

Heritage Impact Assessment

Site Location:

Land to the South west of, Victoria
Terrace, Marsden, Huddersfield

Site reference number:

H2649

On behalf of

Kirklees Council

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1.0 INTRODUCTION

Scope of the Study

- 1.1 This study has been carried out on behalf of Kirklees Council by Farrell and Clark Architects LLP. At the time of writing, the Council have identified sites in the Kirklees area for inclusion in their 2015 Kirklees Local Plan which has recently been approved. Following consultation with the relevant statutory bodies the Council have identified a selection of allocated sites which may have a potential impact on the Historic Environment. A number of these sites have been rejected as they were deemed to cause significant harm to a heritage asset which could not be mitigated. The remaining sites require independent assessment of the potential impact on the Historic Environment.
- 1.2 Farrell and Clark Architects have been appointed to assess this impact and, where possible, to advise on any mitigation which may be required. Kirklees Conservation Officer, Nigel Hunston, Historic England and West Yorkshire Archaeology Advisory Service (WYAAS), have been consulted on the proposed allocations.
- 1.3 This report has been informed by a review of historic mapping and secondary source material in addition to undertaking a site visit. The conclusions made as part of this report relate solely to the impact of the development on the Historic Environment.

Relevant Policy - National Planning Policy Framework (NPPF):

- 1.4 This statement has taken into account Chapter 126 of the NPPF which provides guidance for local planning authorities on the strategy for site selection/allocation and states:

“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

- 1.5 This statement has been prepared in accordance with the requirements under paragraph 129 which states:

“... Local planning authorities should identify and assess the particular significance of

1.0 INTRODUCTION cont.

any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1.6 In addition to the above the NPPF states that :

"...local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."

1.7 In the case of sites which have the potential to contain archaeological finds, the NPPF advises that the developers of the site submit an appropriate desk based assessment and where necessary a field evaluation.

1.8 The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset. Significance can be harmed not just by a material change to the asset but also to it's setting which can be of great value to the significance. If the proposal is deemed to cause harm to the asset, a robust justification will need to be presented to and assessed by the local planning authority.

1.9 If the development will lead to substantial harm, paragraph 133 indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

1.10 If the development leads to less than substantial harm, paragraph 134 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

2.0 METHODOLOGY

General approach

2.1 This report has been prepared in accordance with “The Setting of heritage assets” published by Historic England and seeks to assess the impact on a heritage asset using four steps:

- Step 1:** Identify the heritage assets and their settings affected by the allocation.
- Step 2:** Assess the contribution of the setting to the heritage asset.
- Step 3:** Assess the effect of the proposed allocation on the significance of the asset.
- Step 4:** Assess the options for mitigation in order to maximise the enhancement and minimise harm.

Identifying the heritage asset

2.2 As part of the consultation process Historic England, WYAAS and the Conservation team at Kirklees Council Identified the allocated sites which had the potential to affect the Historic Environment. This report has assessed the potential impact of the development of the allocated site on the heritage asset(s) identified.

Assessing the contribution of the setting

2.3 Once the asset has been identified as having the potential to be affected by the development, the significance of the asset is assessed in order to determine the contribution of the setting to the significance. The significance of the heritage asset has been assessed in accordance with “Conservation Principles Policies and Guidance for the sustainable management for the historic environment”. This document advises that in order to understand the significance of the Asset, it is necessary to first understand the perceived “heritage value” of the Asset.

2.4 These heritage values can be arranged in four groups, which may be attached to places. These are:

- Evidential:** The potential of a place to yield evidence about past human activity.
- Historical:** The ways in which past people, events and aspects of life can be connected Through a place to the present – it tends to be illustrative or associative.
- Aesthetic:** The ways in which people draw sensory and intellectual stimulation from a place.
- Communal:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.5 Once the heritage value has been ascertained, the significance of that heritage value to the asset can be determined in order to assess the contribution the setting has to the significance. In the case of large numbers of listed buildings the significance of the setting will be presented in table form. If the site is particularly large it may not be possible to assign a single level of significance to the whole site and as such the varying levels of significance will be shown on a map.

2.0 METHODOLOGY (cont.)

2.6 The general level(s) of significance of the contribution made by the overall setting to the asset will be discussed and assessed in terms of a positive or negative contribution to the asset.

Assessing the potential impact of developing the proposed allocated site

2.6 The purpose of this Heritage Impact Assessment is to provide guidance with regards to the potential impact of developing the allocated site. It is not possible to assess the impact of the various aspects of the design such as the form and appearance of the development as this has not yet been determined but it is possible to provide guidance on the likelihood that the development will harm the heritage asset. This will in turn will assist Kirklees Council to ascertain the level of justification required should an applicant wish to submit a planning application on the site.

2.7 In order to assess the level of harm of the development or elements of the development, the level of significance of the contribution made by the allocated site will be assessed and defined as follows:

Negligible: The allocated site provides little or no contribution to the heritage asset.

Slight: The allocated site provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.

Moderate: The allocated site is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.

High: The allocated site is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated .

Considerable: The allocated site is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that setting would be constitute substantial harm to the heritage asset and would require full justification.

2.8 For the larger sites it is possible that the contribution of the site will vary depending on the proximity of the site to the heritage asset. In this situation the contribution of the various areas of the site will be shown on a plan of the site.

Assessing the options for mitigation and/or enhancement

2.7 Options for enhancement and mitigation are considered in response to the particular needs of the heritage asset and as such vary from site to site. It is important that these are assessed at this stage so that any decisions made regarding the setting of the asset can be used to agree the scope and form of the development. The options outlined in this assessment are by no means finite and further discussions should be held with Kirklees Planning and Development team in order to ascertain the potential options for this particular site.

2.0 METHODOLOGY (cont.)

2.8 Options for enhancement include:

- Removing or re-modelling an intrusive building or feature
- Replacement of a detrimental feature by a new and more harmonious one
- Restoring or revealing a lost historic feature or view
- Introducing a wholly new feature that adds to the public appreciation of the asset
- Introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- Improving public access to, or interpretation of, the asset including its setting.

2.9 Options for mitigation include:

- The creation of buffer zones within the area for development
- Limiting building heights within certain areas of the site
- The use of sensitive design including the use of vernacular materials

2.10 Screening is also an option which can be considered when assessing the options available for mitigating the negative impact of a development on a heritage asset. Screening should only be used in addition to other options for mitigation and should not be used as a substitute for good design or buffer zones. Screening requires careful consideration with regards to the impact of the screening on the heritage asset. This can potentially have a greater impact on the asset than the development itself, if used incorrectly or insensitively.

Glossary

2.11 The following terms have been used in this report with the definitions taken from the NPPF and from the Historic England publication “ The Setting of Heritage Assets”

Conservation area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Designated heritage asset:

A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Historic environment record

Information services that seek to provide access to comprehensive and

2.0 METHODOLOGY (cont.)

dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Value

An aspect of worth or importance, here attached by people to qualities of places.

Harm

Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place.

3.0 SITE ASSESSMENT

Site Location

- 3.1 The site is located within the Marsden Conservation Area in the Huddersfield district. The borders are identified by Manchester Road on the north side, by Peel Street on the east side, by Carrs Road on the south side and by the boundary fencing of Holme Valley Mountain Rescue to the north west and a sports field to the west side.
- 3.2 The site is served by Manchester Road to the north and is part of a residential area with community facilities such as a library, fire station and church within a close distance. The site sits within a large conservation area towards its south boundary. There are several Grade II Listed buildings within a close proximity of the site, the closest of these are Ingfield House to the north east, The New Inn to the north, the House at the junction of Manchester Road and Oliver Lane to the north west, Old New Inn and 6 Carrs Road to the south west and the Monument to Samuel Laycock and Marsden War Memorial to the east.
- 3.3 The site itself is relatively flat dropping in level slightly towards the south west. It has many trees scattered around the centre and south side of the site and is divided by footpaths. There is one existing building on the site at the north boundary on Manchester Road which is an old stone building dating to 1909 and is currently vacant.

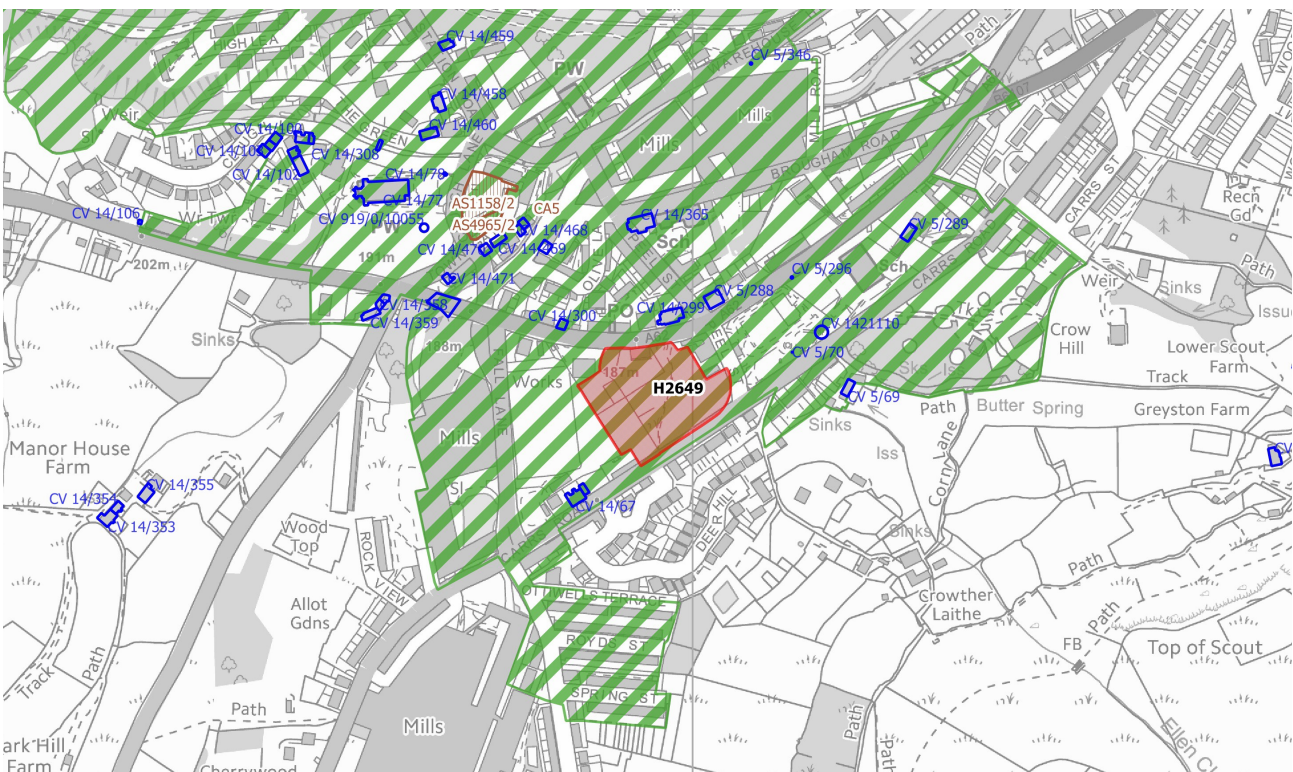


Figure 1 - Site Location

3.0 SITE ASSESSMENT

Brief Site History

- 3.4 The site is a brownfield site and has historically been developed upon. In the late 19th Century a Gas Works was constructed, this was demolished in the mid-20th Century. An ambulance and fire station is now located to the north of the site and faces onto Manchester Road. In 2011 planning permission was granted for the conversion and extension of this building.
- 3.5 There is evidence of Roman activity within the area in the form of a Roman Road at Blackstones Edge which is considered to be a route which links York and Chester across the Pennines via the garrison at Slack. The Marsden area was originally surrounded by woodland and it was used as a hunting ground for Mesolithic Tribes as their flint tools have been excavated at March Hill, Warcock Hill and Pule Hill.
- 3.6 Marsden is described in the 1086 Domesday Survey as waste although it was later described as a boundary valley in 1177 and known as 'Marches Dene' or 'Marchdene'. As commonly found in this area, the Norse settled in the area and improved farming practices. The early settlement pattern of Marsden in the 15th Century comprised of scattered groups of houses and remote farmsteads such as Binn, Clough Lee and Lingards. A chapel of ease was also built in Marsden during this period due to the distance and difficult topography surrounding the village. When it fell into decay within a few years King Edward IV gave funds to upkeep the chapel, and by the 17th Century it was dedicated to St Bartholomew. In the mid-18th Century it was replaced with a new building with an earth floor for people to be buried within the church, however, when it became too crowded this church was also replaced with a new church in 1865.
- 3.7 The inhabitants of Marsden have historically been employed in farming and the manufacture of woollen cloth. Farming continued to be the prevalent form of employment in the 17th Century although domestic scale cloth making was being carried out in cottages such as Green Top and Berry Greave Farm. The population of Marsden substantially increased between the 17th and 19th Centuries due to the impact of the industrial revolution. With the developments in spinning technology and a higher demand for textiles, the production of woollen cloth changed from a domestic scale to large mills which had been constructed along the rivers and streams. These mills carried out dyeing, scouring and scribbling, spun cotton and twisted silk. The first fulling mill was built in 1710 in the Hey Green area of Marsden. At the beginning of the 19th Century most of the local population was involved in the processes relating to woollen cloth, cotton and silk textiles.
- 3.8 New turnpikes were constructed in the late 18th and early 19th Century which replaced the early packhorse routes which met in the centre of Marsden. However, these were still considered to be insufficient so the Huddersfield Narrow Canal was constructed in 1811 to transport goods such as textiles and coal. In 1845 the railway line was laid to the north of the village with a station, this

3.0 SITE ASSESSMENT

provided direct access to Manchester, Huddersfield and Leeds. The building of the canal and the Standedge Tunnel as well as the railway line resulted in Marsden growing rapidly.

- 3.9 The industrial revolution had a profound impact on the appearance of Marsden, the predominantly rural landscape was filled with mills, ironworks and engineering industries in the valley as well as hundreds of houses to accommodate the mill workers. By 1854 examples could be found close to the site with the mills of Ottowells woollen mill and Kilncroft woollen mill to the south-west and Marsden iron foundry to the south. By the end of the 19th Century larger mills, such as Bank Bottom, New Mills, Clough Lea and Holme Mills, had replaced smaller mills and terraced houses were being built to house the mill workers. A Gas Works has also been constructed on the site by this period. In the early 20th Century Marsden noticeably expanded, the 1930 OS map shows the construction of new housing along Manchester Road as well as to the eastern end of Carrs Road. Development was also occurring to the northern side of Marsden around the railway and canal. Marsden also had its own ambulance and fire service which is located on the site facing onto Manchester Road.
- 3.10 The textile industry began to decline in the 1960's which resulted in derelict mill buildings, some of which have since been demolished. In some instances new housing has replaced these large buildings. In the vicinity of the site, new houses were built around Clough Lea in the late 20th Century and on Deer Hill Drive in the 21st Century. These houses are being lived in by many commuters who work in Manchester, Leeds and Huddersfield rather than locally in Marsden and the Colne Valley.

Identification of Historical Assets

- 3.11 As part of the consultation process, Marsden Conservation Area was identified as having the potential to be affected by the development and required assessment in order to ascertain the impact of developing the sites.
- 3.12 The Conservation Area Appraisal for Marsden has been consulted as part of this assessment.
- 3.13 In addition to Marsden Conservation Area the Grade II listed New Inn to the north of the site (List entry Number: 1275323) was identified as having to potential to be affected by the development and required assessment.
- 3.14 The listing for The New Inn states:
- Mid C19. Public house. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets. 2 ashlar stacks with 2 string courses. 2/3 storeys. South elevation: Symmetrical 5 bay facade. Ground floor; Central doorway with squared pilasters, frieze and pediment. To each side are 2 single light windows with sashes.*

3.0 SITE ASSESSMENT

To west is stone porch with former doorway (part blocked) with semi- circular carved ashlar head with pronounced keystone. Above is cornice and block- ing course. First floor; 5 single light windows with sashes and continuous pro- nounced cill band. The east part breaks back and has one 2-light window to 3 floors and entrance to ground floor. North elevation has: Ground floor; Entrance with stone surround. 6 sash windows. First floor; 4 sash windows. 2 later windows. West gable has: Venetian window in gable apex.

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

The New Inn

4.1 The New Inn, Marsden is located on Manchester Road at the junction with Peel Street which runs north to south. Inns are an important part of the History of Marsden as a turnpike village. The frequency of these inns is mainly attributed to the number of people who passed through the village on their way to and from Manchester.



Figure 2 - The New Inn

4.2 The New Inn was constructed in 1838 shortly after the construction of the third turnpike to come through the centre of Marsden. This turnpike was called the Wakefield and Austerlands Toll Road and the New Inn was built in order to serve the needs of the travellers using this new turnpike. The New Inn is not to be confused with the former “Old New Inn” which has now been converted into two dwellings and is located approximately 150m away on Carrs Road. This Inn was built in the 1780 during the construction of the second turnpike road know as the Coach Road to be built through the Village by the famous Blind Jack of Knaresborough.

4.3 It is interesting that on the first edition OS map dated 1854 there appears to be a second public house located adjacent to the New Inn called the British Queen. Despite the large amount of passing trade it appears there was not enough to sustain two public houses in this area as by the late 19th century it appears that the British Queen was no longer in business. The former British Queen is still extant and is now a Grade II listed residence called Ingfield House.

4.4 **Historical Value:** The New Inn has a great deal of associative historic value do to its connections with the construction of the toll road through the village. There is also illustrative historical value as the structure is a typical mid 19th century construction which appears to have retained the sash windows and has been little altered externally.

4.5 **Aesthetic Value** - The building has a strong presence on Manchester Road and has a balanced and attractive facade. It appears that this elevation has changed little since its construction which adds to the aesthetic value.

4.6 **Communal Value**— Due to the long history of the building as a public house and the links with the toll road there is a strong link with the local community which contributes to the communal value of the building.

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

Level of importance

- 4.7 The building is included on the List of Buildings of Special Architectural or Historic Interest at Grade II and as such are of national importance and more than special interest.
- 4.8 Of the values listed above it is the values associated with the primary elevation with contribute to the significance of the asset.

The Setting to the New Inn

- 4.9 Due to the strong links with the turnpike, Manchester Road has high value to the significance of the heritage asset and it is integral to our understanding of the Inn and the reasons it was constructed.



Figure 3 - The view from the footpath adjacent to the former mill

- 4.10 The extended setting, particularly in the location of the allocated site, has changed considerably in the last 100 years. As stated in the brief history, until the late 20th century this site was the location of the former Gas Works. Historic images taken at the turn of the century show a large tower located adjacent to the old fire station which appears to be approximately 3 storey in height. In addition there was a large row of terraced housing in the south-west corner of the site which extended up the hill to meet Carrs Road. The gas works and the terraced housing would have separated the allocated site from the recreation ground to the east where the children of the mill owners would play. The only extant structure on the site is the firestation which is of historic value to the setting of the heritage asset.
- 4.11 In the 20th century the gas works were extended both in plan form and vertically. New structures were built to the east of the gas works and by the middle of the 20th century the tower appears to have at least doubled in height. This gas works tower would have been in incredibly dominant feature on the landscape.
- 4.11 In addition to the gas works, Marsden Foundry buildings were constructed in the early 19th century on the southern side of Carrs Road directly overlooking the site and the New Inn. It appears that the workers in the mill may have been very familiar with the New Inn, as the OS map dated 1908 shows a footpath appearing across the allocated site leading from the entrance to the foundry almost directly to the door of the New Inn. This footpath has evidential value as provides clear evidence of past human activity. The foundry changed its name in the 20th century and became known as

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

Ready Carr Mills. Figure ? Shows a photograph of the view from Carrs Road adjacent to the former location of the mill.

- 4.12 Towards the end of the 20th century this area changed dramatically. The mills, the gas works and the terraced housing were all demolished leaving only the old Firestation extant on the allocated site in addition to the terraced housing to the north-east outside the boundary of the allocated site.
- 4.13 The current map of the site below shows, in solid black, the location of the buildings associated with the former gas works and also the location of the former terraces to the south. It is possible to see on the map that the footpath is still extant but this was not visible on site.

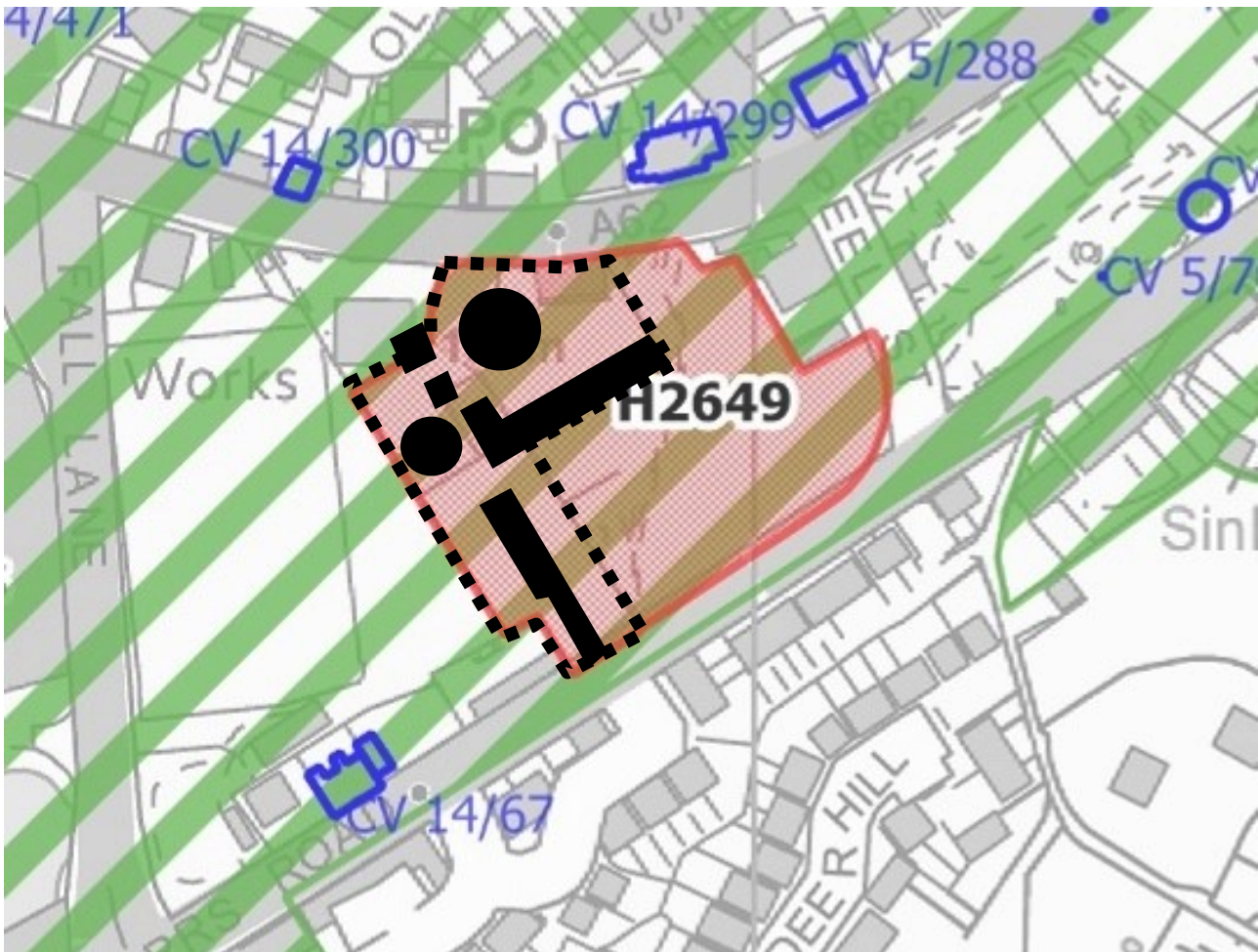


Figure 4 - Site Location with location of former gas works indicated

Marsden Conservation Area

- 4.14 Marsden is a village with a long industrial heritage and has seen great change with the introduction of the turnpikes, the canal and the railways. The introduction of these changes to the village also brought with it great wealth and prosperity. Not only have the great Mills become symbols of this former prosperity, also the generosity of the philanthropic mill owners who were able to benefit

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

from these changes has left a lasting legacy with the provision of the recreation spaces and the parks.

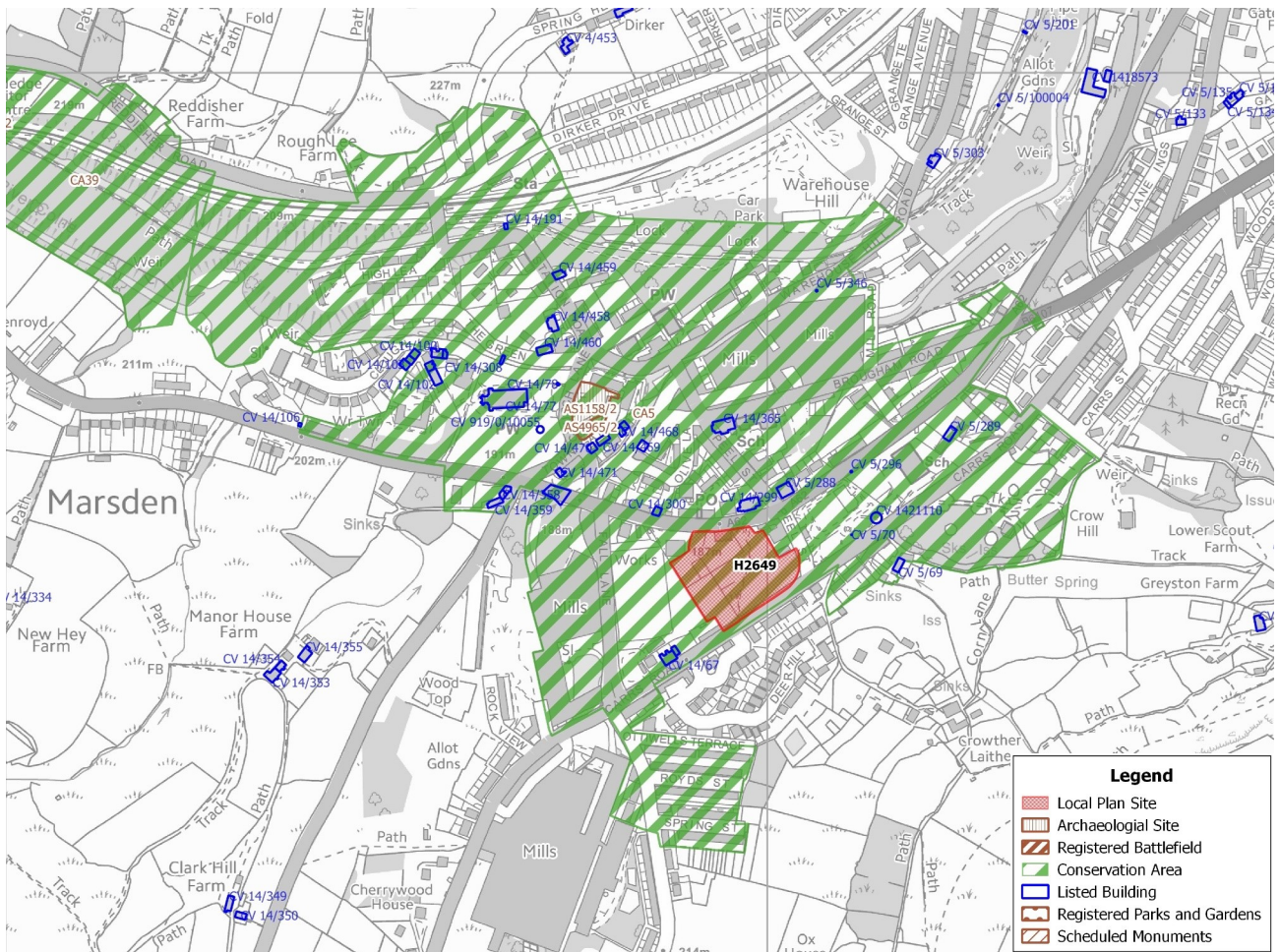


Figure 5 - Conservation area boundary

4.15 The density and scale of the buildings in the conservation area varies according to the location.

Marsden Conservation Area Assessment has identified the following character areas:

1. The Station, Station Road the Huddersfield Narrow Canal, and the River Colne
2. Towngate and St Bartholomew's Church
3. Peel Street
4. The Park, Carrs Road and Manchester Road
5. New Mills and Brougham Road

4.16 The allocated site is located in character area 4 - The Park, Carrs Road and Manchester Road. The Conservation Area Appraisal describes this area as follows:

Peel Street traverses the Manchester Road, past the telephone exchange, and culminates at the area locally known as The Park. This is a product of the

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

philanthropy and generosity of the Victorian mill owners. Marsden Council created the Park in 1912, on land given to the village by four mill owners, John Edward Crowther, Samuel Firth, Arthur Robinson and E J Bruce. Within the Park are a number of interesting architectural and historic features, which are linked by tarmac paths. These include the Bandstand, a memorial to Samuel Laycock and a War Memorial commemorating the lives of 272 people from Marsden who died in the First World War. Manchester Road frames the existing conservation area boundary but intersects the cohesive industrial character of Marsden. It is a wide and busy road which provides glimpses of the roofscape and landmarks of the village below. The intersection with Brougham Road is the position of the gateway into the conservation area and it runs alongside many locally distinctive and listed buildings. This includes the bridge over Wessenden Brook which is also a listed structure of architectural and historic importance. The area along Park View is primarily an area of green space and allotments. It can be divided into two sections, a high plateau level with the majority of the allotments and a lower section occupied by hen huts. A fine line of trees extends along the site boundaries to the north of Carrs Road, while the terrace of properties known as Inner Hey demonstrate positive Victorian qualities. In an attempt to re-establish the historic and architectural cohesion of the industrial landscape it is proposed to include Bank Bottom Mill, associated terraces, the site of Ottiwells Mill and Fall Lane Mill within the conservation area boundary. The large playing area on Fall Lane was used by the mill workers and also includes the old Fire Station, which is reputedly one of the first fire stations in the country.

4.17 The Conservation Area Appraisal also discusses the immediate area around the allocation:

“The open space at Fall Lane represents the importance of the social aspects of industrialisation. This was the ground used for the Marsden Cricket Club (founded in 1865) and is now the local Football Ground. Aspects of this area are looking quite tired and there is potential for enhancement. The New Inn is a listed coaching inn and is an integral part of the history of transportation and is opposite the original site of the Marsden Iron Foundry. This was the site where the Taylor Brothers extended their concern after moving from Brougham Road.

4.19 It appears that the Conservation Area Appraisal is including the allocated site in the “large playing field...” as it states that this area “...includes the old fire station” which is within the allocated site. I have assumed for the purposes of this report that this area is not part of the playing field and that this area forms part of the old gas works which separated the playing fields and recreation ground

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

to the west from the allocated site to the east. As such it is the opinion of this report that no mention is made of the former gas works site being significant to the conservation area within this appraisal.

4.20 In addition the Conservation Area Appraisal has identified a number of vernacular features and materials that exist within the historic structures of Marsden:

- *Pitched and hipped roofs such as 1-5 Warehouse Hill Road*
- *Kneelers and large quoin stones*
- *Victorian Sash Windows*
- *Mullioned windows, stone surrounds (some blocked) and hood mouldings*
- *Stone walls and stone slate roofs*
- *Blocked doors, such as at 30 Oliver Lane*
- *Warehouse doors such as Argyle Street*
- *Ball Finials, stone brackets and cast iron gutters*
- *Cart Entrances, Loft doors and Ventilation holes*
- *Coping stone roof details*
- *Date stones and Pad stones*
- *Continual sill bands and symmetrical facades*
- *Staircase windows such as at Inner Hey*
- *Cellar covers such as at the Liberal Club (Peel Street)*

5.0 ASSESSMENT OF THE CONTRIBUTION OF THE ALLOCATED SITE

The New Inn

- 5.1 The allocated land is a brownfield site which has been formerly developed. The site and the surrounding area has undergone significant alterations since the construction of the New Inn. The majority of the buildings and the landmarks that formed the historic setting of the Inn have largely been demolished.
- 5.2 The landmarks that do remain and are of significance to the heritage asset are Manchester Road which this report considers to be of considerable significance, and the old firestation which is of **high/moderate significance**.
- 5.3 The footpath running through the site is a historic link between the New Inn and the former iron works. This link is of **high significance** to the New Inn as it provides evidential value of the connection between the former ironworks and the Village of Marsden.
- 5.4 There has always been a visual link between the former foundry and the Village of Marsden including the New Inn. As the foundry is no longer extant and has been replaced with a modern housing development there is little value in retaining this visual link. The open nature of the land does have limited historic value and as such does contribute to the significance to the New Inn but this contribution is **slight** and the asset would not be harmed if this area of open land was lost.

Marsden Conservation Area

- 5.5 The site falls into a mainly green area of land which sits between Carrs Road and Manchester Road which culminates in the playing fields to the west. This area has been identified as important in the Conservation Area Appraisal although as previously stated it appears to have combined the Fall lane recreation ground and the allocated site as having the same formal recreational usage. As previously discussed the gas works and terraced housing would have formed a clear separation between these two areas and whilst it is not clear what the undeveloped areas of the allocated site would have been used for, it appears from historic maps and photographs that this was primarily vacant land rather than recreational land. This theory is supported by the existence of formal recreation land to the both the east and the west in the form of the sports ground and The Park.
- 5.6 It is the conclusion of this report that the area of previously developed land within the allocated site has historic value as the location of the former gas works and the terraced housing but as open land it has **little or no significance** to the conservation area. The remaining areas of the site have some historic value as open land and as such has **slight / moderate significance** to the conservation area.
- 5.7 As part of the conservation area appraisal, the old fire station has been assessed as being a key unlisted building/building of merit and as such is of **high significance** to the conservation area.

5.0 ASSESSMENT OF THE CONTRIBUTION OF THE ALLOCATED SITE

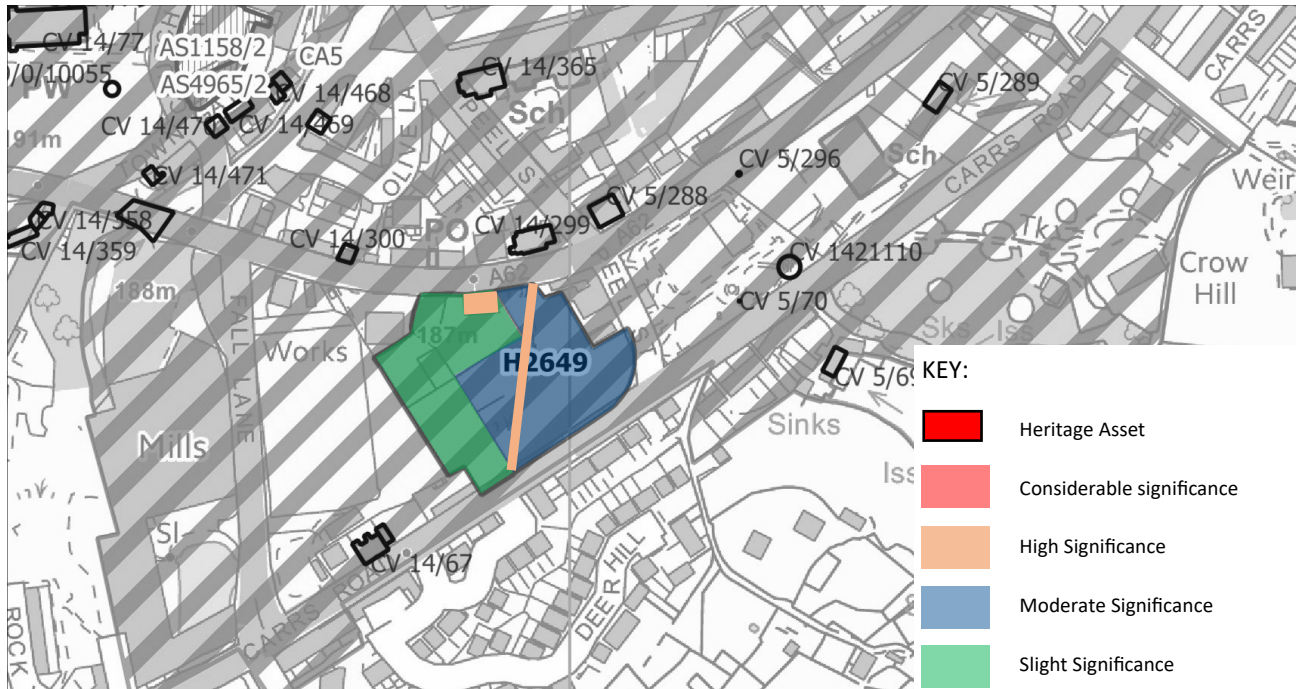


Figure 6 - Site significance

6.0 CONCLUSION

- 6.1 The advice below has been given in order to provide guidance on how the harm to the heritage assets may be mitigated. Each one of these options needs to be explored further as part of the design process for the site but this list is not exhaustive and alternative options should also be considered. Any mitigation / enhancement options need to be discussed and agreed with Kirklees Planning and Development. All development in any area of the site which is deemed to have any significance to the asset, however slight, should be treated as being within the setting of a heritage asset and should be in accordance with policy PLP35 of the Kirklees Local Plan.
- 6.2 The areas of the site that have been identified as having high significance such as the fire station and the footpath require retaining and incorporating into the design for the scheme on the site.
- 6.3 The remaining areas of open land have been identified as having moderate significance. This does not mean that it cannot be developed but should be developed sensitively by taking account of the local vernacular in this central band of landscape between Carrs Road and Manchester Road. Particular areas of interest are the Inner Hey rows of housing towards the east and the terraced housing that exists between Inner Hey and the adjacent school. There is also precedence for terraced housing on the site in the form of the now demolished housing to the south of the former gas works and the existing terraced housing in the north-east corner opposite the New Inn, just outside the allocated boundary.
- 6.4 Carrs Road has been identified in the conservation area appraisal as:
“... important because it illustrates the residential area where the mill owners constructed their houses, in a leafy sub area, within visual distance of their financial interests, and possibly away from the soot and pollution created by their industry and screened by tree lined avenues.”

In order to mitigate the harm to the conservation area it is essential to retain some areas of landscaping on the site along the boundary of Carrs Lane although as this is not an area associated with the mill owners housing this landscaping is simply to ensure continuity of the character of Carrs Road.

- 6.5 Areas of the site which have been identified as having slight significance to the heritage asset have been assessed as providing some contribution to the asset. It is the opinion of this report that despite the slight significance of the area, it is still considered to be within the setting of a heritage asset and as such any proposals for this area should be in keeping with policy PLP35 of the Kirklees Local Plan, as stated above, in order for there to be no harm to the heritage asset.



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LIST DESCRIPTIONS



Historic England

THE NEW INN

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: THE NEW INN

List entry Number: 1275323

Location

THE NEW INN, MANCHESTER ROAD

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jul-1985

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 412134

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SE 0411 MANCHESTER ROAD Marsden 14/299 The New Inn -

GV II

Mid C19. Public house. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets. 2 ashlar stacks with 2 string courses. 2/3

storeys. South elevation: Symmetrical 5 bay facade. Groundfloor; Central doorway with squared pilasters, frieze and pediment. To each side are 2 single light windows with sashes. To west is stone porch with former doorway (part blocked) with semi- circular carved ashlar head with pronounced keystone. Above is cornice and block- ing course. First floor; 5 single light windows with sashes and continuous pro- nounced cill band. The east part breaks back and has one 2-light window to 3 floors and entrance to ground floor. North elevation has: Ground floor; Entrance with stone surround. 6 sash windows. First floor; 4 sash windows. 2 later windows. West gable has: Venetian window in gable apex.

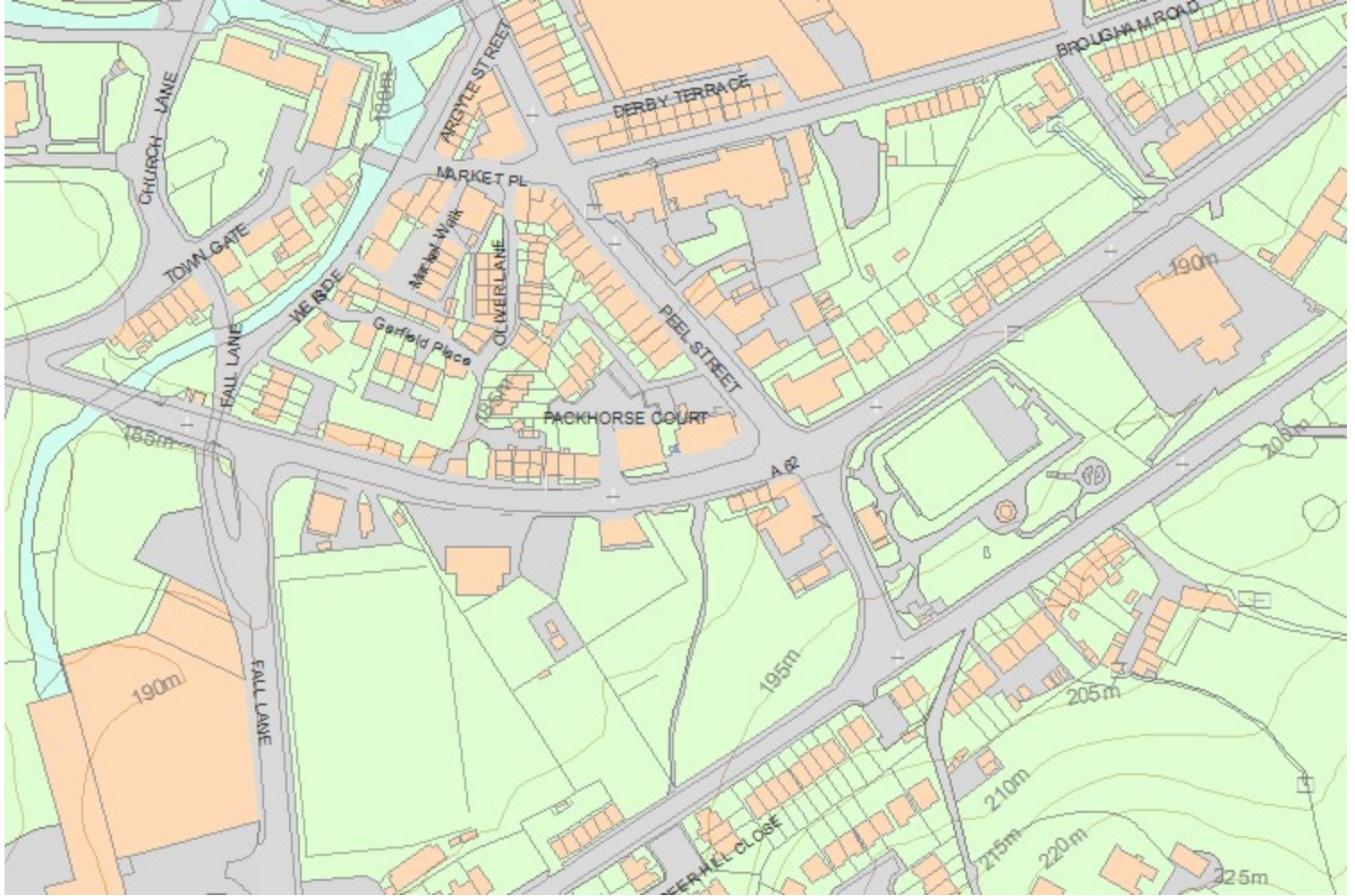
Listing NGR: SE0496911508

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SE 04969 11508

Map



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For a copy of the full scale map, please see the attached PDF - [1275323.pdf](#)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/251242/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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This copy shows the entry on 09-Mar-2017 at 09:12:34.

End of official listing

MARSDEN

CONSERVATION AREA APPRAISAL



MARSDEN

CONSERVATION AREA APPRAISAL

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MARSDEN

CONSERVATION AREA APPRAISAL

1. INTRODUCTION

This report is an appraisal of the Marsden conservation area, which was designated on the 7th July 1974. This report has considered and approved the proposed boundary changes of the Marsden conservation area.

The Marsden Conservation Area (ID No. 5) is located within the Colne Valley on the edge of the Pennines. The development of the Marsden settlement has been organic and has grown from a number of scattered groups of homesteads and outlying farms to a 19th century closely knit industrial mill town of picturesque quality. It has a backdrop of steep slopes, incorporates homogenous vernacular stone architecture and has a characteristic and chaotic roofscape.

This appraisal seeks to define what is special about the Marsden Conservation Area, and to provide information about its historic development and architectural worth. Additionally, a number of issues (the impact of traffic and new development being the most important) are identified and proposals put forward which seek the future preservation and enhancement of the area.

1.1. Conservation Areas

The designation of areas (rather than individual buildings) of special architectural and historic interest was first set out in the Civic Amenities Act 1967, and since then over 9,000 conservation areas have been designated in England and Wales. Kirklees Metropolitan Council has 60 conservation areas and approximately 4500 listed building, 1% of all listed buildings in England.

Conservation areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). Conservation areas are recognised for the contribution they make to the cultural heritage and economic well being of the country and to the locality.



Roofscape from Station Road



View of Bank Bottom Mills from Throstle Nest

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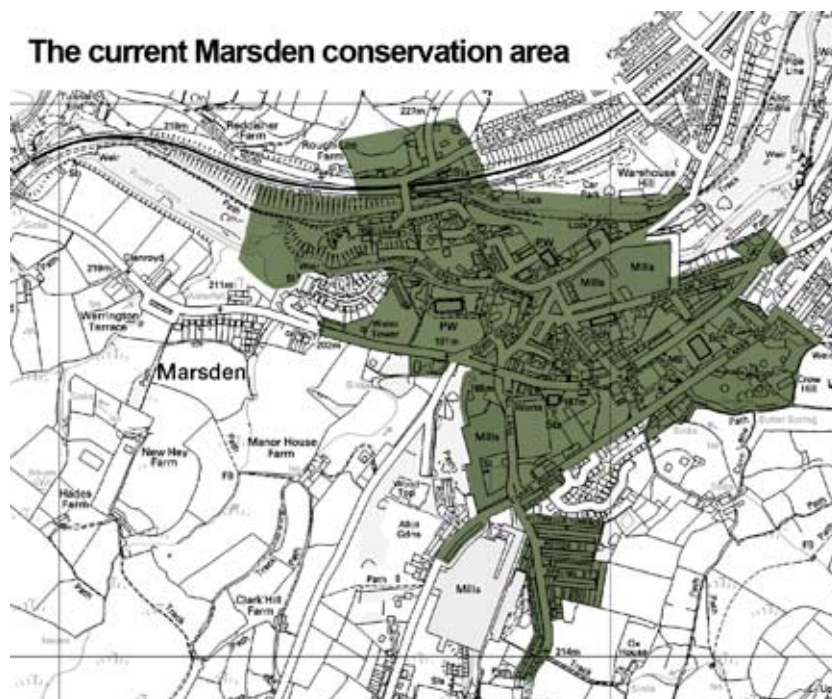
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An area with conservation area status imposes a duty on Kirklees Council to preserve and enhance the quality and character of the conservation area. Designation as a conservation area strengthens existing development policy in the Kirklees Unitary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

Marsden is designated as a conservation area due to its special architectural and historic interest, following the recent Marsden conservation area appraisal there has been a number of boundary extensions.

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



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

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Development Framework (LDF) will replace the Unitary Development Plan for Kirklees. The LDF will include a core strategy to set out the key elements of the planning framework for the area. This may set criteria for identifying locations and priorities for area action plans to be prepared. Area Action Plans, covering conservation areas, should set out priorities and proposals for action to preserve and enhance the area, including defining areas where specific conservation measures are proposed and areas that will be subject to specific controls over development.

This conservation area appraisal could be used as a basis for an action plan in conjunction with the LDF. For the Marsden conservation area, this appraisal was subject to public consultation and the views of the local amenity societies and residents were sought. The final draft was formally adopted by the Council on 28th March 2007.

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2. LOCATION, SETTING AND POPULATION

2.1 Location and Context

Marsden is located close to the Pennine Way, and is situated 11.7 km to the South West of Huddersfield Town Centre. It is located near the settlements of Slaithwaite (4.3km) and Meltham (5.8km), and Manchester Road (A62) intersects the conservation area and connects Marsden with Oldham (17.9km), Leeds (39.8km) and Manchester (30.7km).

Marsden conservation area is noted for its dramatic backdrop and the elevated topography of the Peak District National Park. It is situated 200 m above sea level, (the Pennines rise to approximately 325m above sea level) and the conservation area descends in a north easterly direction. The topography has provided Marsden with a strong sense of enclosure and isolation. The town centre is compact and the surrounding countryside is a constant vista from within the town.



Within the conservation area is an area of Green Belt, an area of High Landscape Value, on the boundary is a Site of Scientific Interest and the Standedge Conservation Area. The Marsden Moor Estate, which is managed by the National Trust, is also within the immediate environs and the National Trust Estate Office is situated in Marsden near the train station. The natural environment significantly contributes to the immediate setting of the conservation area.

The location of Marsden has been based principally on two assets, an abundance of water and access to the Standedge crossing of the Pennines. The Marsden settlement is sited along the streams of the River Colne and Wessenden Brook with its historic nucleus around the confluence.

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CONSERVATION AREA APPRAISAL

According to the Area Profiles (2005) and the 2001 population census Marsden had a population of 4,139.

2.2 Geology

Marsden is located in the Colne Valley and lies in the Millstone Grit area of the Carboniferous geological series. It is a form of sandstone and sedimentary rock, naturally porous, and with the help of natural clay, is ideal for retaining water in the form of reservoirs. Weathering of the different layers of the underlying Millstone grit series has created a diverse landscape. The softer shales have formed steep sided valleys while the grit and sandstones form prominent escarpments. At the higher ground the land is mostly peat moorland of heather and grass and the soil is generally poor. According to the National Trust the area is an important conservation habitat and is home to a rare variety of wildlife, including a vast diversity of birds, insects, plants and mammals.

Local quarries produced stone for vernacular buildings and flagstones for tracks and paths. The enclosure of fields, probably from medieval times through to the early nineteenth century, created a demand for stone boundary walls that are still dominant in the landscape and visually connect the built environment with the natural landscape of Marsden.

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CONSERVATION AREA APPRAISAL

3. HISTORICAL ANALYSIS

3.1 Origins, Development and Archaeology

Within the Marsden Conservation Area is an archaeological site of local interest at St. Bartholomew's Church, and this includes the footprint of the older chapel on the opposite side of the road. There have not been any recorded Roman finds within the conservation area but there has been Roman activity in the area. The Romans recognised the value of the Standedge crossing of the Pennines, where the Millstone grit of the Central Pennines is at its narrowest and lowest. Remains of the Roman road at Blackstones Edge are believed to be part of a route linking the fortresses of York and Chester, via the garrison at Slack.

Marsden conservation area began life surrounded by woodland and forest and the remains of great forests have been found in the moorland peat. Marsden was a seasonal hunting ground for Mesolithic Tribes whose flint tools have been excavated at March Hill, Warcock Hill and Pule Hill.

The Domesday Book describes the area of Marsden as Waste and by 1177 Marsden is identified by the name 'Marches Dene' or 'Marchdene', which is popularly translated as 'boundary valley'. Local place names suggest Norse graziers (who arrived from Cumbria) settled the valley. The Subsidy Roll of Richard III lists no properties in an impoverished Marsden and in the 14th Century the valley served as a hunting ground for Ilbert de Lacy, the Lord of the Manor of Pontefract.

The early settlement pattern is that of scattered groups of homesteads and outlying farms. The earliest farmsteads have been identified as paying rents in 1424 at Binn, Clough Lee and Lingards. Local inhabitants farmed the land and grazed sheep on the hillsides and heath clad moors. In 1433 a chapel-of-ease was constructed to enable cowherds and labourers working in the royal hunting ground to worship rather than travel to the local parish church at Almondbury. In 1557 the population had increased to 400.

Marsden at this time was a remote and wet hamlet prone to flooding. Farming continued to be marginal and to subsidise their income the inhabitants relied on the dual economy of the textile industry and cloth making. Initially, this was produced at a domestic scale from cottages and hamlets clustered on hillside terraces, such as Green Top (1671) and Berry Greave Farm (1685). During medieval times traders and travellers passed through Marsden, the unusual number of innkeepers being testament to this. At the time



Footprint and historic feature of the old church

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of the Hearth Tax (1666) approximately 550 people and 82 houses were recorded in Marsden; by 1891 the population had increased to 3, 855.

The Industrial Revolution, developments in spinning technology and mass production gradually changed the domestic manufacture of textiles. The early textile mills were constructed and powered by nearby streams in the steep tributary valleys. Typical processes included scouring, dyeing and scribbling, the processes of spinning and weaving was still undertaken at home as part of the domestic system. The first fulling mill appeared in Hey Green in 1710, (later becoming a corn mill in the 19th century) its purpose was to thicken the woven cloth for the production of Kersey, a coarse, low quality cloth; only the mill dam and stables now remain.

In 1758 a large church was built to accommodate an increasing population, and burials took place inside the chapel as the floor was constructed of bare earth. Eventually all available space was utilised and bodies were only a few inches below the surface. In 1798 Black Fever killed 300 people and the level of the graveyard had to be increased to accommodate them.

Transportation and communication has always been fundamental to the development of Marsden. The early packhorse routes converged at the original heart of the town at Towngate. This area was made up of a dense cluster of narrow back streets and inns. With the increases in trade, the packhorse routes over the Pennines were insufficient and new turnpikes were constructed (3 between 1759 and 1839). The famous Blind Jack of Knaresborough completed the first coach road through Marsden in 1765. Coaches would rest on the journey between Huddersfield and Manchester at the Old New Inn and passengers were asked to dismount in consideration for the horses during the long pull out of the village. However, this was still inadequate for transporting bulk freight carriage and a company was therefore set up to construct the Huddersfield Narrow Canal. This company completed construction of the canal in 1811 and this included a section through Standedge Tunnel, the longest and highest canal tunnel in the world.

As a result of improved communication Marsden grew rapidly. At the beginning of the 19th century most of the local population was involved in the processes relating to woollen cloth, cotton and silk textiles, although the construction of mills, canals, railways and reservoirs (such as the Wessenden) also brought large numbers of navvies to the area. The construction of the mills had a profound impact on the largely rural landscape of Marsden.

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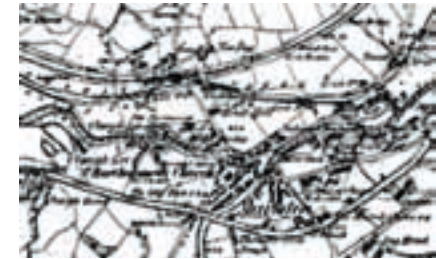
Ironworks and engineering industries also expanded during this period and Enoch and James Taylor established a foundry in Marsden in the early 1800's to manufacture shearing frames. This machinery was significant in the history of the Luddites, a band of 'croppers' objecting to being replaced by machines and mechanisation, with local incidents of industrial action culminating in the murder of a local mill owner in 1812. The business continued to develop and manufactured steam engines and boiler making.

In 1845 the railway was constructed through Marsden and subsequently manufacturing expanded rapidly, local families such as the Crowthers built many mills, and a number of community buildings were constructed, such as Marsden Mechanics Institute, The Park, St Bartholomew's Church and additional town improvements. A number of Mill owners homes, such as at Inner Hey, and terrace housing for the workforce, were built during this time out of the profits made from textiles.

By the end of the 19th century larger mills, such as Bank Bottom, New Mills, Clough Lea and Holme Mills, were replacing the smaller mills. The mills continued to expand rapidly, stimulated by orders of army uniforms at the outbreak of the First World War. The population of Marsden grew to 5757 by 1911.

From 1902 to 1926 Mountaineer motorcycles were manufactured in Marsden including the Minerva Fatnir and MMC engines. In the 20th century the village had its own ambulance and fire service on the Manchester Road.

The textile industry began to decline in the 1960's although some mills continued until the 1990's. Areas which were unsanitary and unfit for human habitation, such as the Planks area in the centre of Marsden have been demolished and since then derelict industrial sites and demolished mills have provided land on which to build private estates, mainly for commuters to the nearby city of Leeds and Manchester. Yorkshire Forward is currently grant assisting the Marsden and Slaithwaite Market Town Renaissance Project who are looking at potential sites for diversification and economic regeneration.



Marsden in 1854



Marsden in 1893



Marsden in 1955

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3.2 Historic Patronage

In 1067 Ilbert de Lacy, a Norman baron, was granted many of the existing manors in Yorkshire by William I following the Norman Invasion. He held 164 manors in Yorkshire, Lincolnshire and Nottinghamshire and these were known as the Honour of Pontefract. He also built a keep, which no longer stands, at Castle Hill, which is now dominated by the Victoria Tower. Ilbert de Lacy died in 1090 or 1095.

By 1300 Marsden had passed to Thomas Earl of Lancaster through marriage and by 1399 Marsden had become a royal possession as a result of Henry, son of John of Gaunt, becoming King in that year. In the 14th Century, it was a forest hunting ground for the Lord of Pontefract, and the land provided pasture for 6 bulls and 26 cows, and pannage for swine. In 1433 Henry VI leased Marsden to John of Nostell Priory, who cleared some of the forest for cultivation. In 1499 the King made Marsden a copyhold manor in the Honour of Pontefract.

Queen Elizabeth I sold the manor of Marsden to Edward Jones for £29 and later the manor passed to the Greenwoods, and by the 18th century it was owned by the Radcliffe family. In the time of Henry VI (15th Century), Marsden was in the parishes of Huddersfield and Almondbury. When the Chapel of Ease fell into disrepair by 1480 Edward IV gave an endowment of 4 Marks, which enabled the church in Marsden to continue. The church has a number of influential priests who influenced the growth of Marsden. In 1697 Isaac Walton was ordained and lived at Clough Lea. He lived until his death in 1728 in Marsden and was a scholar and is buried in the Chapel. He signed the contract with Robert France of Holmfirth in 1709, which led to the building of the village's first woollen mill at Hey Green in 1710.

In 1779, the Reverend Lancelot Bellas became the minister. He was a preacher from Saddleworth and was very popular in the village, living there for 36 years. He gained a reputation for his drinking habits and expression and left such an impression that Marsden was nicknamed Bellas Town. Lancelot Bellas was a visitor to the many public houses in Marsden and would fight or knock religion into the regulars between sermons. The Reverend Bellas had a school in his house which is now the site of the Swan Inn. His son Richard followed on after his death in 1815 with a school in Oliver Lane.

The earliest school built in Marsden was Town School, built in 1820 next to the former Methodist Chapel on Brougham Road. It was, unusually, a non-denominational school founded by a group including prominent

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Methodists including Enoch Taylor. It was rebuilt in 1877-8, enlarged in 1902, and survives as Marsden Nursery and Infant School. The Church School was built in 1829 on the site of the present day lych gate. It closed in 1856 when the National School on Manchester Road was built. It was demolished in 1928.

Enoch and James Taylor are also associated with the town of Marsden. The brothers owned a foundry and were blacksmiths on Brougham Road. It was here they made the cropping frames that sparked the Luddite riots in the Colne Valley. Enoch Taylor set up the iron foundry, which was later to become Ready Carr Mill. The Luddite movement began in 1811 in Nottinghamshire and spread to the industrial centres of Yorkshire, Lancashire, Derbyshire and Leicestershire. The Luddites were opposed to the machinery introduced as part of the mechanisation process of the Industrial Revolution, and were an organised group of workers from the textile industry.

The movement dedicated their activities to the destruction of machinery but in 1812 this anger culminated in the murder of William Horsfall, the owner of Ottiwell's Mill, who had barricaded his mill and mounted a cannon to deter the Luddites. He was killed on Crosland Moor on his way home from Huddersfield. Ottiwells Terrace commemorates the site of Ottiwells Mill at the bottom of Binn Road. The mill owners in the Marsden area were installing the cropping machines that could do the work of 10 hand croppers. Enoch Taylor also made sledgehammers, which were nicknamed "Enochs", hence the Luddite phrase, "Enoch made them, and Enoch shall break them."

The leader of the Huddersfield Luddites was George Mellor and while in prison he signed a petition calling for Parliamentary Reform. His imprisonment had been a result of the mass trial in York at the request of Lord Liverpool, Prime Minister, and a number of executions and transportations ensued. The Taylor family memorial can still be seen next to the site of the old church.

There appears to have been an element of radical political thought in the Luddite Movement and politics has been part of the Marsden way of life, and this is demonstrated with the Liberal Club (such as Peel Street), Conservative Club (such as Victoria Street) and the Socialist Institute (Sunny Lee, Manchester Road) in the Conservation Area. In addition, Dora Marsden, born at The Hey in 1882, was an active member of the Women's Social and Political Union. She was critical of the Pankhursts and in 1907 formed the breakaway Women's Freedom League. She became disillusioned with the limited scope of the suffragist movement and advocated free love and communal childcare. She continued to be involved in politics, writing a number of books, until her death in 1960.

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The Crowther family have had a considerable influence on the development and plan form of Marsden. They created a 'Company Town' and constructed some of the largest mills in the area. Originally from Golcar the Crowthers were a large family, Joseph, William, Elon and John Edward all became very successful in the manufacture of woollen cloth. The most influential, in terms of the biggest impact on the village, was John Edward Crowther (1863-1931).

Bank Bottom Mill is impressive, not just because of its size, but because it was one of the largest mills owned by one man in the world, J E Crowther. The floor space was estimated at 57,592 square yards and housed 43 sets of carding machines and 680 looms during the 1920's to 1940's. William and Elon set up a separate interest at Fall Lane Mills (W & E Crowther) and within three years moved to nearby Crimble Mill in Slaithwaite. Joseph continued the business interest at Bank Bottom Mill until 1885, providing employment for a vast number of local people. John Edward and Joseph later formed a very successful partnership until Joseph moved, with his sons, to Milnsbridge. Joseph took the family name of John Crowther and Sons and John Edward referred to his business interest as Marsden Mill Co. Ltd. He continued to expand with mills at Fall Lane, Ready Carr and New Mill and employed over 2000 people. The decline of the textile industry in the inter war years had a devastating effect on the textile industry but the Crowthers were determined to maintain production until the closure of Bank Bottom Mill in 2003.

Samuel Laycock, poet, has a memorial in the Park at Marsden as a commemoration to his achievements. He was born at Intake Head in 1826, the son of a handloom weaver, and was brought up on this isolated farm above Marsden. He started work in a mill at the age of nine, and he moved to nearby Stalybridge at the age of 11. He began to write poetry as a response to losing his job due to the Cotton Famine of the 1860's and died in 1893 in Blackpool.

Simon Armitage has published a number of books of poetry. He was born in 1963 in the village of Marsden and continues to live in West Yorkshire. He has published a number of poems including *Zoom!* (1989), *Xanadu* (1992), *Tyrannosaurus Rex Versus the Corduroy Kid* (2006) and has won numerous awards for his poetry, including the Sunday Times Young Author of the Year.

Marsden has moved on a long way since being described as 'Waste' in the 11th century and should be noted for its entrepreneurs, economic, political and cultural influence.



Marsden Conservative Club

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CONSERVATION AREA APPRAISAL

4. CHARACTER ANALYSIS

The character of Marsden is largely determined by its location. There are a number of areas of special interest and varying character and these are included below:

1. The Station, Station Road the Huddersfield Narrow Canal, and the River Colne
2. Towngate and St Bartholomew's Church
3. Peel Street
4. The Park, Carrs Road and Manchester Road
5. New Mills and Brougham Road

A brief description of these areas shall follow:

1. The Station, Station Road and the Huddersfield Narrow Canal

This part of the conservation area is dominated by transport and the importance of the railway, canal and roads into Marsden. Station Road is a highway of generous width rising towards the canal and railway station. Lined by cottages, it features good views to the skyline, but is at present marred with unsightly wirescape.

The hillside above the canal and railway includes isolated farmsteads including Far Rough Lea, New Ing and Glen View. They are included in the conservation area boundary as a representation of the historic origins and importance of agriculture to Marsden. Far Rough Lea forms part of the gateway entrance into Marsden from Reddisher Road and could benefit from enhancement. The barn is substantial and retains its original cart shed opening and ventilation holes. There is a large trough in the yard used to refresh the horses before the long walk over the Pennines.



View from Station Road

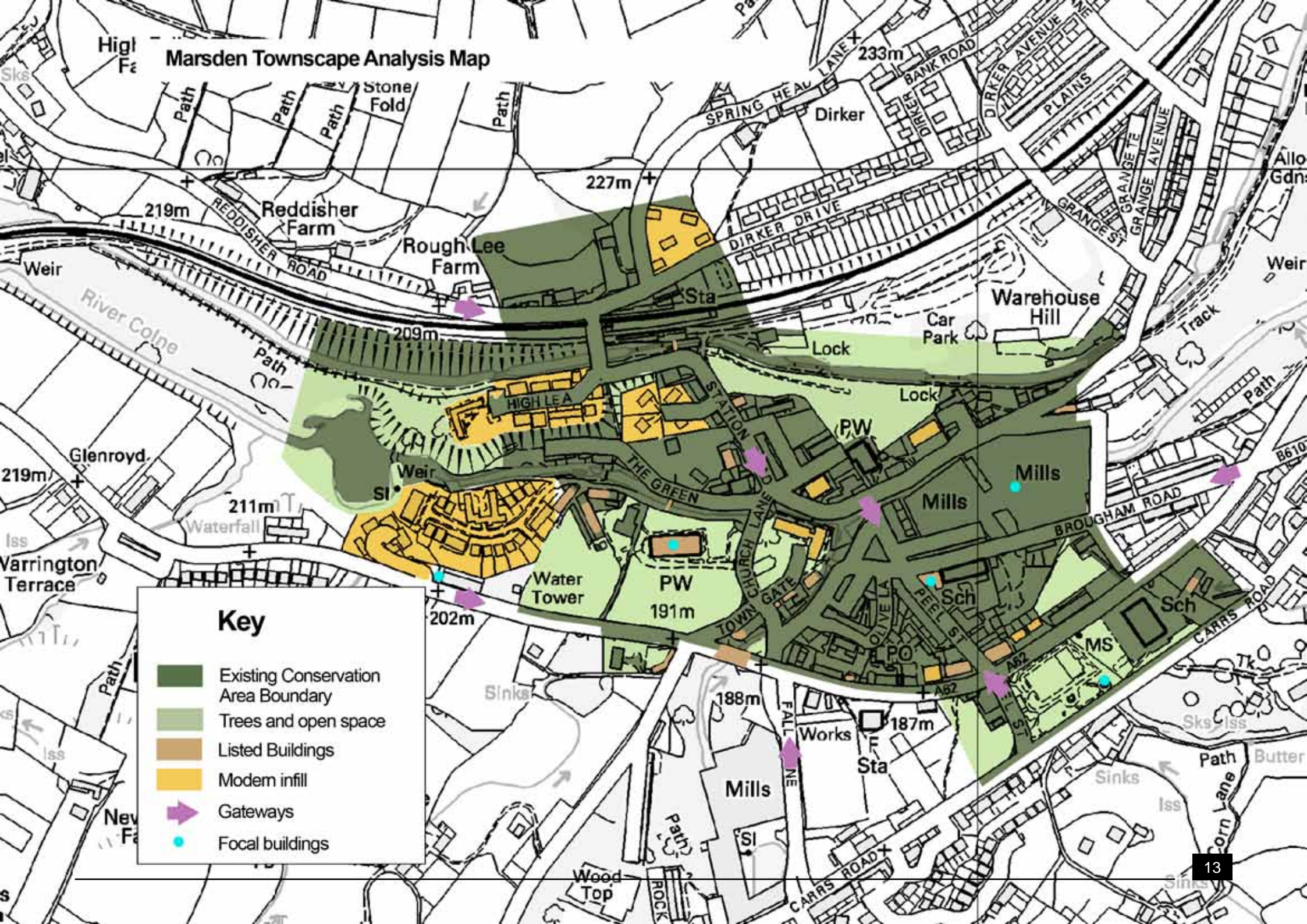


Far Rough Lea



Glen View

Marsden Townscape Analysis Map



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The barn at the crossing to Spring Head Lane has a number of vernacular details despite its modern felt roof. It incorporates large quoin stones, an original cart opening, blocked ventilation holes and a door with a large stone lintel. It also incorporates a small round trough constructed into the wall at the rear. On the opposite hillside as seen from the bridge is a higher, stepped 20th century development, above which vernacular agricultural buildings sit in isolation.

Crossing over to the railway station it is clear that this is a gateway into the village and first impressions are of the dramatic backdrop, this is followed by a confusing array of interpretation and directional signage. An enhancement to the conservation area arrival could include better co-ordination and maintenance of information.

The locks and bridges of the Huddersfield Narrow Canal are important historic features, and form part of the north boundary of the conservation area. They have recently been sympathetically regenerated and appear well tended and well maintained. This is a pleasant site for tourism and recreation and provides a wildlife corridor, with a picturesque and woodland setting. This is continued through to the Standedge conservation area and the Standedge Tunnel and visitor centre. Many of the towpaths and bridges have retained their historic features, including well-trodden setts and kerbstones, milestones, lock and sluice gates. The canal appears litter and graffiti free and should be considered as a key asset to the overall regeneration of Marsden.

To the East is the National Trust office, previously the stables housing the horses used to transport goods to and from the railway. The nearby site of the extensive goods sidings was used to supply the mills with coal, wool, cotton, dyes, stone, ores, and construction materials.

The chaotic nature of the roofscape of Marsden can be seen from this vantage point and is a characteristic of the conservation area. There are a number of terrace houses which follow the streetscape in a uniform line with a natural rhythm of stone walls and stone slate roofs, thus providing clear orientation into the centre of Marsden. This culminates in the detractive corner and terminated view at the modern Wessenden Court buildings before entering Peel Street, the main shopping street in Marsden.



View of opposite ridge and isolated farmsteads



The Station Gateway



Confusing station signage

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2. Towngate and St Bartholomew's Church

This area has a distinctive character and is an area of special interest. The original heart of the town was at Towngate, where the early packhorse routes converged. There was a dense huddle of narrow back streets, weavers' cottages and coaching inns in this area and the historic building line is still visible. In contrast, this is now a quiet, leafy place featuring the enclosed natural environment of The Green and St Bartholomew's Church.

To the west of the church is the Clough Lea Mills millpond. From the pond the river tumbles over a high stone weir into a narrow gorge-like valley. Adjoining the site of the old Clough Lea Mills on the south bank is Clough Lea, a cluster of weavers' cottages dating from the 18th Century; they possess an intimate domestic scale, and reflect the local vernacular architecture. There is a building, which is locally distinctive at number 22 Clough Lea. It has classical proportions, large windows, bold kneelers and a pitched roof. The traditional iron railings follow the road and provide connectivity with the nearby church and Mellor's Bridge.

St Bartholomew's Church is a substantial building dating from the late 19th century and is an iconic focal point and local landmark at the western edge of the conservation area. It is a pleasant area and ideal for reflection and is enclosed by an extensive graveyard. This mature planted graveyard incorporates a number of interesting historic features including a Grade II listed obelisk and lychgate. There is a variety of enclosure and change of level as the height of the church contrasts with adjacent vernacular buildings. The church sits in the landscape as a mark of punctuation and the changes in level gives the church a position of command, superiority and exposure.

The adjacent site incorporates the footprint of the original church and churchyard. An attempt at landscaping has not been entirely successful but it is an attempt to retain a serene space with historic features preserved within its boundary. This includes the relocated stocks and the Enoch Taylor memorial.



22 Clough Lea



Lychgate



Stocks

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Number 17 Towngate dates to the 17th century and was originally called the Shoulder of Mutton. Blind Jack of Knaresborough, who constructed the first turnpike, stayed here. The now pedestrian-only bridge traversing Wessenden Brook was built in 1876 at the Marsden Iron Foundry and it replaced a single arch bridge of 1798.

There is a tree-lined path running parallel with the church precinct boundary wall. This provides access to Manchester Road and culminates in a modern, steel, kissing gate arrangement. There remain remnants of a stone gate pier, which is an item of historic streetscape.

A little further downstream, opposite the Vicarage, is Mellor Bridge, a packhorse bridge and a Grade II listed building, which spans the river with a single arch. Nearby on the north bank runs the Green, with a pleasant group of mid C18 terrace houses, again, with vernacular detail including traditional mullioned windows. The River and riverbank development connects this area with Argyle Street and Peel Street.

3. Peel Street

This is the nucleus of the village of Marsden and the point where the Wessenden Brook and the River Colne converge. Peel Street originally connected the first and third turnpike and as a result of increased footfall commerce flourished here. It is the principal shopping street in Marsden, containing two and three storey, well-proportioned stone buildings rising to pitch roofs. It is also the site of a local landmark and focal point, the Marsden Mechanics Institute.

The shop fronts are an active frontage and at street level the uses are highly visible and generate activity. The retail mix is varied for a village of this size. Above eye level the building line is uniform with a small step at the roofline, which is complemented by proportioned dormers. An attempt to regenerate and improve the shop frontages on Peel Street has been successful, and there is potential for additional enhancement.

The buildings follow the same historic street pattern as they did in the mid 19th century. There has been some infill but this has enhanced the existing chaotic building arrangement, which has produced a characteristic roofscape. When viewed from above this locally distinctive and provides a sense of place. Buildings within the boundaries of the triangular core have similar plot sizes and include back-to-back and juxtaposed terraces. The tower of the Mechanics Institute continues to provide orientation within this maze like arrangement and there are a number of passageways, which provide interesting glimpses in this clustered and compact part of the village.



17 Towngate



Peel Street shopfronts



Enhancement shopfronts

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4. The Park, Carrs Road and Manchester Road

Peel Street traverses the Manchester Road, past the telephone exchange, and culminates at the area locally known as The Park. This is a product of the philanthropy and generosity of the Victorian mill owners. Marsden Council created the Park in 1912, on land given to the village by four mill owners, John Edward Crowther, Samuel Firth, Arthur Robinson and E J Bruce. Within the Park are a number of interesting architectural and historic features, which are linked by tarmac paths. These include the Bandstand, a memorial to Samuel Laycock and a War Memorial commemorating the lives of 172 people from Marsden who died in the First World War.

Manchester Road frames the existing conservation area boundary but intersects the cohesive industrial character of Marsden. It is a wide and busy road which provides glimpses of the roofscape and landmarks of the village below. The intersection with Brougham Road is the position of the gateway into the conservation area and it runs alongside many locally distinctive and listed buildings. This includes the bridge over Wessenden Brook which is also a listed structure of architectural and historic importance.

The area along Park View is primarily an area of green space and allotments. It can be divided into two sections, a high plateau level with the majority of the allotments and a lower section occupied by hen huts. A fine line of trees extends along the site boundaries to the north of Carrs Road, while the terrace of properties known as Inner Hey demonstrate positive Victorian qualities.

In an attempt to re-establish the historic and architectural cohesion of the industrial landscape it is proposed to include Bank Bottom Mill, associated terraces, the site of Ottiwells Mill and Fall Lane Mill within the conservation area boundary. The large playing area on Fall Lane was used by the mill workers and also includes the old Fire Station, which is reputedly one of the first fire stations in the country.



Bandstand



Carrs Road



Fire Station

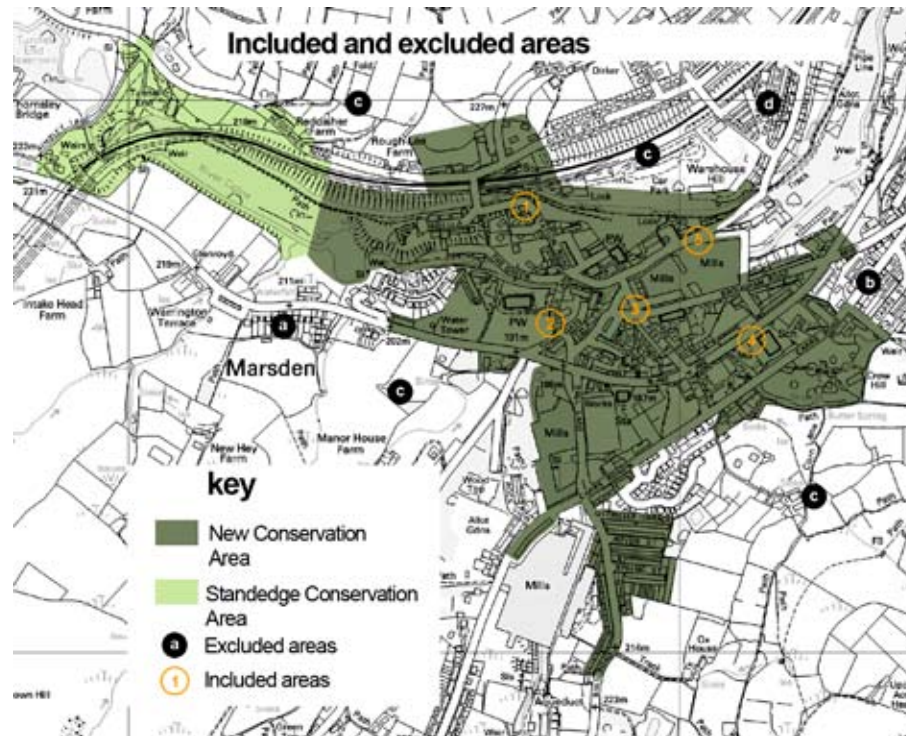
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5. New Mills and Brougham Road

The Colne passes its confluence with the Wessenden Brook and eventually runs beneath New Mills, thus illustrating the reliance of earlier mills in this area on this power source and the functionality and importance of the River Colne. Many of the large stone outbuildings sit precariously on stilts in the River Colne. The buildings along the northern edge of Warehouse Hill Road are of an intimate domestic scale and are in dramatic contrast to the massive stone chimney and buildings of New Mill. A subtle reminder of the cloth finishing processes and industrial archaeology exist in the form of tenterposts, formerly used to hang the cloth out to dry.

New Mills are an extensive group of stone buildings rising four storeys in height from a single storey position. They have some fine detailing while interesting footbridges link the high-rise elements at 1st, 2nd and 3rd floor levels. Looking toward the mills from Peel Street the mass and scale of the buildings can be observed. Their impact on the predominantly rural character of Marsden would have been phenomenal. The main block is five storeys high and constructed from local stone with a shallow pitch roof. The back-to-back properties known as Derby Terrace (1879) lie to the north or Brougham Road and form a positive enhancement to the streetscape of this area. The central tower is a focal point and a local landmark.



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4.1 Activities and Uses

The character of the conservation area is dynamic, the main activity would have been industrial but this is now residential. There is a buoyant commercial centre at Peel Street and a number of leisure and recreational uses, and some of these are described below:

1. The natural environment provides a number of facilities and activities. The local reservoirs serve an important recreational use and attract migratory birds. Classic moorland birds such as Golden Plover, Grouse, Curlew and the diminutive Twite breed adds seasonal interest to bird watching.
2. Agricultural activity is generally exclusively grazing of beef cattle and sheep rearing, and many farmers are diversifying to 'horsiculture' and other recreational uses to supplement their income.
3. Riverhead Brewery Tap in the centre of Marsden is a microbrewery producing quality beers; many named after the Marsden reservoirs and brewed on the premises. It has won numerous awards. The building started life as Francis Johnstone Grocers from the late 1830's and it prides itself on being a community pub with a pleasant atmosphere. They have an interesting set of Victorian windows, which although are not original, are a good attempt at a replica.
4. Marsden Mechanics Institute hosts many cultural events including theatre, music, exhibitions, and an annual Arts Show, as well as providing meeting space for local groups and classes. It is also the home of Mikron touring theatre company. The annual events include Imbolc, the annual Celtic Fire Festival (February), Marsden Jazz Festival (October), Cuckoo Day (April), Riverhead Brass Band Competition (June) and the Riverhead Brewery Reservoir Walk (in conjunction with the National Trust). Further information can be obtained from Marsden Information Point and the Marsden Library.
5. Marsden has featured as a backdrop to television programmes such as "Where the Heart is" because it is a good example of a traditional Pennine village.

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5. THE BUILDINGS OF MARSDEN

5.1 Introduction

The buildings within the conservation area date from the 17th century to present day. They demonstrate an organic plan form, building line and varying plot sizes. The buildings within the Peel Street area are clustered and haphazard, and this is in contrast to the linear building line of the 19th century mill terraces. Furthermore, new developments, built in the footprint of the demolished mills, have larger plot sizes, a uniform and planned building line and tend to be built in their own grounds. The industrial areas are still recognizable due to the large mill buildings and associated back-to-back terraces. There is considerable modern infill, some within the village core but the majority sits on the dramatic backdrop and although it includes vernacular details some aspects detract from the setting of the conservation area.

5.2 Listed Buildings

Marsden Mechanics Institute

This is a Grade II listed building constructed in 1860 and situated in a prominent position within the centre of Marsden on Peel Street. Its central location and tall tower provides orientation and a focal point within the village. It provides a tangible link to the social responsibility felt by the Victorian mill owners to educate the workers. It is constructed of hammer dressed stone with ashlar dressing, a slate roof, includes an iron balcony and symmetrical façade. William Firth gave a legacy for a public clock, which to reduce the weight, was constructed in timber. Over the years it fell into neglect and the Trustees handed it over to the Local District Council. Following threats of demolition in the 1970's a strong public campaign saw the Mechanics re-opened in 1991 as a library and a centre for community activities.

The Church of St Bartholomew and Associated Structures

This is a Grade II church on Church Street, also referred to as the 'Cathedral of the Colne Valley', and designated an area of archaeological significance. It is a large neo-perpendicular church constructed in 1895 by C Hodgson Fowler, the tower being added in 1911. The Lych gate is also Grade II and dates from the early 20th century. It has a base of Ashlar and eight large squared timber supports and a hipped slate roof. Within the graveyard is the Boer War Memorial of 1904 which is listed Grade II. It incorporates a



Marsden Mechanics Institute



St. Bartholomew's Church

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carved relief of rifles, wreaths and helmet; it also includes a large ornate finial and an inscription dedicating the monument to the memory of Private Joshua C Mellor, Private Wm Hey and Corporal Thomas Dearnley who died in the Boer War (1899 - 1902).

Mellor's Bridge

Mellor's Bridge is a Grade II* listed bridge of a 17th or 18th Century date and is a slender single span arched packhorse bridge designed to cross the River Colne. It is an important testament to the significance played by transportation in the development of Marsden.

Throstle Nest

This is a terrace of weavers' cottages dating from the late 18th Century and is four storeys high. It is built of local stone, has later additions and is a Grade II listed building. According to local history this is where orphans from the cities may have been housed when they were brought to work as labour in the mill on Warehouse Hill (now demolished).

17 Towngate

A Grade II listed building considered to be the oldest building in Marsden, dating from the early 17th Century. It has been considerably altered throughout its history having been used as dwellings and a public house known as the Mutton Inn, Hare and Hounds and the White Hart until its licence was surrendered in 1910.

Tenterposts

The Tenterposts are situated off Warehouse Hill and are listed Grade II. They are a good example of industrial archaeology remaining from the textile industry of Marsden. These, once commonplace, belonged to the demolished Warehouse Hill Mill. Cloth was attached to the posts by hooks and then stretched across to another row of parallel posts to pull the cloth into shape. At the time of the appraisal the area was overgrown and litter had accumulated. It is hoped that maintenance will improve with the development at New Mills.



Mellor's Bridge



Throstle Nest



Tenterposts

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Samuel Laycock Memorial

Within the park, situated behind the bandstand, is a monument dedicated to the memory of Samuel Laycock (1826-1894), a local poet who was born in Marsden. The stone at the base was found locally and is believed to be of Celtic origin and includes a face with its garland of oak leaves, acorns and flowers thought to be the 'green man', a pagan fertility figure.

Inner Hey

This is situated in its own grounds set back from Manchester Road, it is listed Grade II and has a number of 20th century additions but is essentially a late 18th century, early 19th century house. It is said to be a former mill-owner's house and may have started life as two single cottages, later incorporated into a single dwelling. The house combines vernacular features and Victorian villa elements, thereby reflecting the wealth and development of this former mill town. John B. Robinson, woollen manufacturer, lived at Inner Hey from at least 1851 and was the owner of "Robinsons" Mill at Clough Lea, which eventually became Bailly-Ancions.

5.3 Key Unlisted buildings/Buildings of Merit

There are a number of buildings in Marsden, which are locally significant and positively enhance the character of the Marsden Conservation Area. Many have high architectural quality, historical importance, vernacular styles and materials.

- This includes the many rows of terraces built by the 19th century mill owners for their workforces such as Derby Terrace (1879), Brougham Road Terrace, Station Road Terrace, Ottiwells Terrace and Clough Hey (1907).
- The large mills within the valley are also of special interest, including Bank Bottom Mills (1867) and New Mills (original mill of 1850s), and are a local symbol of the dominance of the industry to the area and of the role the area played in the textile industry. Of the two towers at New Mills the taller one is a locally significant landmark and contributes to the roofscape of Marsden.
- The United Church (1931), formerly the Congregational Church, on Warehouse Hill Road.



Samuel Laycock Memorial



Inner Hey

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- The buildings on Argyle Street and the shopfronts on Peel Street give this gateway into the centre a sense of legibility and orientation, culminating into the pinch point formed by the Mechanics and the Cooperative Building. The shops tend to have traditional timberwork with locally distinctive colours, and provide an active frontage generating activity at street level contributing to the townscape character with features above eye level.
- The former vicarage is an unlisted building in the centre of the conservation area and is an impressive building of large proportion. It has a symmetrical façade and may have been constructed in the late 19th century. It has three storeys, a staircase window, kneelers, sash windows, continuous sill band and roof coping details.
- The old fire station is architecturally interesting and includes shaped gables, a large engine door, stone window surrounds and a parapet wall at the roof. Originally with two arches, one for a fire engine the other for an ambulance, the fire engine entrance was later raised to accommodate larger engines.



Cooperative



Former Vicarage

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5.4 Key Vistas/Views and focal points

The steep hillside of the Marsden conservation area from North to South defines the area and identifies Marsden within its enclosed valley context. There are a number of sequential views leading to key landmarks within the valley floor of the settlement. These include the approach to the Mechanics Institute, the tower of New Mills, Bank Bottom Mill and St Bartholomew's Church. These views are enhanced by a number of narrow spaces and gaps within the current plan form, allowing glimpses of these landmarks from all aspects. One of these glimpses is at the entrance to Bank Bottom Mills from Binn Road, which is enhanced by the historic setts.

Views from the vantage point of Manchester Road towards the core of the conservation area are characterised by clusters of two or three storey houses and an undulating roofscape.

There are a number of alleyways, archways and gated entrances which provide glimpses through to enclosed spaces, such as Park View Terrace, through the New Bridge arch, Crow Hill entrance, the Marsden Park entrance and at Park View Terrace. The view down Carrs Road is extremely pleasant as mature trees and historic boundary walls frame it. The tree-lined approach to the enclosed yard at Bank Bottom Mill culminates in a glimpse through the gated entrance and this is enhanced with traditional setts and bold imposing iron railings.

Brougham Road is a historic street with a uniform building line, this is framed by Derby Terrace and New Mills and culminates as the industrial landscape meets the natural landscape at the horizon.



Approach to Bank Bottom Mill



Entrance to Bank Bottom Mill

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5.5 Focal Buildings include:

- The listed chimney on Manchester Road (originally part of Clough Lea Mills) is an important landmark and can be seen from the valley bottom. It provides instant recognition to the western conservation area boundary in this position. Its blackened appearance is also a reminder of the pollution and soot, which would have been commonplace as a result of the textile industry.
- St Bartholomew's Church Tower is a locally distinctive focal element observed from most parts of the conservation area and is synonymous with Marsden.
- The mill and chimney at Bank Bottom Mill are physically connected to the centre of the village by the Wessenden Brook, which runs through the mills and on through Fall Lane Mills to Peel Street. The chimney punctuates the arrival into Marsden from the Binn Road approach, and the adjacent terracing orientates the approach and encourages a fluid motion to the junction of Fall Lane and Carrs Road. Immediately the contrast and importance of industry and agriculture is made as the sheep graze to the right of the approach and a number of derelict farm buildings perch in isolation on the horizon.
- The Mechanics Hall and the William Firth Timber Public Clock, which is painted in white and pink and is visible from every aspect of the conservation area.
- The tower of New Mills and connecting walkways are a focal point on the landscape and can be seen when traveling along Manchester Road. One advantage of having the staircase tower separate from the main building is that it would allow more space for looms and machinery and therefore increase production.
- The column and finial of the war memorial at the Park are locally distinctive, as is the bandstand, and can be seen from a number of vantage points along Carrs Road.



Clough Lea Chimney



Bank Bottom Mill from Binn Road

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6. BOUNDARY DEFINITION

6.1 Gateways

The important vehicular and pedestrian gateways into the Marsden Conservation Area include the following:

- At the junction of Manchester Road (A62) and Brougham Road
- From Station Road through Peel Street
- From Manchester Road towards Peel Street and the pinch point at the Mechanics Institute which despite the volume of traffic does not create a major traffic hazard.
- Along Manchester Rd at Clough Hey terrace.
- At the entrance to the conservation area travelling east along Reddisher Road.
- At the entrance to the conservation area travelling west along Reddisher Road
- At the approach to Marsden traversing down Binn Road

6.2 PROPOSED BOUNDARY EXTENSION

Proposals to extend the existing conservation area boundary was carefully assessed, considered and approved by the Conservation and Design Department, this includes adding the following extensions:

The large mill development at Bank Bottom Mill is essential in understanding the architectural and historic character of Marsden conservation area, and should therefore be included. The associated terraces frame the mill within its setting and should be included to illustrate the importance of the textile industry and how it created a local community dependent on it for social and economic prosperity.

The open space at Fall Lane represents the importance of the social aspects of industrialisation. This was the ground used for the Marsden Cricket Club (founded in 1865) and is now the local Football Ground. Aspects of this area are looking quite tired and there is potential for enhancement. The New Inn is a listed



Gateway towards Manchester Road



Gateway from Manchester Road

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coaching inn and is an integral part of the history of transportation and is opposite the original site of the Marsden Iron Foundry. This was the site where the Taylor Brothers extended their concern after moving from Brougham Road.

Carrs Road is important because it illustrates the residential area where the mill owners constructed their houses, in a leafy sub area, within visual distance of their financial interests, and possibly away from the soot and pollution created by their industry and screened by tree lined avenues.

Ing Head is in this area and is a listed building. It dates from the 18th century and is a terrace of 4 dwellings with potential for sustainable regeneration. The row of terraces in front of Ing Head on Carrs Road are also included as they are good examples, despite some alteration, of stone built Victorian terraces, built during the prosperity of the Victorian period. 83-85 Carrs Road are also proposed for inclusion within the conservation area, as they are locally distinctive positive buildings, which will enhance the area. They have a number of symmetrical and vernacular details.

A further extension would include Crow Hill. This is the site of the original Crow Hill Mill. A number of engineers associated with the Iron Foundry including George Taylor (1861) and Thomas Stenson lived here with the millwright who lived in the mill. Enoch O Taylor also lived here in 1871, quite probably a descendent of the Enoch Taylor who constructed the shearing frames. In 1901 Crow Hill was occupied by Francis Johnstone, a grocer who's wealth had come indirectly from the industrial revolution. Therefore this area is associated with engineers and iron founders and holds the historic footprint of Ready Carr Mill. The new boundary connects Carrs Road with Manchester Road and continues along this road incorporating the junction with the B6107 as far as Greatstones. This is shown on the 1854 County map and has interesting vernacular details. The proposed boundary continues across to Manchester Road and back down Brougham Road including the terrace from 44 to 108, which is associated with New Mills and has a number of interesting features and through passages.

The boundary at Clough Lea is ambiguous and should be amended to follow the footprint of the listed buildings and exclude the new development. The line should continue to follow the River Colne towards the Mill Pond. Clough Hey Terrace and chimney should also be included as this is a major gateway into Marsden.



Carrs Road Terrace



Greatstones

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6.3 EXCLUDED AREAS

- a) There are a number of modern buildings at Clough Head, which are currently excluded from the conservation area. They do not enhance the character of the conservation area and do not include any vernacular details, therefore should remain excluded.
- b) A number of modern developments on Carrs Road to the rear and side of Greatstones are also excluded as they are constructed of brick and do not have vernacular qualities. These include number 36 Carrs Road and Rose Cottage.
- c) The area to the east of the National Trust office is currently excluded and is used as a car park. The boundary to the southwest, northwest and southeast consists of agricultural land within the Green Belt, whereby policies in the Local Development Framework should preserve its contribution. This land is therefore outside of the historic built environment and is an effective cut off point but continues to enhance the setting of the conservation area.
- d) To the north there are a number of houses built by the former Colne Valley Council, which possess a different character to the coherence of the conservation area including architectural detail and building materials; these should remain excluded from the conservation area.

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7. URBAN GRAIN, PUBLIC REALM AND STREET FURNITURE

The urban grain of Marsden is distinguished by the use of natural stone for buildings and walls, kerb stones, troughs, cobbles and steps. Historically the main roads and pavements would have been paved with York stones, setts and cobbles, with less important alleys in simple rammed earth and crushed stone dressing. There are few examples remaining and most of the roads and pavements are surfaced with tarmac. However, there are some good examples of traditional streetscape and these include:

- The well trodden stone setts, parapet walls and copings on Mellor's Bridge
- The historic street surfaces on the approach towards Cavendish Court.
- The historic street surface on the alley towards Bank Bottom Mills and the high adjacent walls.
- The gate pier at the junction of the path from Clough Lea to Manchester Road
- The historic streetscape and traditional street surfaces along Argyle Street at the Weir, the small parking area and Peel Street.(1980's Improvement scheme)
- The remains of historic streetscape at the top of Towngate
- The stone setts through the cart entrance on Oliver Lane
- The historic streetscape at the entrance to Inner Hey

There are items of notable historic street features and street furniture which add character to the conservation area including:

- The trough and gatepiers at Far Rough Lea
- J Bailly-Ancion Ltd Clough Lea Mills sign on the Weir and approach to Clough Lea mill pond.
- Datestone at number 4 Clough Lea which is inscribed JP SP 1782.
- The iron gate and bollard at the approach to Cavendish Court
- The 1906 datestone at the entrance of New Mills



Mellors Bridge



Floorscape and streetscape Towngate



Datestone at Clough Lea

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- The Fall Lane Underpass, which is thought to be one of the earliest underpasses in the country and dates from 1820.
- Snail Horn Bridge, which takes its name from the original design of the 1798 bridge, which looked like a snail's 'horn', or shell. Originally it curved towards the canal storehouse at Warehouse Hill Wharf as it was built before the railway arrived. The orientation and width was altered to enable the passage of large loads through to the Goods Yard.
- Clough Lea Mills identification marker and adjacent historic setts
- The traditional ironwork along the side of the River Colne at the churchyard.
- Gatepiers and ironwork enclosing the church precinct at the Church of St Bartholomew's
- The hoist door opening and cellars at number 19 Towngate
- The war memorial at The Park which is situated in a secluded and sheltered part of the area to provide a place of solace to remember the war dead.
- Bespoke public art and Colne Valley signage on Argyle Street
- Street lights on the bridge at the entrance to Peel Street
- The stocks and memorial to Enoch Taylor at The Green
- The gatepiers and historic iron gates to Crow Hill
- Steps and gate pier at the top of the alley on Carrs Road
- Streetlights and iron railings along Weir Side.
- Well worn steps from Manchester Road towards Oliver Lane
- Gatepiers and entrance to the Park
- Iron kissing gate at the entrance to St Bartholomew's from the church Hall
- The gravestones at the site of the old church opposite St Bartholomew's
- The Milestone on Manchester Road



Historic Ironwork



Gatepiers to entrance to St. Bartholomew's



Hoist door

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8. BUILDING TYPES, ARCHITECTURAL DETAILS, BUILDING STYLES AND MATERIALS

Dwellings

There are a number of residential properties, which are set within their own grounds and are prominent in the landscape. These include The Vicarage and Glen View off Spring Head Lane. Their architectural details are quite pronounced and attractive, including symmetrical proportions, stone window lintels and sills, tall chimneys, stone brackets and a hood moulding over the door. The majority of the other dwellings are domestic in size but there are a number of 3 storey houses in Towngate and Throstle Nest, which appear as weavers' cottages, with a multitude of mullioned windows on the top storeys. These date from the 18th and 19th century and are testament to the domestic system (rather than the factory system) and handloom weaving on the top floors. The windows were required to provide light and are therefore orientated with the gables often abutting the street. Many of the larger properties date from the late 19th century and have a Victorian influence.

Terrace Housing

Mill owners built terrace housing for their workforce. The size, building type and detailing sometimes varied depending on the type of job performed. For instance, the overseer's house was usually larger and at the prominent end of the row of terraces. Terrace housing tends to be synonymous with large textile mills and a number of examples are found at Derby Terrace (back-to-back), Brougham Road, Clough Hey (1907), Leatham Royd (1904) Ottiwells Terrace and Wellington Terrace.

The terrace at Binn Road has interesting vernacular details including kneelers, distinctive stone lintel over the door and stone brackets. The roofscape descends the road and gives the impression that all roads lead to the mills and to the centre of Marsden. The terraces opposite have distinctively different hood mouldings over the door openings and are in shorter terraces, possibly for higher status workers. Many of these examples date from the late 19th early 20th century.

A number of later examples of terrace housing can be found along Carrs Road and those in the same ownership have similar details, including identical doors, windows and the same paint scheme.



Brougham Road terracing

MARSDEN

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Commercial

Warehouse Road has a number of garages providing light industrial use. This is modern infill and is set away from the main road and could weather with age. There are a number of commercial concerns throughout the conservation area, but this is most obvious through Peel Street.

Industrial

There are a number of large mills at Bank Bottom Mill, Fall Lane Mill and New Mills and chimneys of types and sizes. There are also warehouses and storehouses, tenterposts and equitable industrial society buildings. Bank Bottom Mill is five storeys and has impressive corner towers and central pediments, it also has large windows and is more than likely constructed of a cast iron structural frame as it has extremely large and imposing windows. This is characteristic of mills constructed in the latter half of the 19th century. New Mills is also a large mill (Brougham Road) and formed part of the J E Crowther Company. During the interwar period it had an impressive 260 looms and 32 carding machines.

Community Buildings

There are a number of churches within the Marsden conservation area of different denominations, including St Bartholomew's Church and the United Church (formerly the Congregational Church) constructed in 1931. There has been a religious meeting house on this site since 1790, and these have been replaced numerous times before the present building.

Marsden Junior School (Manchester Road) was built in 1910 and Marsden Infants School in 1820. The Junior school is built on the site of Enoch and James Taylor's original blacksmith's shop when it was known as Goodall's Yard. It has civic pride and three shaped gables.



New Mill



Equitable Industrial society

MARSDEN

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Public Houses

Public Houses and inns are important to Marsden and are attributed to the number of travellers that have passed through on their way to the markets in Huddersfield and Manchester. A large number remain which are notable examples and are listed. These include the Old New Inn, 15 Towngate, and The New Inn. Other good examples include The Swan, The Rising Sun, The Railway, The Shakespeare and the microbrewery at the Riverhead Brewery Tap.

There are a number of vernacular details and reoccurring architectural details, which are generally respected and included in the new developments. These include:

- Pitched and hipped roofs such as 1-5 Warehouse Hill Road
- Kneelers and large quoin stones
- Victorian Sash Windows
- Mullioned windows, stone surrounds (some blocked) and hood mouldings
- Stone walls and stone slate roofs
- Blocked doors, such as at 30 Oliver Lane
- Warehouse doors such as Argyle Street
- Ball Finials, stone brackets and cast iron gutters
- Cart Entrances, Loft doors and Ventilation holes
- Coping stone roof details
- Date stones and Pad stones
- Continual sill bands and symmetrical facades
- Staircase windows such as at Inner Hey
- Cellar covers such as at the Liberal Club (Peel Street)



The Swan



The Old New Inn



Weavers cottage and mullioned windows

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9. OPEN SPACES AND TREE COVERAGE

There is a considerable amount of green and open space within Marsden, although it is not all concentrated in one area. The majority is situated in the north which follows the canal, but other notable areas include around the church and park. There are also a number of properties with gardens, which appear to be well manicured and enclosed in dwarf stonewalls. The natural landscape remains a crucial part of the character of the area.

Clough Lea Millpond is an attractive open space and an interesting remnant from the textile industry. The approach is quite steep and the waterfall reminds of the power of water, in contrast to the still water of the pond which is extremely tranquil. The pond is important for nature conservation and provides a sanctuary for wildlife. It is an enclosed green space surrounded by woodland which is delightfully sheltered. Looking back from this vantage point, the stone boundary wall provides a visual connection with the church tower and guides back to the town centre.

Within the area of the St Bartholomew's church are a number of trees, individual and groups, of townscape significance. These are found at regular intervals along the boundary of the precinct walls and the perimeter of the church. The graveyard is a pleasant and well-maintained open space. The area of land adjacent to this church has a focal tree and another, which has been gifted to the people of Marsden. This area is a landscape of historic significance and has a number of historic features within it that give it a special character.

Tree coverage in Marsden is predominantly formal including the tree-lined avenue at Carrs Road and Manchester Road and the trees, which provide a screen to the large mill owner's houses on Carrs Road. The allotments are also a positive open space lined with trees and a view of the tower at the Mechanics Institute and the tower at St Bartholomew's in the background. The trees shelter the space from the Manchester road and provide sufficient sound insulation from the vehicular noise. There is a small stream, which runs through the allotments, and the source could be at Clough Close, passing through Inner Hey Houses, and demonstrates the presence and importance of water.



View from Clough Lea Mill Pond

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The formal public space at the Park is a contrast to the industrial landscape of Marsden and is a pleasant open space dating to 1912. It is a positive space and a landscape of historic significance; the park boundary walls are a characteristic boundary and enhance the setting of the open space.

The Weir and River Colne are essential parts of the character of the conservation area and have been fundamental to the growth of the town. Local residents use the area for leisure, to feed the ducks and relax during the periods of good weather. This is a sub area of distinctive character and any increase in car parking may alter its character.

There are a number of open spaces within the public realm, which provide continuity to the building line and connectivity to the areas within the conservation area.



The River Colne



Trees in the weir

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10 AREAS OF RISK

10.1 Buildings At Risk

- The Pavilion and adjacent toilets appears to be in a state of disrepair and would benefit from repair and maintenance. There is also a number of missing decorative details (possibly urns) on the steps towards the bandstand at Marsden Park and consideration should be given to their replacement. At the time of the appraisal Leisure and Culture services (KMC) are undertaking restoration of Marsden Park and are investigating evidence for old historic features.
- Ing Head is a listed building, which is part of the proposed extension to the conservation area and appears to be in a derelict state, although discussions on a refurbishment scheme have just started.
- There is an unoccupied building, which can be seen from Weirside at the rear of 15 Towngate. The windows appear boarded up and a number of glass panes are broken.



The Pavillion



Missing urns



Ing Head in the background

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11. NEGATIVE FACTORS

Within this attractive area, there appear to be notable negative factors. Negative factors include anything which does not enhance or preserve the character of the conservation area, and as well as large scale developments can include incremental changes such as the installation of uPVC windows and doors, satellite dishes, plastic guttering and unsympathetic alteration and extensions.

In order to control this incremental change the local authority can introduce an Article 4 (2) Direction and in effect remove any permitted development rights to ensure that the character of the conservation area is preserved.

There are a number of extensions and alterations, brown stained window frames, uPVC windows, inappropriately designed windows, large aerials and rooflights which do not enhance the area and will contribute to a loss of the architectural integrity.

Another negative factor, which is quite pronounced, is the amount of on street parking. The area along Peel Street has a stream of parked cars, which makes it difficult to drive through the settlement safely. A traffic strategy should be conducted and will benefit the forthcoming New Mills regeneration.

The A62 Manchester Road is a significant transport link and as a consequence there is a need for intrusive traffic calming measures and traffic signage, which predominates in areas such as at the top of Peel Street. A traffic signage asset register should be compiled and a policy sympathetic to the conservation area should be established in partnership with Highways.

Wessenden Court contains modern buildings situated in a prominent site at the entrance to the conservation area and provides accommodation for elderly members of the community. This area housed the unsanitary conditions referred to as the Planks, which were demolished prior to the Second World War. The architectural value of the replacement buildings is quite negative but they are important to the community in terms of their social value.



Wessenden Court

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On Reddish Road at the entrance to the conservation area is a side road and a small group of garages, which currently appears as a space leak. This area could be tidied up and the garages maintained. There is a rusting container at the rear of the Church Hall, which could be replaced. The Health Centre is a building, which does not reflect the vernacular detail of the local buildings but does provide a crucial service to local people. Planning permission If an opportunity to enhance this facility and building is available then it should be encouraged.

There is considerable amount of development pressure within the Marsden Conservation Area with the construction of a number of large estates and modern infill. A housing strategy is included as an element of the work of the Marsden and Slaithwaite Market Town Renaissance Project. It should be noted, however, that the recent housing is constructed on land made available following the demolition and clearance of a number of derelict mills, and some attempt at vernacular detail and local materials has been incorporated into the new development. This is especially true at High Lea and Clough Lea.

Opposite New Mills on Brougham Road is an informal space designated as car parking. At the time of the appraisal, this space appeared as a space leak and was cluttered with caravans and bins.



Health Centre



Container behind the church



Modern infill

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12. ECONOMIC NEED

Marsden has suffered from economic depression since the decline of the textile industry. New Mills and Bank Bottom Mills are ideal candidates for heritage-led regeneration and a number of potentially sustainable uses have been considered. On completion this could act as a catalyst for further regeneration due to their central location.

The regeneration of the canal is an initial step in enhancing the local environment and a strategy should be considered for how this can be marketed for its tourism and leisure potential within the wider environs.

Other than the mills there is little evidence of unoccupied buildings and the majority of the buildings are well maintained, due largely to the strong community spirit. The shops along Peel Street are occupied and offer a varied retail mix that appears to be effective.

13. POTENTIAL FOR CHANGE

The car parking area to the east of the National Trust estate office could be enhanced or utilised to help promote the leisure and tourism facility and integrated with the canal post regeneration.

A number of new developments have been constructed in the footprint of the old mills, such as at Clough Lea and Millwright Close. Overall these are sympathetic in design, scale and massing and are contributing to the changing character dynamic of Marsden towards a commuter village between Manchester and Leeds. Some consideration towards a housing strategy should be considered to enable local residents to afford to remain within the area and to ensure that new housing developments do not unnecessarily dominate the important skyline.

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14. PUBLIC INVOLVEMENT

This appraisal seeks to explain what is important and precious about the Marsden conservation area and to suggest ways in which its character and appearance can be best preserved and enhanced for future generations. Whilst the Council can initiate improvements and control new development. The co-operation and enthusiasm of local residents provides a vital constituent to the future successful management of the conservation area. This means that local residents and other property owners need to work with the Council and agree common aims and objectives. Hopefully, this appraisal will provide a framework for a positive partnership for mutual benefit.

14.1 Feedback From The Public Consultation

The public consultation process involved a mailing, sent to Marsden residents, enclosing an information leaflet, questionnaire and boundary map which could be annotated and returned to the Conservation and Design Team. In addition, an exhibition was on display for a week from the afternoon of the 9th February to the public meeting on 16th February 2007.

1829 leaflets have been distributed to residents of Marsden and its immediate environs and 95 questionnaires were returned, which is a 5% return rate. Of the reply's received 67% were in favour of the proposed extension and a further 17% suggested additional boundary extensions. 9% disagreed with the proposed boundary change.

The public meeting was held on the 16th February 2007. There were a number of objections to the amount of time provided for consultation. As a result the consultation period was extended for two weeks until Wednesday 7th March 2007. Correspondence has been received from the owners of Bank Bottom Mill and Crow Hill who have commented on the proposed changes to the southern boundary of the 1974 conservation area. It is following this correspondence that the Conservation and Design team have decided to defer the decision to include Bank Bottom Mills until its potential for regeneration is fully understood. The Conservation and Design Team and members of the public remain of the opinion that Bank Bottom Mill and Crow Hill contribute to the architectural merit and distinctive overall character of Marsden.

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Further boundary extensions proposed from the questionnaire and the public meeting include the tenterposts (already protected by listing status), the Mill Managers house on Mount Road and the allotments on Warehouse Hill Road. The inclusion of these features should be considered at the next review.

15 CONCLUSION

Marsden retains the special architectural and historic interest as identified from the initial designation in 1974 although there is some scope for enhancement. The appraisal of Marsden conservation area within this document will form the basis of an effective management plan. The appraisal of Marsden conservation area within this document has formed the basis of an effective management plan.

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16 BIBLIOGRAPHY

English Heritage (2005) Guidance on Conservation Area Appraisals English Heritage

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APPENDIX 1: LISTED STRUCTURES IN MARSDEN

4-5 Clough Lea, Marsden (Grade II)

Late C18. Symmetrical pair in row. Hammer dressed stone. Quoins. Pitched stone slate roof. Large central stack with tabling. 3 storeys. South elevation: ground floor; two 6-light stone mullioned windows (recessed with King mullion) (jambs do not meet lintel). First floor; two 4-light stone mullioned windows, as above. One later window with stone surround. North elevation: Ground floor; two central doorways with deep lintels and quoins with mason's marks. Above doorways is plaque with initials and date:

JP SP
17 82

First floor; one 2-light stone mullioned window (recessed). One later single light with stone surround. To each side is 2 storey lean-to extension with catslide roof.

8-9 Clough Lea, Marsden (Grade II)

Early C19. Handed pair, part of row. Hammer dressed stone. Pitched stone slate roof. 2 storeys. West elevation has: ground floor; two doors with stone surrounds. Two 3-light stone mullioned windows. First floor; one 3-light and one 5-light (with 2 lights of recent origin) stone mullioned windows. East elevation has: ground and first floors; both have two 2-light stone mullioned windows.

10-12 Clough Lea, Marsden (Grade II)

Early C19. Part of terrace. Nos 10 and 11 are handed. Hammer dressed stone (bitumenised). Pitched stone slate roof. 2 storeys. West elevation has: ground floor; three doors with stone surround; three 4-light stone mullioned windows. First floor; two 4-light stone mullioned windows; one 6-light stone mullioned window.

17-18 Clough Lea, Marsden (Grade II)

Early C19. Terraced pair, part of row. Hammer dressed stone. Pitched stone slate roof. 2 storeys. South elevation has: ground floor; two panelled doors with stone surrounds. Two 3-light stone mullioned windows

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with glazing bars. First floor; two 4-light stone mullioned windows with glazing bars. Modern extension to north elevation.

19 Clough Lea, Marsden (Grade II)

Mid C19. Part of earlier row. Hammer dressed stone. Quoins to part of south elevation. Pitched stone slate roof. 2 storeys. South elevation: ground floor; door with stone surround. One 2-light stone mullioned window. First floor; one 2-light stone mullioned window. One single sash with stone surround. Water tabling on east gable. North elevation: 2-light stone mullioned windows to each floor. Included for group value.

20-21 Clough Lea, Marsden (Grade II)

Early C19. Handed pair part, of row. Hammer dressed stone rendered on south elevation. Pitched stone slate roof. 2 storeys. South elevation has: ground floor; two doors with stone surrounds; two 3-light stone mullioned windows. First floor; two 3-light stone mullioned windows (central lights have sashes). Included for group value.

Bridge, Huddersfield Narrow Canal, Marsden (Grade II)

1794-8. Engineer probably Benjamin Outram. Hammer dressed stone. Single span. Segmental arch with setted towpath under. Parapet with copings. String course to parapet base. Parapets corbelled out at each side.

New Bridge (A62), Manchester Road, Marsden (Grade II)

Mid C19. Single span bridge (arched) over Wessenden Brook carrying A62. Rock-faced stone with large rock-faced arch stones. Deeply coursed rock-faced parapet with string course at base and rusticated copings. Arch is not square to rest of bridge and arch stones protrude unevenly to south. To north are 2 piers to either side of arch. More recent (slightly battered) retaining walls to each side of bridge.

New Inn, Manchester Road, Marsden (Grade II)

Mid C19. Public house. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets. 2 ashlar stacks with 2 string courses. 2/3 storeys. South elevation, Symmetrical 5 bay facade. Ground floor; Central doorway with squared pilasters, frieze and pediment. To each side are 2 single light windows

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with sashes. To west is stone porch with former doorway (part blocked) with semi-circular carved ashlar head with pronounced keystone. Above is cornice and blocking course. First floor; 5 single light windows with sashes and continuous

pronounced cill band. The east part breaks back and has one 2-light window to 3 floors and entrance to ground floor. North

elevation has: Ground floor; Entrance with stone surround. 6 sash windows. First floor; 4 sash windows. 2 later windows. West gable has: Venetian window in gable apex.

30 Oliver Lane, Marsden (Grade II)

Early to mid C19. Detached cottage. Hammer dressed stone. Pitched stone slate roof. 2/3 storeys. East elevation has: Two single light windows with stone surrounds to each floor, panelled door with stone surround. West elevation has: One 4-light and one 3-light stone mullioned window to ground floor. First and second floors each have 4-light stone mullioned windows.

Mellor's Bridge, Marsden (Grade II*)

C17 or C18. Slender single span arched packhorse bridge over River Colne. Coursed rubble with rounded copings. Narrow walkway with good setted surface.

1 Throstle Nest, Old Mount Road (Grade II)

Late C18.(Extension mid to late C19). Terrace house with extension. Hammer dressed stone. Quoins. Pitched stone slate roof. Stone brackets. 4 storeys (2/3 to rear). South east elevation; one 3-light stone mullioned window (recessed) to all four floors. North west elevation: ground and first floors; single light with surround. Extension to south east and south west elevation: 2 storeys and basement. One doorway with stone surrounds; single light openings have stone surrounds and pronounced sills.

2 Throstle Nest, Old Mount Road (Grade II)

Late C18. Terrace house (formerly 2 dwellings). Hammer dressed stone. Pitched stone slate roof. 2/3 storeys. South east elevation: ground floor; two central doorways (one part blocked) with stone surrounds and large tie-stones. One 5-light stone mullioned window (recessed). One 2-light stone mullioned window

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(recessed) (mullion removed). First floor; one 4-light stone mullioned window (recessed). One 5-light stone mullioned window (recessed). Second floor; as first floor. North west elevation: ground floor; one 2-light stone mullioned window (with glazing bars). Intermediate level; one 2-light stone mullioned window. First floor; three 2-light stone mullioned windows. One 3-light stone mullioned window (blocked).

3-4 Throstle Nest, Old Mount Road (Grade II)

Mid C18. Terrace houses. Narrow coursed wallstone with large quoins to eastern end (part rendered). Pitched stone slate roof. Stone brackets. 2 stone chimneys with string course and water tabling. 2 storeys. South elevation: ground floor; two doorways with stone surrounds. Three 4-light stone mullioned windows (chamfered and recessed) (2 mullions removed). First floor; one modern window at western end. One 4-light stone mullioned window (chamfered). One 7-light stone mullioned window (chamfered) with 2 lights blocked. One 5-light stone mullioned window (chamfered). North elevation: part cement rendered. One window blocked. Small extension with stone flag roof at ground level. East elevation: Ground floor; cement rendered wall. One window with stone surround. Later flat roofed extension to western end and main building extended late C19.

Mechanics Institute, Peel Street, Marsden (Grade II)

1860. Mechanics Institute by John Hogg of Halifax. Hammer dressed stone with ashlar dressings. Hipped slate roof with frieze of moulded bracketed eaves cornice. Two storeys with deep ashlar band between floors. 3-bay symmetrical facade to Peel Street: central portico with paired, Corinthian columns with backing pilasters, full entablature of blocking course. Later iron balcony rails. Round arched ground floor windows with voussoirs and impost band. Round arched 1st floor windows with impost capitals, scrolled spandrels, console keystone and bracketed cornice. The centre window is surmounted by carved head with scrolled support. The 5-bay symmetrical facade to Brougham Road is treated the same, except that the portico has only single columns, and the 2 ground floor windows to left are square headed with tall brackets supporting cornice. A dormer with scrolled support surmounts this elevation. The 3-bay elevation has good stack at eaves level. Surmounting the corner is a tall, timber, square clock tower, louvred at the base and with round clock to all four faces, which each have triangular pediment over. Steep pyramidal roof with lucarnes and decorative metalwork railings at top. Important corner site.

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12-18 Station Road, Marsden (Grade II)

Early C19. Two terraced and two handed houses in row. Hammer dressed stone. Quoins. Pitched stone slate roof. Three chimneys, one stone with tabling. Cut footstones, and gutters on stone brackets. Two storeys. North elevation: Ground floor: 12, 14 and 18 have one 2-light stone mullioned window (No 12 has mullion removed) No 16 has one casement in stone surround. Four doors with stone surrounds. First floor: Nos 12, 14 and 18 have one 2-light stone mullion window. No 16 has one casement with stone surround.

23-25 Station Road, Marsden (Grade II)

Early to mid C19 (No 23 west side late C19). Hammer dressed stone. Pitched stone slate roof. Coped west gable. Two stone chimneys. Two storeys. SC elevation: Ground floor: two doors with stone surrounds. Window with stone s and lintel (later). One former 5 or 6-light stone mullioned window (2 mullions removed) (1 or 2 lights blocked). First floor: window with stone sill (later), two 3-light stone mullioned windows. Pitched extensions to east side with blocked door with stone surround. Above is stone tablet with ornamental surround with date 1846 below carved profile of a cow.

3-5 The Green, Marsden (Grade II)

Mid C18 (datestone 1763 now rendered over). Terrace. Hammer dressed stone. Rendered to south and west elevations. Part painted to north. Quoins visible to north elevation. Pitched stone slate roof. Two storeys. South elevation: Ground floor: three doors, two with visible stone surrounds. Two 6-light stone mullioned windows (recessed); one 3-light stone mullioned window. First floor: four 3-light stone mullioned windows; one 4-light stone mullioned window. North elevation: Ground floor: one 2-light stone mullioned window. Various casement windows. First floor: two 3-light stone mullioned windows (recessed); one 3-light stone mullioned window; one 2-light stone mullioned window.

3 Towngate, Marsden (Grade II)

Early to mid C19. North elevation mid C19. House, part of row. Hammer dressed stone. Quoins. Pitched stone slate roof. Ashlar stack. Moulded stone brackets. Two storeys. South elevation: Ground floor: doorway with stone surround and tie-stones (part blocked). Doorway with stone surround. One 3-light stone mullioned window. First floor: one 5-light stone mullioned window. North elevation: Ground floor:

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doorway with stone surrounds and tie-stones. Two single lights with stone surrounds. First floor: two single lights with stone surrounds. Included for group value.

5-7 Towngate, Marsden (Grade II)

Late C18. Good weavers house, now back to back (part of terrace). Hammer dressed stone. Quoins. Pitched stone slate roof to north. Pitched slate roof to south. Three storeys. South elevation (No 7): Ground floor: entrance of later date. One 6-light stone mullioned window (recessed). First floor: one 7-light stone mullioned window (recessed). Second floor: one 7-light stone mullioned window. West gable: Ground floor: entrance with deep lintel and quoins. First floor: one 2-light stone mullioned window (double chamfered). Second floor: one 2-light stone mullioned window (double chamfered); two later single lights at intermediate levels. North elevation (No 5): Ground floor: entrance with quoins. One former 4-light stone mullioned window (recessed), now much enlarged with new surrounds and mullions. First floor: one 5-light stone mullioned window (recessed). Second floor: one 5-light stone mullioned window.

15 Towngate, Marsden (Grade II)

Late C17 to early C18. Very altered. Formerly 2 dwellings/public house. Coursed rubble (part rendered). Pitched stone slate roof. Two storeys. South elevation: Ground floor: doorway (part blocked) with very deep lintel, stone surrounds and tie-stones with chamfered reveals. Doorway with stone surround and chamfered reveals. One 5-light stone mullioned window (double chamfered) (2 mullions removed). One 5-light stone mullioned window (one light blocked). First floor: two 5-light stone mullioned windows (one has chamfered surrounds). North elevation: various window openings, some with rendered surrounds. To west, openings are mid to late C19. Formerly public house with following names: Shoulder of Mutton Inn; Hare and Hounds; White Hart. Licence surrendered in 1910. Information taken from 'Bygone Marsden' by L B Whitehead.

17 Towngate, Marsden (Grade II)

Western part early C18. Eastern part late C18. Formerly two dwellings. Hammer dressed stone (part rendered). Quoins. Both corners on north elevation chamfered. Pitched stone slate roof. Two storeys. Western part: South elevation: Ground floor: entrance (surrounds rendered); one 4-light stone mullioned window (double chamfered). First floor: one 4-light stone mullioned window (chamfered and recessed). North elevation: Ground floor: entrance with stone surround; one 4-light stone mullioned window

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(double chamfered) (2 mullions removed). First floor: one 3-light stone mullioned window (chamfered and recessed). Eastern part: South elevation: Ground floor: single light (probably former doorway); one 3-light stone mullioned window (recessed). First floor: one 4-light stone mullioned window (recessed). North elevation: Ground floor: doorway with stone surrounds and tie-stones (part blocked); one 3-light stone mullioned window (recessed). First floor: one 3-light stone mullioned window (recessed).

31 Towngate, Marsden (Grade II)

Late C18 to early C19. Detached house. Hammer dressed stone (part rendered). Quoins. Pitched stone slate roof. Two stacks (1 ashlar). Two storeys and basement. South West elevation: Basement obscured by lean-to glass house. Ground floor: two 3-light stone mullioned windows. First floor: two 5-light stone mullioned windows (each with 2 lights blocked). South East elevation: one 2-light stone mullioned window to each floor (1 has mullion removed). North West elevation: Ground floor: doorway with deep lintel, stone surrounds and tie-stones. Later single light to first floor.

5 Weirside, Marsden (Grade II)

Late C18/Early C19. Detached house, part of group. Hammer dressed stone. Quoins. Pitched stone slate roof. Coped gables on moulded footstones. Stone brackets to gutter. 2 Storeys. West elevation has: Ground floor; Central doorway with stone surround and tie-stones. Two 3-light stone mullioned windows with tie-stones. First floor; Two 2-light and central 4-light stone mullioned windows. Rear elevation has: Ground floor; Three panelled central door with plain jambs and moulded cornice. On light stone mullioned windows, to each side. First floor; Two 3-light stone mullioned windows, central single light with stone surround.

Church of St Bartholomew, Church Lane, Marsden (Grade II)

1895. Large Neo-perpendicular church by C Hodgson Fowler. Tower added 1911. Hammer dressed stone with ashlar dressings. Pitched slate roof. 4-tier west tower. 5-bay nave with clerestory and lean-to buttressed aisles. 3-bay chancel with lean-to chapel on south side and vestry to north side. South and north porches. Large 3-light traceried aisle windows with similar 2-light windows to clerestory numbering 2 per bay. Large 5-light traceried east window. Large traceried west window. West tower with 4 reducing tiers and reducing angle buttresses. Clock face to 4 sides. Large louvred, traceried bell chamber openings. Crenellated parapet with crocketed pinnacles. Interior: 5-bay arcade to north and south on quatrefoil

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piers. Tall chancel arch on similar responds. Chancel screen and road loft in well carved oak by J H Gibbons FF.IBA of Manchester and London, executed by Messrs Boulton & Co of Cheltenham, dedicated in 1913. Carved oak reveals and painted panel by Hildred Harpin ARCA. Octagonal font with canopy, 1895, restored 1968.

Lychgate, Church of St Bartholomew, Church Lane, Marsden (Grade II)

Early C20. Ashlar base. Hipped slate roof. Eight large squared timber supports with carved braces and brackets and timber framing. Included for group value.

3 Clough Lea, Marsden (Grade II)

Late C18. (Front is Victorian). Cottage, part of row. Hammer dressed stone and coursed rubble stone. Pitched stone slate roof. 2 storeys. North elevation has: ground floor; door with stone surround. First floor; sash and lean-to extension. South elevation has: ground floor; one 6-light chamfered and recessed stone mullioned window. First floor; one 3-light stone mullioned window. Included for group value.

Ingfield House, Manchester Road, Marsden (Grade II)

Early to mid C19. Hammer dressed stone. South elevation rendered. Pitched stone slate roof. Coped gables. Moulded eaves cornice and blocking course. 2 ashlar stacks. 2 storeys. South elevation: Door with plain surround entablature and

pediment. Five bays of windows (some with ashes). Continuous sill band to first floor. East elevation: Four panelled door with fanlight and full entablature. Vertical window to landing. Venetian window to attic. Formerly the 'British Queen' Public house.

Inner Hey, Manchester Road, (Grade II)

House late C18/early C19 with and mid C19 with C20 additions, constructed of hammer dressed stone with pitched stone slate roofs. Semi-detached, two storey, with a separate dwelling to the right formerly part of the same house. Plan: to the right, two bays of different build with a narrow second pile to the rear, and to the left, a single deep bay. A two storey former outbuilding is adjoined to the house at the rear by a C20 infill, and there is a single storey C20 extension to the left.

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Front elevation: central doorway with early C20 ashlar portico, flanked by 4-light stone mullioned windows with C20 casements, repeated on first floor. To the left, a further bay of greater height with two storey canted bay having 5 lights with stone mullions. To the left again, a single storey late C20 extension with double pitch roof and entrance in the gable end at the far side.

Rear elevation: two storey former outbuilding, possibly coach house with accommodation above, now with C20 windows, joined to the main house by a single storey infill with entrance door, above which is a glass-sided corridor between the two buildings. To the left, a small two-storey extension with a pyramidal roof has a 2-light mullioned window at first floor.

Interior: front door opens directly into the right hand room, which links to the corridor behind and the central of the three front rooms. Low ceiling, and narrow dentilated cornice chimney breast but no fireplace. The central room is similar. A corridor runs behind these rooms, and has similar cornice and decorative archways to rooms. Service rooms are to skirting, chimney breast to side, canted bay window, and central arched alcove on back wall, all in high Victorian style. Doors throughout are 6-panelled with raised and fielded panels, some having good brass furniture. The dogleg staircase has turned wooden balusters and an ornate carved newel. There is a large rectangular stained glass stair window with geometric and floral designs, and another smaller one on the top landing. First floor rooms parallel those below. Ground floor corridor also leads to the kitchen in the former outbuilding, through a rear entrance hall. On the first floor is a glass panelled late C20 passage to the former outbuilding, now bedrooms, one of which has a surviving C19 cast iron fireplace.

C20 extension not inspected.

History: said to be a former mill-owner's house. The two bays with mullioned windows are of separate builds, and may have started life as two single cell cottages, later incorporated into single dwelling.

The rear corridor, which has a lower roof than the front, was the next addition. These parts of the house date to the late C18 or early C19. The wing with canted bay windows is later C19, as is the staircase and much of the decorative detail. The date of the attached house is unclear and has undergone more alteration, but was in existence before the end of the C19 and was in separate ownership by the early C20.

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summary of importance

This house was listed in 1983 with a description referring only to the older part of the house. Interior inspection has revealed further features of interest, and there is now a greater appreciation of the later nineteenth century elements of the building. The house combines vernacular features and Victorian villa elements, thereby reflecting the development and increasing prosperity of this former mill town.

Milestone, Manchester Road, Marsden (Grade II)

Late C19. Cast iron plate fixed to stone post with rounded top. Plate has inscription:

WAKEFIELD
&
AUSTERLANDS
ROAD
MARSDEN
OLDHAM 10 1/2 MILES HUDDERSFIELD 7 MILES

In small letters is inscription:

BRAYSHAW & BOOTH MAKERS LIVERSEDGE

Tenterposts, Off Warehouse Hill, Marsden (Grade II)

Early C19. 10 Tenter posts. Two rows in line (possibly formerly continuous. row). Seven posts with space (formerly eight). Three posts with space (formerly four). Carved from solid stone.

Samuel Laycock Memorial, Carrs Road, Manchester (Grade II)

1911 with Celtic sculpture. Monument to Samuel Laycock, the Marsden poet. 1826-1894 with stone at base, carved in low relief with a garland or crown of oak leaves, acorns and flowers. This stone was moved from another site in Marsden during the C19 and is believed to be Celtic in origin.

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Boer War Memorial, SE of St Bartholomew Church, Marsden (Grade II)

Monument. 1904. Ashlar. Square in plan, with a low chamfered stone base. The lower section has three steps. The second has a carved relief of rifles, wreaths and helmet. Middle section has the following inscription within an arched panel.

“This monument was erected by public subscription in memory of 6119 Pte. Joshua C Mellor, Vol 1st West Riding Regt. Died at Bloemfontein, June 22nd 1900; 9627 Pte. Wm Hey of the 2nd Scots Guards. Died at Harrismith Decr. 28th 1900 and 3845 Corpl. Thos. Dearnley of the 1st Liverpool Regt. Died at Middleburg Jany. 3rd 1901.”

Above the moulded cap is surmounted by an octagonal broached spire with a large ornate finial.

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APPENDIX 2: UNITARY DEVELOPMENT PLAN POLICIES

BE1: All development should be of good quality design such that it contributes to a built environment which:

1. Creates or retains a sense of local identity;
2. Is visually attractive;
3. Promotes safety, including crime prevention and reduction of hazards to highway users;
4. Promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
5. 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.

BE2: New development should be designed so that:

1. It is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
2. The topography of the site (particularly changes in level) is taken into account;
3. Satisfactory access to existing highways can be achieved; and
4. Existing and proposed landscape features (including trees) are incorporated as an integral part of the Proposal.

BE3: Any application for listed building consent for the alteration, extension or change of use of a listed building, and any application for planning permission which would affect its setting should pay special attention to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

BE4: Demolition of listed buildings will not normally be considered acceptable unless:

1. It can be demonstrated that the building has no beneficial use and no potential viable use; and
2. The structure of the building cannot be made sound.

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- 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.
- BE6 Development on infill sites will not normally be permitted when it would adversely affect the character or appearance of a conservation area.
- BE7 Where it is considered that a building makes a positive contribution to the character or appearance of a conservation area, proposals involving its demolition or partial demolition will not normally be acceptable unless:
1. The building cannot be beneficially used in the future or is structurally unsound; and
 2. All possible efforts have been made to retain the building in use.
 3. If appropriate, it will be a requirement of any planning permission that an acceptable replacement building is immediately erected on the site.
- BE8 Development proposals within conservation areas which include the provision or replacement of road or footpath surfaces, or new street furniture, should be sympathetic to their setting and contribute to the preservation of the character or appearance of the area.
- 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:
1. In areas within which stone has been the predominant material of construction;
 2. Within conservation areas; and
 3. 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.

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

Materials of construction;

1. Window openings;
2. Roof styles; and
3. 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:

1. Is to the front or main elevation of the premises and is relatively small in scale;
2. is to the rear and does not exceed 3.0m in overall projection; or
3. Does not result in an undesirable terracing effect being established in relation to adjoining dwellings.

BE15 Dormer extensions to the front or main elevations of dwellings will normally be permitted provided that:

1. The original roof form and covering remains the predominant feature;
2. The extension does not exceed more than 50% of the width of the original roof, and is centrally placed;
3. When measured in the vertical plane a distance of 1.0m approximately is achieved between the gutter line of the dwelling and the base of the front wall of the dormer and 0.5m approximately is achieved between the ridge of the dwelling and the junction of the dormer; and

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4. The extension does not project above the ridge of the dwelling or (in the case of a hipped roof) beyond the slope of each change in roof direction, unless the roof is redesigned to eliminate any resultant box effect.

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15. MANAGEMENT PLAN

Preservation

This section sets out a possible management plan for the Marsden Conservation Area. It includes issues and possible strategies to assist in the preservation and enhancement of the historic environment within the Conservation Area.

Relevant UDP Policies relating to general design, listed buildings and conservation areas: BE1, BE2, BE3, BE4, BE5, BE6, BE7, BE8, BE11, BE13, BE14, BE15 (Further details in Appendix 2)

Built Environment

Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides for control over the demolition of buildings in conservation areas (subject to various exceptions). Paragraph 4.27 of PPG 15 – Planning and the Historic Environment indicates that, “The general presumption should be in favour of retaining buildings which make a positive contribution to the character and appearance of a conservation area.”

Section 5.3 of this appraisal identifies a number of key unlisted buildings and buildings of local significance. There should be a presumption against the demolition of any of these buildings. There are a number of buildings, within clusters or individual grounds, which form part of the historic settlement patterns and development of Marsden, some dating from the 17th century. As a consequence of this the area is sensitive to change. In addition, there has been considerable development pressure, especially along Carrs road; further infill development should be presumed against, or carefully considered.

The Conservation Area includes a number of listed buildings, the demolition and alteration of which is controlled by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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Development Opportunities and Minor Alterations

New developments and extensions can be detrimental to the appearance of buildings either because of their location, size or design. Extensions on the front of principal elevations of buildings should be avoided as these elevations have usually been carefully designed. Extensions at the side or rear are generally to be preferred, except where these elevations have also been carefully designed or are open to public view. Extensions should be subordinate to the building to which they are attached, should use similar or complimentary materials, and should reflect or compliment its style and appearance.

The council will expect any proposal for a development within the conservation area to be supported by a Design and Access Statement which should include a full analysis of the surrounding area. Proposals should respond to the surrounding development in terms of scale, height, massing, alignment and materials. All proposals should enhance the character and appearance of the conservation area.

Shop Frontages

A number of shopfronts along Peel Street have been improved following the enhancement schemes funded through the Heritage Economic Regeneration Schemes in the late 1990's. Despite these efforts there is potential to enhance the area further. The Conservation and Design team should work alongside shop owners and Partnerships and Procurement to achieve this. The Conservation and Design team should also attempt to create a comprehensible shopfront policy to inform future planning applications and design and access statements.

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 the authority an opportunity to make a tree preservation order.

Over half of the returned questionnaires considered trees and open spaces to be important within the conservation area in Marsden. 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.

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Open Spaces and Gardens

Open spaces within the conservation area include large gardens, the area of special interest at Towngate, the Green and the allotments. The surrounding agricultural fields are an important buffer and contribute to the setting of the conservation area. The open rural character of these areas is 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. Policies, which affect the Green Belt, Areas of High Landscape Value and Sites of Special Scientific Interest, should provide additional protection to the Marsden Conservation Area.

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 ensure consistency and assess works to trees, listed buildings and the other aspects of the built and natural environment.

This may 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.

Attendees at the public meeting asked if including additional areas, inconsistencies and lack of funding devalued the ethos of conservation. In reply to this the conservation area appraisal and management plan aim to reduce inconsistency and identify issues and policies to manage the area more effectively. In addition, the appraisal can also inform enhancement programmes whereby funding can be made available for specific works. In addition, guidance notes will be produced to inform prospective buyers and existing inhabitants of Marsden Conservation Area the implications and responsibilities of living in a conservation area.

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Article 4 Directions

The feedback from the consultation suggests the possible introduction of an Article 4 (2) Direction in the Marsden 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 Marsden conservation area, with a detailed assessment of what impact any current permitted development may have upon the character and appearance.

Public Realm and Street Furniture

Most of the historic floorscape and street furniture within the designated area has been lost. It is therefore important that where original stone flags, boundary walls, street furniture, setts, or kerbs exist that these are retained and not replaced or repaired with modern materials when highways or statutory authorities undertake any work. The public realm is therefore suffering from neglect and exhibiting evidence of a lack of an integrated approach to its management. An enhancement scheme for footpaths and the public realm within the centre of Marsden on Argyle Street and Peel Street should be agreed in association with Highways Department and Conservation & Design. This should include removal of litter and detritus from the highway and the weir.

Gate Piers and Boundary Walls

Gate piers and boundary walls are also features of the conservation area. Therefore every opportunity should be made to provide or restore walls and/or hedges to property boundaries. It is recommended that the council produce a design guide for boundary walls and fences in the conservation area.

Signage

Audits of existing assets in the public realm, especially at Marsden Railway Station, should be completed in conjunction with the Highways Department and Conservation & Design.

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Excessive Traffic and Speeding Traffic

The public consultation highlighted the issue of excessive and speeding traffic along the main roads in the conservation area. A traffic management scheme could be completed in conjunction with Highways and Conservation & Design. This should identify traffic calming measures, consider on street parking and identify methods of excluding heavy goods traffic travelling through the village.

Regeneration

It is essential to promote regeneration in an area which has experienced economic decline and find sustainable new uses to historic buildings which are derelict or empty. There is considerable potential for conservation led regeneration in the Marsden conservation area and the Conservation and Design Department should continue to work alongside local groups, owners and groups such as the Marsden and Slaithwaite Market Town Renaissance Group to achieve this.

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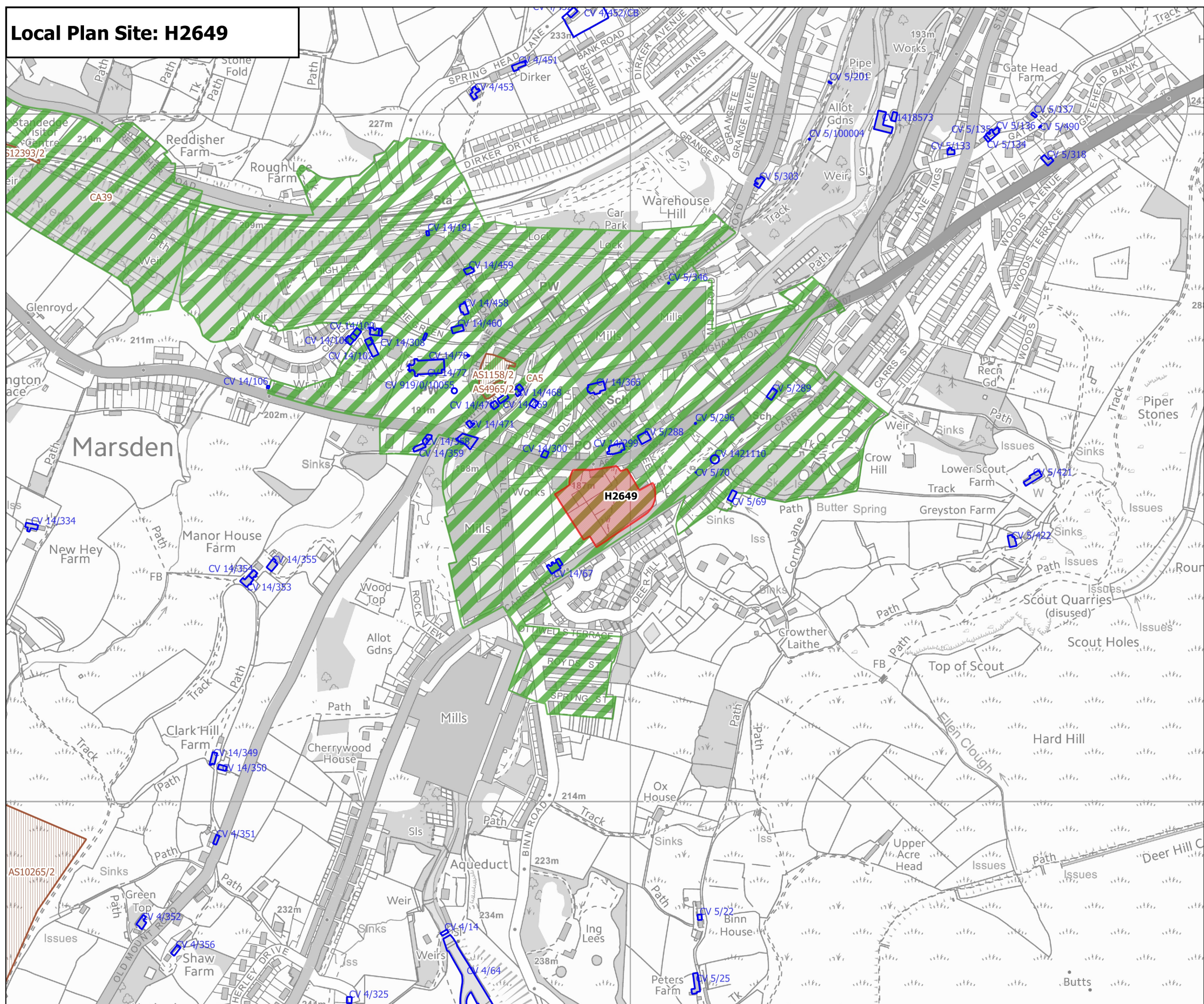
SITE PLANS / DRAWINGS

Local Plan Site: H2649

- ### Legend
- Local Plan Site
 - Archaeological Site
 - Registered Battlefield
 - Conservation Area
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments



Planning Policy



Scale: 1:5000

Date: January 2017

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HISTORIC MAPS