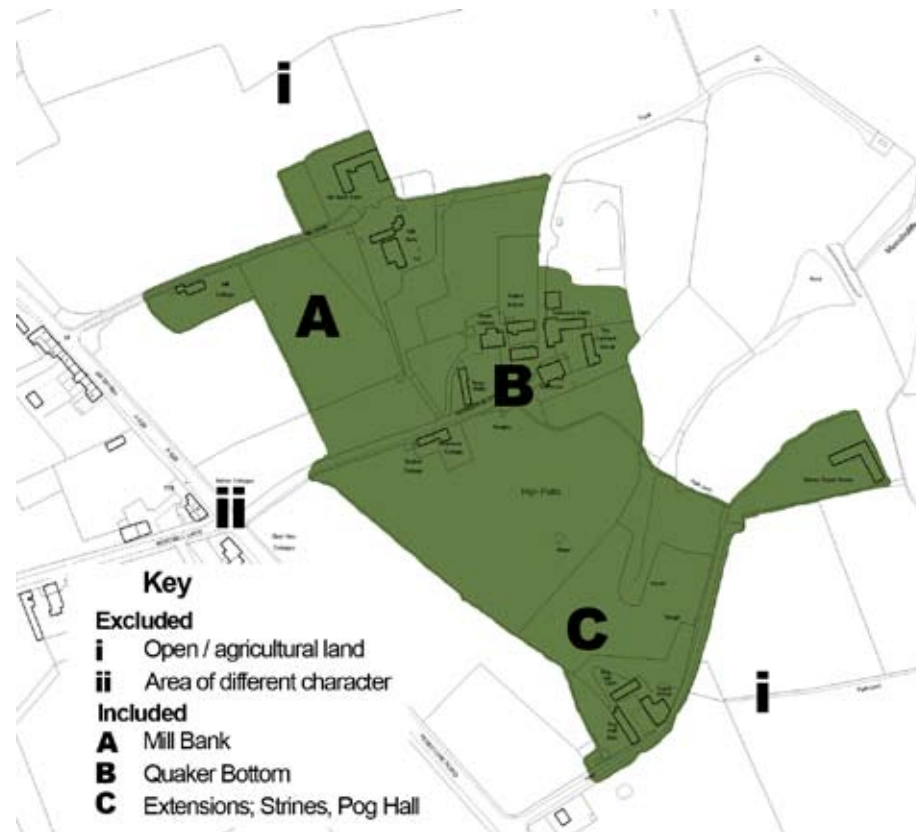
Closed gateway to former tannery

HIGH FLATTS

CONSERVATION AREA APPRAISAL

5.4 Excluded Areas

The conservation area boundary to the north, east and south consists of agricultural land within the green belt. This open land is outside of the historic built environment and serves as an effective cut off point. The valuable landscape contribution of this land to the conservation area is preserved by the Kirklees Unitary Development Plan policies relating to the Green Belt and areas of High Landscape Value. On the western boundary, agricultural fields run to the Penistone Road (A629), which separates the remainder of the settlement. The road, although historically influential upon the growth of High Flatts is a detractive feature, and although a number of the buildings on the other side are historically valuable it possesses a different character to the coherence of the conservation area.



HIGH FLATTS

CONSERVATION AREA APPRAISAL

6. URBAN GRAIN

The urban grain of the conservation area is that of an organic nucleated rural hamlet of vernacular stone built farm buildings and dwellings. The morphology and footprint of the built environment has remained largely unchanged during the 20th century although conversion from farm buildings to dwellings has occurred. The existence of dry stone walling along the road, paths and driveways is an important characteristic, and the cobbled street, square, mature trees and vegetation have resulted in an extremely coherent and integrated settlement of high vernacular architectural merit and historical character. Mill Bank House, along with Mill Cottage and Mill Bank Farm separated by several agricultural fields emphasises lower density settlement of the surrounding rural area, along with identifying a certain degree of historical wealthy patronage.

All constructions within the conservation area now serve as residential buildings or curtilage buildings of these residences, apart from the Meeting House for the Society of Friends.



View towards Low House



Stone troughs and dry stone walls



Characteristic stone setts, dry stone walls and mature trees

HIGH FLATTS

CONSERVATION AREA APPRAISAL

7. BUILDING TYPES

The relatively small number of built structures within the conservation area can be divided into dwelling houses and converted agricultural buildings. The Friends Meeting House is the exception, however even this has its origins as a previous barn upon the site. Building materials are almost exclusively stone with stone slate roofs. A number of the grander properties have ashlar and hammer dressed stone finishes, and impressive architectural features. The older properties and agricultural conversions possess a rougher stone finish of local vernacular design.



Stone built meeting house with stone slate roof



Distinct architectural features of Low House Farm

HIGH FLATTS

CONSERVATION AREA APPRAISAL

8. OPEN SPACE AND TREE COVER

Open space plays an important role in creating and maintaining the character and appearance of the conservation area. The fields within the boundary provide an important buffer, maintaining the historical rural character of the area. Interrelated with the built environment, the Quaker grave yard provides a secluded space of historical continuity with the past. Large well tended gardens can also be identified as an important contributor to the character of the conservation area particularly the grounds of Mill Bank House and Low House. Tree cover is an invaluable aspect of the setting, character and appearance of the conservation area. Because the built environment and street layout has remained undisturbed for a significant period, mature trees have integrated within the access routes and roofscapes, providing both ecological and aesthetic benefits, along with sheltering open spaces from the elements.



Tree cover sheltering Mill Bank



Example of large mature gardens

HIGH FLATTS

CONSERVATION AREA APPRAISAL

9. AREAS OF RISK

9.1 Buildings at Risk

The built environment within the High Flatts conservation area is generally in a good state of repair, primarily serving as private residences or their curtilage buildings. The attractive setting and location has resulted in a relatively salubrious area of well maintained properties. The regularly used Meeting House also appears to be sympathetically maintained. However, whilst not under direct threat of disrepair, any unlisted building may be at risk from unsympathetic changes of fixtures and fittings such as windows and doors. Any inappropriate piecemeal alterations in the future may well result in a detrimental impact upon the buildings and therefore a negative impact upon the character and appearance of the conservation area.

9.2 Areas at Risk

Generally the conservation area remains collectively and carefully maintained, however development pressures may encourage inappropriate infill or extension which may well affect and undermine the unique historical character of this isolated settlement.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

10. NEGATIVE FACTORS

Within this attractive historical enclave, there appears to be few serious negative factors, however a number can be identified, which have cumulated to result in a negative impact upon the character and appearance of the conservation area.

The existence of U-PCV double glazed windows and doors can be identified as not reflecting the historic character and appearance of historic buildings within conservation areas. There are a number of examples of this within High Flatts conservation area. Certain aspects of the grounds of a number of properties around garden boundaries have also reduced the appearance of the conservation area as a whole.

11. ECONOMIC NEED

The small residential nature of the High Flatts conservation area does not generate any commercial economic activity, and although the Meeting House does attract visitors from outside the settlement, is not a commercial venture. The designation of conservation area status does however oblige Kirklees Council to preserve and enhance the character and appearance, maintaining and improving the value of different properties.



Uncharacteristic UPVC windows

HIGH FLATTS

CONSERVATION AREA APPRAISAL

12. POTENTIAL FOR CHANGE

High Flatts conservation area consists of mainly well maintained residential properties, which are likely to remain looked after and in use. The Meeting House and graveyard are also likely to be maintained carefully by The Society of Friends. The fields within and adjacent to the conservation area boundary it is assumed will remain in some kind of agricultural use, under protection from inappropriate development by the Kirklees Council Unitary Development Plan policies concerning conservation areas, Green Belt and High Landscape Value.

This small settlement has seen few significant changes during the 20th and 21st centuries to the existing built environment. The barn conversion at Low House Farm is poor, and although integrated into the built footprint of the area, does detract from the character. However, the general condition of the other historic buildings is good. Any infill development within High Flatts conservation area would be highly contentious, interrupting the historically integrated and matured layout and character of the settlement.

Further to this appraisal an Article 4 (2) Direction should be considered for this conservation area, to protect from changes to the built environment that would not maintain or enhance the character or appearance of this highly sensitive area.

The presence of mature trees, which make an important contribution to the views towards and within the conservation area, is extremely important. Trees close and adjacent to the conservation area boundary should be considered for protection if not already covered by tree preservation orders, as their contribution is valuable to the character and appearance, and their removal would be a detriment.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

13. PUBLIC INVOLVEMENT

The public consultation process involved a mailing, sent to all High Flatts residents enclosing an information leaflet, questionnaire and boundary map which could be annotated and returned to the Conservation and Design Team. Further to this a manned exhibition was held, along with a public meeting to provide detailed information about the appraisal process, and glean the views of local residents about the Conservation Area.

Of the questionnaires posted to residents only five were returned two being in agreement, two in disagreement and one failure to pass comment on the revised boundary. This proved largely inconclusive in assessing the overall feel of residents to the conservation area appraisal exercise.

The exhibition and meeting was held at the Society of Friends Meeting House within Quaker Bottom on the 31st January 2007. The meeting was attended by ten local residents, two local Councillors, and two Kirklees Conservation and Design Planning Officers. Several residents, living within the proposed extension, questioned the motives for the inclusion of their properties within the new boundary. Explanation of the historic 'special interest' of these areas at the meeting, and the provision of access to the detailed explanations and justifications within the appraisal document, hopefully answered all their questions effectively.

During the public meeting, a suggestion was also made to include the entire settlement of High Flatts within the conservation area boundary, including some historic stone built properties to the west of Pensitone Road (A629). Despite this not being proposed in the initial appraisal, some potential for this suggesting was identified, and a revised larger boundary with a request for further knowledge was mailed to residents.

Following the further revision of the conservation area boundary and the consultation letter, one email of agreement was received, along with one telephone call and four letters of objection. Due to the negative representations, and weaker historical and architectural links to the existing conservation area, the second proposed boundary extension was abandoned, and the initial proposed extension reverted to.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

14. CONCLUSION

Designation as a conservation area imposes a duty of Kirklees Council to 'preserve' and 'enhance' the character and appearance within it.

This appraisal of the High Flatts conservation area identifies its unique historical context and the areas of architectural merit which combine to create the character and 'special interest' of the settlement. Conservation area status aims to protect what is valued as historically and architecturally important, whilst facilitating a sustainable future for the area as a whole.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

APPENDIX 1: LISTED STRUCTURES IN HIGH FLATTS

Listed buildings within High Flatts conservation area.

Mill Bank House (Grade II) Large house. Early C19 with possibly later side bays. Hammer dressed stone. Stone slate roof, hipped over side bays, and with copings to gabled front and rear. Two storeys. The centre 3 bays break forward slightly and are surmounted by the gable. Single window side bays. Central doorway with rectangular fanlight. Engaged fluted Doric columns support entablature and segmental pediment. 12-pane sash windows. Oculus in gable apex. 1st floor sill band. Round arched tall staircase window to rear gable.

Green Hollows, 10, Quaker Bottom (Grade II) Formerly 2 cottages with addition now one dwelling. Late C18 with the slightly later, taller addition to right. Hammer dressed stone. Quoins. Stone slate roofs. Ashlar stack to later part. Rendered central stack to earlier part. Two storeys. The earlier part has near-central, chamfered doorway and plainer doorway to left. Two bays of 3-light windows with 8-pane lights some with sashes. At the rear is an addition with 6-light window to ground floor and late C19 upper floor. The taller addition to right has a 5-tier staircase window to gable end with 12-pane lights.

Friends Meeting House, Quaker Bottom (Grade II) Probably early C19, though earlier origin. Hammer dressed stone. Quoins. Stone slate roof with paired gutter brackets. Thinly coursed rubble to rear, part of earlier building. Good ashlar stack with cornice. Tall single storey meeting room, two storeys to left. 4 bays with large 24-pane sash windows with crown glass. Square stone porch with single stone slab roof. Double, panelled door with semi-circular fanlight with radial glazing bars. Reset door lintel at rear inscribed:

B
J E
1697

Interior: the meeting room has contemporary furniture. Loose benches arranged around centre. At front, tiers of fixed benches with fielded panelled backs. Gallery at rear with similar panelled front and shutters, on two cast iron columns. Central wrought iron candelabra.

1st meeting said to have been founded by John Firth circa 1700.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

Low House Farm House (Gradell) Farmhouse and adjoining stables. Dated 1717, though possible earlier origin. Hammer dressed stone. Quoins. Stone slate roof with gable copings on cut kneelers. Two ashlar stacks with cornice. two storeys with continuous string course over ground floor openings. Near-central doorway with chamfered surround and deep lintel with sunk panel and raised letters:

D
E S
1717

Double chamfered windows of 3 lights to left and right, both floors and a single 2-light window above door. Small fire-window to right. Later entrance to left. Square headed openings to stable range. Outshut to rear, of same build, with 6-light double chamfered window with king mullion, above which is a cross-window reset in a C19 gabled dormer. C19 doorway and window to left and small rounded lean-to addition.

Interior: Large bressumer beam supports two stop chamfered beams, in front of fire-place against right gable wall.

Low House, Quaker Bottom (Grade II) Large house. Mid to late C18 with C19 alterations. Coursed rubble. Quoins. Stone slate roof with gable copings on cut kneelers. Two ashlar stacks. Two storeys. Basement to lower end due to sloping ground. The garden front has a large square, 2-storey bay, of C19 date, to each end. Two bays of sash windows, one replaced by C19 doorway with cornice on console brackets. Blocked, part obscured moulded doorway visible to left. The entrance to the road, at 1st floor level, has a chamfered, quoined surround within C19 stone slab porch. 4-light window at basement level to right. Blocked doorway with chamfered surround to left. The east gable has basement 6-light window to right with leaded glazing and 3-light double chamfered window to the two upper floors with leaded diamond glazing. The attic window has later round arched window over. Large single light to upper floors to left, one blocked.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

APPENDIX 2: RELEVANT POLICIES FROM KIRKLEES UDP (1999)

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;
 - 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 CONDUCTIVE 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.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

HERITAGE

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.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

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.

OUTSIDE SUCH AREAS, PROPOSED MATERIALS OF CONSTRUCTION SHOULD REFLECT THE PREDOMINANT MATERIALS ADJACENT TO AND SURROUNDING THE SITE, PROVIDED THAT SUCH MATERIALS ARE NOT DETRIMENTAL TO VISUAL AMENITY.

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:

HIGH FLATTS

CONSERVATION AREA APPRAISAL

- i. 21.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND 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. 21.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A HABITABLE ROOM WINDOW OF A FACING DWELLING;
- i. 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

HIGH FLATTS

CONSERVATION AREA APPRAISAL

- i. MATERIALS OF CONSTRUCTION;
- ii. WINDOW OPENINGS;
- iii. ROOF STYLES; AND
- iv. ARCHITECTURAL DETAILING.

EXTENSIONS 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 DOMINANT 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 SPACED 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.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

MANAGEMENT PLAN

The historic character, appearance and 'special interest' of the High Flatts conservation area has been identified and documented through the appraisal process. This management plan will suggest methods and applicable policies to preserve what is valuable, and enhance any negative elements of the conservation area.

Built Environment

The majority of buildings within the High Flatts conservation area have been extant for a significant period, with the settlement pattern and growth originating from the 17th century. Because of this, the area is very sensitive to change, and any building alterations, infill development or demolition should be presumed against, or carefully considered.

UDP Policies: BE5

There are also ten listed structures within the High Flatts conservation area that are covered by relevant planning policies to protect their character and appearance. Owing to the small, clustered nature of the conservation area, and the sensitive shared views, development within the conservation area, and on its immediate boundaries, should consider the setting of these listed buildings.

Boundary walls, gateways, road and path surfaces play an essential role in creating the historic and rural 'special interest' of the settlement. The retention of original dry stone walling should be encouraged. The floorscape within 'Quaker Bottom' consists of stone slabs and setts, with the upper tarmac portion showing signs of disrepair. This road is currently privately owned and maintained. Any repair work should be encouraged to be as historically sympathetic as possible, with any available conservation area improvement grants made available to facilitate this. Tarmac driveways and access roads are not in keeping with the sensitive character and appearance of the conservation area and alternative surface material, where possible should be encouraged.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

Trees

Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a conservation area must give six weeks notice to the local planning authority. The purpose of this requirement is to give that authority an opportunity to make a tree preservation order.

Trees make an important contribution to the character and appearance of the conservation area and to its setting. Most are covered by tree preservation orders but it is recommended that a further survey should be undertaken in the future to determine whether additional tree preservation orders are required.

Open Spaces and Gardens

Open spaces within the conservation area include agricultural fields and large gardens. Within these areas, the open rural nature of the fields are important to maintain. Any proposed development which prejudices this openness should be presumed against, or considered very carefully, along with the design and building materials, to ensure that they respect the historic character of the area. The large gardens of mature vegetation also contribute to the character and appearance of the area. Along with conservation area considerations, these areas are also covered by green belt and high landscape value policies.

Monitoring and Enforcement

To ensure that unauthorised works are not undertaken in the future it is suggested that a systematic timetable of review should be implemented for the conservation area. This review could be utilised to assess works to trees, listed buildings and the other aspects of the built and natural environment covered by conservation area, green belt and high landscape value policies.

This review could involve a photographic and written record, and could be undertaken when assessing planning applications as they arise, during the five yearly conservation area appraisal cycle, or using a separately implemented timetable. Following the identification of any unauthorised work, swift and appropriate action should be undertaken to ensure that work is retracted, or enforcement action is conducted.

HIGH FLATTS

CONSERVATION AREA APPRAISAL

Article 4 Direction

The uniquely coherent historical and architectural nature of the High Flatts conservation area makes it very sensitive to change. The settlement within 'Quaker Bottom' embodies the oldest and most sensitive core of the conservation area. Current Permitted Development Rights for the unlisted buildings allow changes to windows, doors and roof materials, along with other changes that would have a negative impact upon the character and appearance of the area. It is suggested that Article 4 Directions are considered carefully for the High Flatts conservation area, with a detailed assessment of what impact any current permitted development may have upon the character and appearance.