

# LINTHWAITE

## CONSERVATION AREA

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## 1. INTRODUCTION

This report proposes the case for definition of the Linthwaite Conservation Area.

Linthwaite is a village settlement on the southern valley side of the River Colne, based around 19<sup>th</sup> century and later textile buildings.

### 1.1 Conservation areas

Kirklees is rich in heritage, in recognition of this there are currently 57 conservation areas in Kirklees which help preserve and enhance the quality of life in the borough. Conservation in Kirklees has acted as a catalyst for regeneration, helping to diversify the economic base and enhance the character and appearance of the areas, ensuring the heritage of Kirklees is both a historic and economic asset.

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

Linthwaite is proposed as a conservation area as it has been identified as an *'area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance'* now and for future generations. Linthwaite is characterised by nucleated settlements – essentially the area has several cores, which inherently form Linthwaite. It is vital to preserve and enhance these nucleated settlements to:

- Retain the individual and distinct character of the nucleated settlements;
- Protect the traditional building types;
- Ensure the historical development of Linthwaite is preserved and enhanced.

Kirklees Council has a statutory duty when designating new conservation areas to clearly define and analyse the merit and character of the proposed conservation area. English Heritage have 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.

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 supports existing development policy in the Kirklees Unitary Development Plan (UDP) to ensure the quality, fabric and character of the area is preserved and enhanced. The relevant policies in the UDP which are supported by conservation area designation, are noted in appendix 4.

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, and support the existing UDP. The planning system in England is currently undergoing reform. In the future a Local Development Framework (LDF) will replace the UDP for Kirklees.



Panorama of cottages and mills



Cottages at Causeway Side with the School beyond

# LINTHWAITE

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The LDF will include a core strategy to set out the key elements of the planning framework for the area. This may set criteria for identifying locations and priorities for area action plans to be prepared. Area action plans, covering conservation areas, should set out policies and proposals for action to preserve and enhance the area, including defining areas where specific conservation measures are proposed and areas which will be subject to specific controls over development.

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

## 2. LOCATION AND POPULATION

Linthwaite is a proposed new conservation area. It will cover 78.9 hectares (194.9 acres). It is located approximately 6.5 km west of Huddersfield town centre and is set on the hillside above the valley of the River Colne and stretching down to the valley floor.

The population of Linthwaite is 3871 (2001 Kirklees area settlement profile).



Linthwaite's valley floor



Early hand tinted postcard of Linthwaite. Linthwaite Church can be seen in the distance.

### 3. HISTORICAL ANALYSIS

#### 3.1 Archaeology

The topography of the area dictated that Linthwaite developed along the lower Colne Valley sides, as the opportunities for new industry were limited and the rural areas further up the hillside were suitable only for pasture rather than any arable farming. Most of the development has been along the main turnpike route of the Manchester Road, and not along the valley floor. The exceptions are Lowestwood Mill, known locally as Titanic Mill (1911) built on the site of an earlier mill, and Westwood mill (late 18<sup>th</sup> century). The River Colne meanders a great deal along this stretch, as the valley floor is flat here. The river deposits silt at the inner banks of the bends at this point forming a silt bed which is unsuitable for building development.

The flat fields to the north of the canal tow path are alluvial clay and are mainly grasslands in contrast to the more rugged hillsides, where the quality of vegetation is too poor for most types of farming. Families who established homesteads at Linthwaite worked in the early stages of the woollen industry, to supplement pastoral farming.

#### 3.2 Origins and development of the Linthwaite settlement

The spelling 'Lindthait' appears in 1185, the manor of Linghwaite belonging to the Duke of Lancaster in 1361, as part of the Honor of Pontefract. The word is probably of Irish-Norwegian origin, Thwaite is a common place name ending in parts of north-west England, suggesting a Norse settlement. Lind means flax clearing, though there is an alternative meaning for lind defined as a lime tree. Linthwaite is not mentioned in the Domesday Book, but in the poll tax returns of 1379, Elizabeth de Lyntwaite is said to have paid the sum of four pence in tax.

The north and west boundaries of the old Linthwaite township are clearly defined by the courses of the River Colne and Bradley Brook. The southern boundary, with some deviations, follows the line of Blackmoorfoot Road. The 1847 tithe map of the Linthwaite township in the Parish of Almondbury, reveals a series of nucleated settlements, Kitchen, Linthwaite Hall, High House, Flat House, Hoyle House, Blackmoorfoot, Heat, Royd House, Broad Oak, Smith Riding, Pym Royd, Spring Mill, Cowlersley, New Road Side and part of Milnsbridge. However the latter five settlements, lying to the east, were transferred from Linthwaite to Huddersfield Borough in 1937.

The houses in these settlements were mainly weavers' cottages, where woollen cloth production was undertaken by hand operated machinery - many of those buildings that survive are now listed. The construction of large integrated mills in the later part of the 19<sup>th</sup> century, transformed the landscape and the building of rows of terraced blocks to house the workers increased the population, shifting the emphasis of Linthwaite from hillside settlements to industrial area, focussed around the major transport links.

#### Settlement Development of Linthwaite



The Huddersfield Narrow Canal was first authorised in 1794, running from Sir John Ramsden Canal in Huddersfield, up the Colne Valley by means of 42 locks, through the Standedge Tunnel and down the Tame Valley to join the Ashton Canal. It took seventeen years to complete, but though the industrial landscape developed along its course, it was never a financial success. In 1845 the canal was incorporated into the Huddersfield and Manchester Railway and Canal Company whose new line ran just outside the Linthwaite boundary.

The evolution of the transport links brought a change in building materials. From the late 18<sup>th</sup> century, softwood was imported to England and began to replace the more expensive hardwoods. Softwood carried to the Colne Valley via the canal, was used in the roof structures of even the humbler workers' dwellings.

The turnpike road of the mid 18<sup>th</sup> century followed the course of the ancient highway to Saddleworth, up Blackmoorfoot Road to Holt Head and down Chain Road to Marsden. However by 1820, the old turnpike was viewed as irreparable, and the Turnpike Trust began the task of constructing an entirely new road from Huddersfield to Marsden. This road was planned to run parallel to the River Colne and the Huddersfield Narrow Canal, making a seven-mile level route along the valley and yet retaining contact with the settlements on the hillside. The new Manchester Road was crucial to the development of Linthwaite and despite the presence of the railway and canal, horse traffic predominated until around 1900.

With the development of the local industry, the population had continued to expand, the 1891 census recording 6666 people living in Linthwaite and rising to 6879 by 1901.

### 3.3 Historic patronage

Village activity was reviewed in White's Directory of 1838. The Lords of the Manor were William Battye and Joseph Radcliffe, and White listed 35 further 'notables' in the village, including Roger Bateson, a cow leach (vet), William Beaumont and John Kaye, who each owned a quarry supplying stone for house building, and John Saville who was a fulling miller and George Dawson who was a scribbling miller. Both scribbling and fulling processes in the woollen industry required machines driven by water or steam power.

The great majority of business people were cloth manufacturers still operating at home or in small workshops. Fifty-seven were listed and from their ranks came the future mill owners of the area. Linthwaite also had six inns and taverns selling refreshments as well as liquor, eleven beer houses, four blacksmiths, two cloth finishers, two dyers, four joiners, three shoemakers, seventeen shopkeepers, three tailors and two wheelwrights.

The Lockwood family of Black Rock House sent out material for spinning at local mills before the time of mechanical power. Black Rock House is a Grade 2 listed building, built in the mid 19<sup>th</sup> century and the warps were made up there, whilst the weaving was out-sourced to local houses. The mending of the cloth was carried out back at Black Rock House and skilled workers undertook the finishing and scouring. Black Rock mills were built adjacent to Black Rock House in 1871 to control all the processes on a single site.

White emphasises the predominance of cloth workers operating at home, though this image of the woollen industry was about to change with the centralising of



Mid 20<sup>th</sup> century view of Manchester Road



Black Rock House a Grade 2 listed building



George Mallinson's Myrtle Grove which is unlisted

the processes within the mills. This transformation is illustrated by the business development of George Mallinson, who began employing workers in their own homes. He built Barber Row, a Grade 2 listed terrace of six cottages, and later Myrtle Grove, for his employees. In 1840, he rented Coffin Row, a three storey building which consisted of a workshop with four underwellings, and by 1858, a lease indicates that Mallinson owned both Coffin Row and the adjoining Prospect House and Prospect Place. The latter two are now both Grade 2 listed buildings, though Coffin Row was demolished in 1971.

Coffin Row was not a factory, but a mill where workers could be gathered on the one site and supervised closely, it is estimated that up to forty hand looms could have been set up in the second floor workshop. When Mallinson built his second mill in 1873, this was based on 'modern' lines with power available for all machines. Soon afterwards, in 1884, Mallinson built an extension and the business became a limited company in 1899. At its peak, the business employed a thousand workers. It was a vertical mill carrying out every process involved in converting the fleece to cloth. The success of Mallinson as a mill owner, and his desire to support local Methodism, led to the philanthropic donation of £3000 for the construction of the chapel at Lower Clough.

#### 4. THE CHARACTER OF LINTHWAITE

The Colne Valley has always been associated closely with the production of woollen cloth, though this was a cottage industry until the 18<sup>th</sup> century. This is reflected in the architecture of the weavers cottages where distinctive features suggest their original function. Good lighting was an essential part of the workrooms and multi-light windows are a characteristic of the Colne Valley. There is also evidence that some cottages shared workrooms extending over two or more dwellings. The only means of access to the upper workspace was through an exterior door, thus separating the domestic and industrial functions of the building.

Fifty listed buildings will fall within the proposed Linthwaite conservation area, illustrating the architectural and historic qualities of the buildings.

During the late 18<sup>th</sup> century, a small mill group developed off Lowestwood Lane, sited between the River Colne and the Huddersfield Narrow Canal. Westwood mills and associated cottages are Grade 2\* listed buildings. To the east, along Lowestwood Lane is situated Lowestwood mill, a massive woollen mill constructed around 1911 by the Crowther family to house thirty-six carding sets. A Grade 2 listed building, the vast structure is known locally as Titanic mill.

Linthwaite has a number of churches including an Anglican church, and Methodist and Baptist chapels. Whilst Christ Church, built in 1828, lies outside the proposed conservation area, the Grade 2 listed Methodist Chapel, built in 1867 using the Mallinson donation, is situated within it at Lower Clough. It is supported by an assembly hall, also Grade 2 listed, which was built in 1880 and used for a time as a Sunday School.



The Methodist Chapel at Lower Clough, Grade 2 listed



Terrace of early 19<sup>th</sup> century cottages fronting the street



The mighty Grade 2 listed Titanic Mill

#### 4.1 The contribution made by key unlisted buildings

Myrtle Grove, built by George Mallinson in 1852, is a row of thirteen houses constructed for his workers. It has considerably more architectural embellishment than the previously built Barber Row, although they are of a similar size, consisting of a living room with a bedroom above.

Pog Hall is an early to mid 19<sup>th</sup> century terrace of two storey cottages, built of stone under stone slate roofs.

### 5. BOUNDARY DEFINITION

The boundary of the Linthwaite conservation area was designated after detailed analysis of the area. To ensure the conservation area encapsulates the character of Linthwaite, it has concentrated on the core historical development periods – namely nucleated settlements, and the construction of large integrated mills.

Despite industrial change, the remnants of the nucleated settlements are still visible – notably Pog Hall (i), Black Rock (ii) and Lane Top (iii).

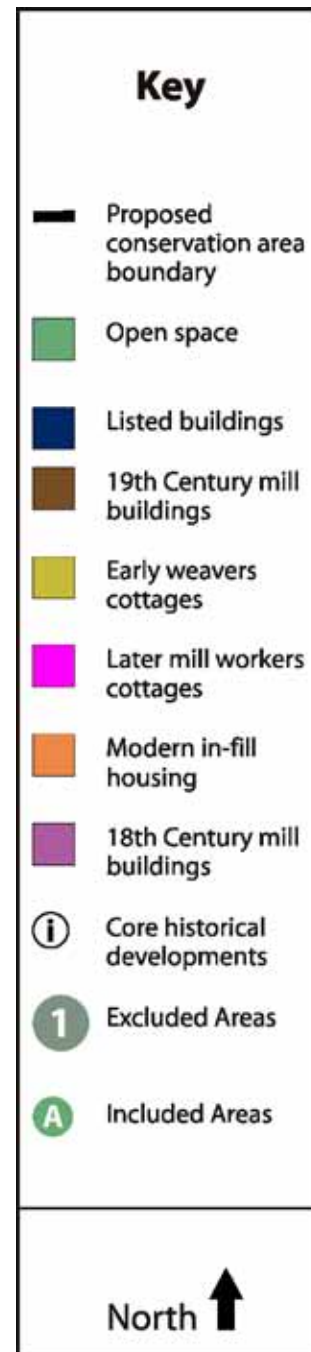
(iv) The A62 (Manchester Road) has development along the majority of the road, with little in-filling, providing an early example of ribbon development. This was an important component in the historical development of Linthwaite.

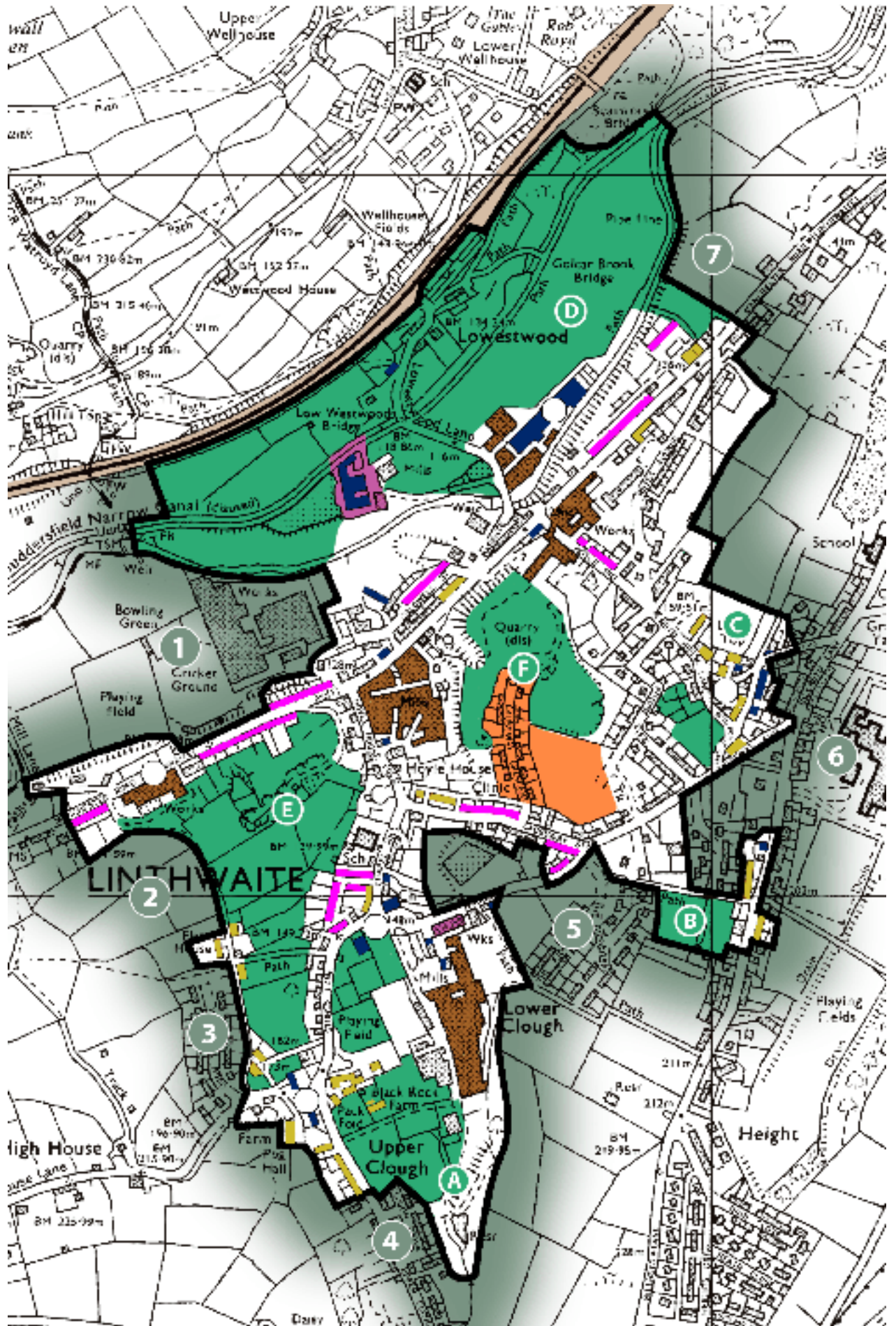
(v) Lowestwood Mill (Titanic Mill) signifies the start of later industrial development in Linthwaite.

The railway to the north acts as a boundary to Linthwaite and Wellhouse, helping to prevent the merging of the two settlements.

#### 5.1 Excluded Areas

- 1 Modern development excluded as not in keeping with the character of Linthwaite.
- 2 The walkway has panoramic vistas of Linthwaite, and acts as a natural boundary to the historic character and setting of Linthwaite.
- 3 Modern housing development, the style, and use of materials are not sympathetic to the traditional historical development and character of Linthwaite.
- 4 Area excluded as dwellings of neutral quality, and marks the start of Blackmoorfoot
- 5 Modern housing development  
Colne Valley High School. The materials and style of materials are not sympathetic to the traditional historical development and character of Linthwaite
- 6 Buildings of neutral quality and neither enhance or detract from the quality of the conservation area.







## 5.2 Included Areas

- A** The trees to the south of Black Rock Farm enhance the setting and character of Linthwaite reinforcing the rural tranquillity of Linthwaite.
- B** Traditionally, this land would have enhanced the setting of the formal house
- C** Open countryside at present , but allocated in the UDP for housing development.
- D** Lowestwood Mill (Titanic Mill) and Westwood mill in the valley bottom of Linthwaite (north of Manchester Road) are included as the buildings are architectural of high quality, and historically are important to the development of Linthwaite. The cottages and barn on Lowestwood Lane contribute to the quality and character of Linthwaite. The cottages and barn, historically are likely to be part of a nucleated settlement. Additionally the views looking south from Lowestwood Lane are important vistas, providing a panorama of Linthwaite and the open hillside. The open countryside and the cottages at Lowestwood Lane provide important vistas looking north from Manchester Road.
- E** Open countryside, this is important to preserve the setting of Linthwaite. Provides important vistas and panoramic views, and is designated green belt in the UDP
- F** This section contains a mix of a modern in-fill housing estate which potentially has a negative effect on the conservation area. It has been included to ensure any further development in this area enhances the setting and character of Linthwaite.









Black Rock House



View of Titanic Mill from Lowestwood Lane

## 5.3 Building Types

-  Early weavers cottages constructed from locally sourced variable depth natural stone. The cottages front directly onto the highway.
-  Later dwellings, typically mill workers cottages, constructed from locally sourced regular natural stone. The cottages are set slightly back from the highway creating a small front garden
-  Modern in-fill housing potentially detrimental to the conservation area
-  Mill buildings constructed in the 18<sup>th</sup> century
-  Mill buildings constructed in the 19<sup>th</sup> century
-  Listed buildings

## 6. SETTING, LANDSCAPE AND OPEN COUNTRYSIDE

Due to the historic development of the settlement, Linthwaite has relatively large areas of open countryside within the proposed conservation area. The open countryside is of paramount importance to the setting, helping to preserve and enhance the rural character, and preserving the organic settlement pattern.

The open countryside in Linthwaite, is largely rolling countryside. Tree cover is not extensive, partly due to the peaty soils, however, south of Black Rock Mills is an area of tree coverage, which partly acts as a boundary to Linthwaite. This tree coverage has remained due to the stream and millpond which has helped to ensure higher soil fertility. This area is one of the few areas in the Colne Valley where it is possible to appreciate that this area was once predominately woodland.

Many of the fields are still bounded by dry stone walls, built to withstand the harsh weather on the hills. After exposure to heavy rain the wind blows freely through the open joints and quickly dries the stone again, reducing the risk of frost damage. *'Since dry walls are a special characteristic of hilly districts, they frequently run up and down the hills. The essential point here is that the stones should be laid horizontally and parallel to the slope. And the coping stones, if not "set on edge", must always slope towards the hill – be laid "against the hill", as the old wallers put it.'* (Source: *English Stone Buildings*. A. Clifton-Taylor & A. Ireson, 1983) In addition, most dry stone walls in Linthwaite are not complete without a coping. *'Coping-stones ... are often somewhat larger than most of the other stones of which the dry wall is composed, and laid differently. A favourite practice in mountain areas is to place them vertically, with a sharply serrated edge. The primary intention here is to provide a deterrent for jumping sheep.'* (Source: *English Stone Buildings*. A. Clifton-Taylor & A. Ireson, 1983)

Linthwaite has little formal green space, however, the natural landscape is a significant part of the character and appearance of the place and plays an important role in the setting of the conservation area. Several of the nucleated settlements do not have formal green space, but the historical remnants of a semi-formal square are still evident.

It is still possible to identify the following nucleated settlements:

- i Pog Hall:** An early settlement characterised by weavers cottages constructed from locally sourced materials. Pog Farm is likely to be the earliest building range around which the weavers settlement grew. The cottages front directly onto the highway with no front garden, reflecting the period at which they were built. Traditionally the area at the rear of the properties would be a shared stone yard. The cottages have mullioned windows, to maximise the light in the buildings for the weavers to work. The walls are variable depth stone courses, reflecting the earlier, more crude building techniques. A trough remains at the Pog Hall settlement which is in need of restoration. Traditionally, this trough would have acted as an informal square and focal point of this settlement, but unfortunately the trough now suffers from neglect and the surrounding use of unsympathetic materials.



Well worn steps on historic footpath

**ii Black Rock:** Black Rock farm is likely to be the earliest settlement, around which this hamlet grew. It was greatly enlarged in the 19<sup>th</sup> century with the construction of Black Rock House and Black Rock Mills, which transformed the character of this nucleated settlement from a weaver settlement to an early mill settlement, the mills capitalising upon the nearby water power. Dwellings consist of mill workers cottages which functioned purely as living accommodation and had smaller windows as it was not necessary to provide extra light for work. The mill workers cottages are set slightly back from the highway, creating small front gardens, enclosed by dwarf stone walls, constructed from locally sourced stone.

Today, the mills and industrial units at Black Rock are in good condition, but increasingly under-utilised due to closure and down-sizing of some of the businesses in the Black Rock complex. However, many of the buildings are still used for industrial purposes, and it is hoped they will continue to be so, despite the changing economic climate.



Black Rock Farm, unlisted

**iii Lane Top:** This early settlement focused around the former market square, the historic pattern of which is still visible. The dwellings are early weavers cottages constructed from locally sourced stone and stone slate. The walls are variable depth stone courses, reflecting the earlier, more crude building techniques. The cottages have mullioned windows to maximise the light in the buildings and front directly onto the highway. Several of the properties would not have had highway access, this is reflected today, with the lack of both front and rear open space. These dwellings have a small yard space and no garden. Traditionally these cottages were used to enable denser development in the steep-sided valley, where there was limited flat land available for development. It is vital the wider open countryside around this settlement remains to prevent the nucleated settlements of Linthwaite merging and to reinforce the rural tranquillity of the separate hamlets.

Today the Sair Inn located at the square at Lane Top, provides a popular focus for both the local and wider area – a well known venue for real ale and live traditional entertainment.



Well known local watering place - The Sair

**iv Manchester Road:** Ribbon development occurred along Manchester Road, giving this section an urban feel, despite its rural location. It is essential to preserve the spaces between buildings which have not been developed as these provide important glimpses to the rural tranquillity beyond. The built environment of Manchester Road is characterised by two and three storey mills, and two and three storey dwellings, with small gardens framed by dwarf stone boundary walls. The topography of this area has enabled some buildings to be three storey at the front and two storey at the rear as at No.s 437-445 Manchester Road. These are a well preserved example of houses built at the end of the 18<sup>th</sup> century, when it had become common to build houses in longer rows. This maximised economies of scale with the third floor traditionally used as a workroom to create more weaving space. Manchester Road contains a mix of 18<sup>th</sup> century and 19<sup>th</sup> century cottages, constructed from locally sourced natural materials. The walls of earlier buildings consist of variable depth stone courses, whereas the stone courses of the later 19<sup>th</sup> century buildings are more regular. The earlier buildings use stone slate for roofs, whilst the later 19<sup>th</sup> century buildings use blue slate.

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The works at 841-843 Manchester Road are constructed from stone, with a brick stack. Brick was regarded as a more suitable material for chimneys as stone is more porous and the sulphurous smoke from coal and the fumes from boilers can condense into dangerous liquids which can corrode and stain the stonework.

Today, Manchester Road is a busy thorough-fare, and has suffered in the past from speeding traffic. Traffic management measures have been implemented which helped reduce the speed of traffic at this point, however, further measures may be necessary in the future to deter motorists from speeding. These measures should be undertaken in a manner which is sympathetic to the character of Linthwaite. The area also encompasses several shops and is a relatively busy secondary retail centre. Relatively minor enhancements to shop fronts could be undertaken which would enhance the character, and may help entice more passing trade. All paving and off-road parking at Manchester Road is tarmac and concrete. The use of more sympathetic materials, such as stone paving and cobbled off-street parking would greatly enhance the overall character of Linthwaite.

**V Lowestwood Mill (Titanic Mill):** The construction of Titanic mill transformed this part of Linthwaite, from a former floodplain to an area with a strong industrial heritage which at one time relied upon the canal for the transportation of goods. In its heyday the 6 storey mill would have dominated the settlements of Linthwaite with its form, structure and lighting, acting as a herald to local people and ensuring work was never far from mind.

Today the Titanic mill is at the advanced stages of planning for conversion into residential units and associated leisure facilities. It is anticipated, this will once again return the focus of Linthwaite and the surrounding area to Titanic mill.



Brick was a good material for chimney construction



Linthwaite's main Shopping area on the busy Manchester Road

## 7. BUILDING TYPES

The building materials of historic Linthwaite are almost entirely natural, namely stone and slate. Stone is the overriding material for walls and stone slate for earlier buildings and blue slate for the later 19<sup>th</sup> century buildings. The walls of earlier buildings consist of variable depth of stone courses, whereas the stone work of the later 19<sup>th</sup> century buildings are more regularly coursed. The stone coursing of the grander houses tend to be ashlar sawn. Many of the walls defining fields, open spaces and the boundaries of earlier properties are weathered dry stone walls which impart much strong character to the conservation area. The walls of late 19<sup>th</sup> century properties are regularly coursed with fine joints and are topped with a variety of coping stone. Many cast iron railings have been removed, as has much of the stone paving which has long since been replaced by tarmac.

The dominant use of stone and other natural materials have patinated to impart the distinctive and cohesive character to Linthwaite which connects the buildings to the landscape. However, those few houses constructed in the late 20<sup>th</sup> century within the proposed conservation area have been built in artificial stone which is potentially a detractive feature in the conservation area.

### 7.1 Cottages

There are two main types of cottages prevalent in Linthwaite:

- The earlier weavers cottages front directly onto the highway with no garden, located south of Manchester Road. Several of the properties traditionally would not have had highway access, this is reflected today, with the lack of front and rear open space. Traditionally these cottages were used to enable denser development in the steep-sided valley, where there was a limited amount of flat building available for building. Earlier weavers cottages were constructed in pairs or terraces of three or more and some shared workrooms extending over two or more dwellings, occupying the top floors and lit by long mullioned windows. There are several fine examples of earlier weavers cottages surviving in Linthwaite.
- Mill workers cottages, and cottages built for investment are the second main dwelling type in Linthwaite. These are located predominately along Manchester Road and were built later, functioning purely as living accommodation. The buildings were of sound construction to necessitate the minimum of repairs. The mill workers cottages are set slightly back from the highway, creating small front gardens which are enclosed by dwarf stone walls, constructed from locally sourced stone. Several of the late Victorian properties have decorative stained glass window features (several of which, despite no legislative protection still remain). However, windows are increasingly replaced with PVC frames which are a potentially detractive feature to the conservation area.



Neo-Classical facade at Causeway Side



Typical view of winding lanes ascending the hillside



Early 20<sup>th</sup> century houses on Manchester Road

## 7.2 Mills

Linthwaite contains a number of mills. There are three main types of mill in Linthwaite:

- The earlier mills display little architectural embellishment. They were built with local materials, in the Pennine foothills and they took their details from the local vernacular tradition. The earlier mills tend to be much smaller than later mills, and located near a water source, to take advantage of water generated power.
- Later mills were larger and often included single-storey sheds on the site. Their construction was largely due to the adoption of powerloom weaving by all branches of the textile industry. The exterior sheds were constructed from stone with the buildings having minimal decorative features. Shed interiors were occupied by rows of cast-iron columns which supported the roof and frequently the line shafting. The interior was marked by a steady progress towards creating wider bays and clearing the floor space of obstruction in order to have as unimpeded area as possible for machinery.
- Titanic is a fine example of the third type of mill in Linthwaite - the multi-storey mill. The six-storey building was constructed in 1911 and maximised the transport links of the Huddersfield Narrow Canal, and Manchester Road.



Late 19<sup>th</sup> century mill complex on Manchester Road

## 8. Negative Areas

The small number of detractive features and buildings within the conservation areas are mostly of recent construction and are identified by the use of artificial materials, poor design and detailing which does not respect the quintessential character of the area. For example, crudely designed new windows and doors and artificial stone which does not patinate well. The infill housing development at Causeway Side impinges slightly on the historic settlement pattern of Lane Top, due to infringement on the open space separating the two nucleated settlements.

## 9. BUILDINGS AT RISK

The quality of the built environment is high. However, action will need to be taken in the future to ensure some of the buildings continue to preserve and enhance the quintessential character of Linthwaite. The following buildings have been identified as 'buildings at risk' in Linthwaite:

1,3 and 3A, Lower Westwood Lane

Houses set in a semi-rural setting, which have panoramic views of Linthwaite. Historically weavers dwellings, no.1 dating from 1804, 3 and 3a being slightly later. The buildings have Grade 2 listed building status.

On the Kirklees Council buildings at risk register graded as priority 'C': Slow decay; no solution agreed.

Lowerstwood Mill (Titanic Mill), Lowestwood Lane

Massive former woollen mill. Hammer dressed stone. Triple, hipped slate roof, 6 storeys high. The building is Grade 2 listed. Graded 'D' on the Kirklees Council buildings at risk register: Slow decay; solution agreed but not yet implemented. The building is currently at the advanced stages of planning for conversion to 125 apartments, restaurant and fitness club.

Westwood Mill, Lowestwood Lane

Scribbling, carding and fulling mill c.1800. Coursed hammer dressed gritstone laid to diminishing courses. Grade 2\* listed. Graded 'D' on the Kirklees Council buildings at risk register: Slow decay; solution agreed but not yet implemented. The building is currently at the advanced stages of receiving planning permission for conversion to 50 dwellings.

Black Rock Farm, Upper Clough

A quaint development of farm buildings constructed from locally sourced materials. The semi-rural setting of this nucleated farm settlement epitomises the character of Linthwaite. Several of the buildings have been disused for a number of years, slowly deteriorating. There are currently no plans to re-use the unlisted buildings, reinforcing the potential for the buildings to be at risk from both deterioration, and possible insensitive development.

Stone trough, Upper Clough

Water trough hewn from solid stone with coursed rubble side walls and flag roof and adjacent stone vat of squared flags held together with iron bars and brackets. Historic feature obscured by unsympathetic features such as the lamp post.



Lowestwood Lane with  
Titanic Mill on the left



Water trough at Upper  
Clough

## 10. Economic Need

Currently over 50% of people in the Colne Valley (this includes Linthwaite) are employed in manufacturing, compared to 15.7% for Great Britain. Nationally and locally manufacturing is a declining industry, and is forecast to decline further. It is vital to ensure Linthwaite retains and diversifies its economic base to prevent it from becoming a dormant commuter settlement. The commercial heart of Linthwaite provides an important nucleus for the surrounding settlements.

Designating Linthwaite as a conservation area will help preserve and enhance the historic interest and architectural qualities, ensuring the quality of the environment remains an economic advantage.

## 11. CONCLUSION

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

The area proposed as the Linthwaite conservation area is of high architectural quality, settlement pattern, and rural tranquillity. However, there are areas which could benefit from enhancement schemes which would help enhance the character of Linthwaite.

'Programmes should also reflect local priorities: which areas are under most pressure, or have greatest need.' (Para. 4.11. Conservation of the Historic Environment. Good Practice Guide. RTPI. 2000)

Therefore the areas of proposed enhancement should consider the character and setting of the Linthwaite settlement and the needs of the local community.



Panorama of the  
Linthwaite hillside



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## **APPENDICES**

- 1 Conservation Appraisal Summary Table**
- 2 Enhancement Proposals**
- 3 List of Listed Buildings**
- 4 Kirklees Unitary Development Plan**

# LINTHWAITE

## CONSERVATION AREA

### APPENDIX 1

PPG15 and English Heritage Criteria	Commentary on Linthwaite
Location and population	Linthwaite lies 6.5km west of Huddersfield. The proposed conservation area will cover 78.9 hectares. The population of Linthwaite is 3871 (Source: 2001 Kirklees Area settlement profile)
The origins and development of the settlement	Linthwaite consisted of a number of early settlements, which developed around the woollen industry from the C16th. When major transport links were developed the focus of Linthwaite changed.
The prevailing or former uses within the area and their historic patronage, and the influence of these on the plan form and building types	The early settlements focused around weavers cottages based partly on the course of the ancient highway to Saddleworth, and built from locally sourced materials. The construction of the Huddersfield Narrow Canal enabled new materials to be imported. Large integrated mills were built in the latter part of the C19th, transforming the landscape with rows of terraced blocks.
The archaeological significance and potential of the area	The area of Linthwaite has minimal archaeological significance
The architectural and historic qualities of the buildings and the contribution they make to the special interest of the area	The proposed conservation area will include 50 listed buildings which are of architectural or historic interest. Many of the listed buildings are weavers cottages which contribute to preservation of the industrial heritage of the area.
The contribution made by key unlisted buildings	Black Rock Farm is an unlisted group of buildings which significantly enhance the character of Linthwaite through the building types and historical importance of farm developments. Several of the terraces of workers cottages add greatly to the charm of the area, and are important noting the change of historical development of Linthwaite.
The character and relationship of spaces within the area	Linthwaite is characterised by nucleated settlements surrounded by much open countryside. The relatively large open spaces enhance the rural setting and preserve the historic development pattern of Linthwaite.
Building materials, textures and colours	Almost all building materials are locally naturally sourced materials, namely stone and slate.
Local details	The trough at Pog Hall helps retain the local distinctiveness of the nucleated settlements.
The contribution made by green spaces, trees, hedges and other natural or cultivated elements to the character of the area	Tree cover is not extensive and there are few formal green spaces, however some trees, hedges and cultivated gardens add to the character of the area. South of Black Rock mills an area of tree cover remains which preserves the historical development pattern of Linthwaite.
The setting of the conservation area and its relationship with the landscape or open countryside	The external boundary has vistas of the whole of Linthwaite. The open countryside is integral to Linthwaite, helping preserve the informal boundaries of the nucleated settlements.
The extent of loss, intrusion or damage, i.e. the negative factors	The busy route of the Manchester Road has an adverse effect on the main shopping development. There are also a number of buildings at risk. The use of unsympathetic street furniture and materials has a negative impact on the character and setting of Linthwaite.
The existence of any neutral areas	Many of the traditional cottages along Manchester Road can be viewed as a neutral area. Several of the houses are of plain design and bland appearance. They have been included in the conservation area due to their importance to the historical development of Linthwaite.

## APPENDIX 2

Enhancement Proposal	Reasoning
<p>Improve pedestrian safety and comfort with paving and crossing points over the A62 Manchester Road</p>	<p>The A62 (Manchester Road), is a busy thoroughfare. At Linthwaite, the road bends slightly, however drivers often exceed the speed limit and do not slow down at this point, creating a hazard to both pedestrians and other road users.</p>
<p>Create, sign and enhance existing pedestrian routes to the River Colne and Huddersfield Narrow Canal. Combine village enhancement with the restoration of two vacant/derelict listed mills at Lowestwood Mills and Westwood Mills where planning permissions have been granted for conversion into flats</p>	<p>Huddersfield Narrow Canal has been restored in recent years. The usage of the resources of the Canal together with the River Colne could be dramatically increased. Creating signs and enhancing further existing pedestrian routes to these areas would help to increase usage, and improve the safety of these routes. Combining the village enhancement with the restoration of two vacant/derelict listed mills into flats would help provide additional recreational opportunities for existing residents and new residents of the proposed new flats.</p>
<p>Property improvement grant scheme for commercial premises to encourage the repair and restoration of traditional shop fronts and signs or good quality compatible replacements</p>	<p>The main commercial centre of Linthwaite is situated on the A62 (Manchester Road). This is a main thoroughfare and the appearance and character of this area has an impact not just on Linthwaite, but on the overall impression when visiting Huddersfield.</p> <p>Several of the commercial premises on Manchester Road have signage and materials which are unsympathetic to the character and appearance of Linthwaite.</p>
<p>Welcome to Linthwaite signs</p>	<p>Historically Linthwaite developed as a collection of small nucleated settlements, these settlement patterns remain. Many people pass through Linthwaite without realising there are other parts to visit. Installing 'Welcome to Linthwaite' signs would help encourage more people to explore the opportunities at Linthwaite.</p>

## APPENDIX 3: Listed Structures in Linthwaite

**10 - 18 BARBER ROW** (Grade II) Mid 19<sup>th</sup> Century. Terrace. Hammer dressed stone. Pitched stone slate roof. Coping to gable. Moulded stone brackets to gutter. Two storeys. South West elevation. Ground floor; Entrances with stone surrounds. Five 3-light stone mullioned windows. First floor; Ten 3-light stone mullioned windows. North East elevation: First floor has one 2 or 3-light stone mullioned window per dwelling.

**38 CAUSEWAY SIDE** (Grade II) Late 18<sup>th</sup> Century origin being altered and 2nd storey added in early or mid C19. House, part of group. Hammer dressed stone. Quoins to ground and 1st floor. Pitched stone roof. 3 storeys. South elevation has: ground floor; one 2-light stone mullioned window with large lintel (former doorway); one large window with stone surround.

**1 CHAPEL HILL** (Grade II) Early 19<sup>th</sup> Century house. Hammer dressed stone. Quoins. Pitched slate roof. Stone brackets. 2 storeys. Ground floor back-to-earth. West elevation has: ground floor; entrance with stone surrounds and tie-stones. Former 5-light stone mullioned window with 2 mullions removed and large double lintel. First floor: two 3-light stone mullioned windows. South gable has: ground floor; modern extension. First floor; recent single light.

**3 CHAPEL HILL** (Grade II) Late 18<sup>th</sup> Century. One of two houses. Rendered. Pitched stone slate roof. Stone brackets. Gable stack. 2 storeys (ground floor back-to-earth). West elevation has: one 4-light stone mullioned window (recessed) to ground and first floors - ground floor having flush king mullion. North gable has: one 2-light recessed stone mullioned window to first floor.

**126 - 132 GILLROYD LANE** (Grade II) Early to mid 19<sup>th</sup> Century. Cottages and underdwellings. Hammer dressed stone. Pitched stone slate roof (No 126 bitumen covered). Coped gables and footstones. Stone brackets to west elevation. 2/3 storeys. East elevation: Ground floor: two entrances with stone surrounds and tie-stones. Two 4-light stone mullioned windows (2 mullions removed). First floor: four 3-light stone mullioned windows. West gable: four 2-light stone mullioned windows (1 window blocked, 1 window has 1 mullion removed). West elevation: Ground floor: two entrances with stone surrounds and tie stones; two 4-light stone mullioned windows. First floor: four 3-light stone mullioned windows. Second floor: four 3-light stone mullioned windows.

**2 - 4 HIGH HOUSE, UPPER CLOUGH** (Grade II) Early to mid 19<sup>th</sup> Century. Weavers cottage. Hammer dressed stone. Pitched stone slate roof. Coped gable with moulded footstones to south. Gable stack to south. 3 storeys. Mullioned windows.

**14 HIGH HOUSE, UPPER CLOUGH** (Grade II) Early to mid 19<sup>th</sup> Century weavers cottage. Hammer dressed stone. Pitched stone slate roof. Coped gable to north onto moulded footstones. Stone brackets to gutter. Three storeys. Central barn doorway with semi-circular arched head (now part blocked with small doorway). Further small doorway with stone surround.

**22 - 24 HOLYWELL, MANCHESTER ROAD** (Grade II) Mid 19<sup>th</sup> Century houses with underdwellings. Hammer dressed stone. Pitched stone slate roof, coped gables. Stone brackets to gutter. 2/3 storeys. South elevation has: Ground floor; Three 4-light stone mullioned windows; First floor: three 6-light stone mullioned windows. North elevation has: Ground floor; Three 3-light stone mullioned windows; one 2-light stone mullioned windows. First floor; Three 2-light stone mullioned windows, three windows with stone surrounds. Second floor; Three 6-light stone mullioned windows.

**13 HOYLE HOUSE FOLD** (Grade II) Early 19<sup>th</sup> Century House. Hammer dressed stone. Pitched stone slate roof, with two brick gable wall stacks. Quoins. Two storeys. South elevation, ground floor has to left a C20 door with overlight in a plain ashlar surround. To the right a 5-light stone mullion window above two 3-light stone mullion windows.

**21 - 25 HOYLE HOUSES** (Grade II) Early to mid 19<sup>th</sup> Century. Cottages and under-dwellings. Hammer dressed stone. Large plinth stones to east elevation (vaulted cellars). Pitched stone slate roof. Stone brackets to gutter. 3 storeys (ground floor back to earth). West elevation: ground floor; former doorway with stone surrounds (now part blocked to form window). One 4-light stone mullioned window. First floor; two 4-light stone mullioned windows. Second floor; two slight stone mullioned windows.

**MILL, LOW WESTWOOD LANE** (Grade II) (Titanic) Circa 1911. Massive woollen mill. Hammer dressed stone. Triple, hipped slate roof. Six storeys, 26 bays by 6 bays of industry casements. Corner bays of paned round arched windows, break forward slightly and are surmounted by parapet. Other casements have shallow segmental head. On north west elevation, central 7 bays break forward slightly and are surmounted by ashlar parapet with dies. Near central square stair tower on south east side, which rises above eaves level and has triple round arched windows and is surmounted by bracketed cornice and parapet.

**MILL, LOW WESTWOOD LANE** (Grade II) Warehouse and workshop range. Early 19<sup>th</sup> Century with later alterations. Part of small mill group. Hammer dressed stone. Pitched stone slate roof. Rooflights. Three storeys. South elevation: Seven bays of industrial casements (ground floor west end is loading door) with stone surround. Central bay has pointed ashlar arches to first and second floor. Walls at west end have 'squint' to allow windows in adjoining west block. North elevation: Ground floor; Doorway (later). Three single lights (later). First floor; One single light. One 3-light stone mullioned window. Semi-circular stone stair tower with stone slate roof. East gable: Ground floor; Central loading door with single light to either side.

**3, 3A LOW WESTWOOD LANE** (Grade II) Early to mid 19<sup>th</sup> Century cottages. Hammer dressed stone, rendered and painted. Pitched stone slate roof (bitumenised) with gable stack. Two storeys. South East elevation has: Ground floor; Entrance. Modern porch. Later 2-light stone mullioned window. First floor; three 3-light stone mullioned windows. North West elevation has: Ground floor; three doorways, two with stone surrounds, one of which is part blocked to form single light; one 3-light stone mullioned window; one single light. First floor; two 2-light stone mullioned windows; one single light.

**1 LOW WESTWOOD LANE** (Grade II) 1804 datestone. Large weavers house. Hammer dressed stone (rendered). Pitched stone slate roof. Moulded stone brackets to gutter. Coped gables to NE. Carved footstones. Gable and central stack. Three storeys.

**16 - 20 LOW WESTWOOD LANE** (Grade II) Early to mid 19<sup>th</sup> Century terrace of 3 cottages. Hammer dressed stone. Pitched stone slate roof. Two storeys. South East elevation (20 and 18 are handed). Ground floor; Entrance with stone surrounds. One 4-light stone mullioned window to each dwelling. First floor; two 3-light stone mullioned windows to each dwelling. No 16: Ground floor; Entrance with stone surrounds. One 3-light stone mullioned window. First floor; two 2-light stone mullioned windows.

**HALL, LOWER CLOUGH** (Grade II) Circa 1880. Former school. Hammer dressed stone with ashlar dressings. Pitched slate roof with gable copings. Single storey. 7 bays long with low gabled wing to each end bay of centre bay, each with tall, round arched window with glazing bars, and 4 similar windows between the wings. The 2-bay gabled front is flanked by the two end wings each with 2-light round arched window with circle in head.

**HOUSE, LOWER CLOUGH** (Grade II) Mid 19<sup>th</sup> Century. Hammer dressed stone. Pitched stone slate roof. Large stack to each gable. Moulded stone brackets to gutter. Coped gables. Three storeys.

**METHODIST CHURCH, LOWER CLOUGH** (Grade II) Methodist chapel. Dated 1867. Hammer dressed stone with ashlar dressings. Pitched stone slate roof. Stone brackets to gutter. 2 storeys and basement. Continuous first floor still band. 6-bays long by 4-bay predimented front. Ground floor windows are segment headed. First floor windows are round arched, those to side elevations with impost band.

**MILL, LOWESTWOOD LANE** (Grade II\*) Scribbling, carding and fulling mill. c1800, additions and alterations probably 1824. Coursed hammer dressed gritstone laid to diminishing courses; stone slate roof with roof-light removed; iron tie plates. Quoins. Three storeys above a mill race, the ground floor taller than those above. 7 bays. **HOUSE, LOWESTWOOD LANE** (Grade II) Office and workshop range. Early 19<sup>th</sup> Century, with some later alterations. Coursed hammer-dressed gritstone, stone roof states largely removed. 2 storeys, 3 bays survive and there are the remains of a 4th bay at the north end. All openings now blocked.

**719 - 729 MANCHESTER ROAD** (Grade II) Mid 19<sup>th</sup> Century. Terrace of 4 with 2 underdwellings. Hammer dressed stone. Pitched stone slate roof. Stone brackets to gutter. Gable copings. 2/3 storeys. SE elevation: 4 entrances with stone surrounds (Nos 719, 721, 723, 725). Ground floor stone mullioned windows: Nos 719 4-light. No 721, 2-light. Nos 723 and 725, each 3-light. First floor stone mullioned windows: Nos 719 and 721, continuous 12-light with several blocked giving 2-light to No 721 and 4-light to No 719. No 723, 5-light (2 mullions removed and modern casements). No 725, 3-light. Nos 719 and 721 have early glazing with small panes. NW elevation (3 storeys). 4 bays. 2 bays to left: near central doorway.

**1026 - 1032 MANCHESTER ROAD** (Grade II) Mid 19<sup>th</sup> Century. Houses with underdwellings. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets to gutter. 2/3 storeys.

**32 - 38 NEW STREET, UPPER CLOUGH** (Grade II) Early to mid 19<sup>th</sup> Century. Terrace. Hammer dressed stone. Pitched stone slate roof (No.34 recently turned). Pairs of stone brackets, to gutter. Gable stacks and two central stacks with water tabling. Mullioned window with original frames with rounded heads.

**18 WAINGATE** (Grade II) Late 18<sup>th</sup> Century with early to mid C19. First and second floor alterations. Cottage (end of terrace). Hammer dressed stone. Quoins to ground and first floors. Pitched stone slate roof. Copings to gable on moulded footstones. Stone brackets to gutter. Stack to each gable. 3 storeys (ground floor back-to earth).

# LINTHWAITE

CONSERVATION AREA

**21 WAINGATE** (Grade II) Early to mid 19<sup>th</sup> Century house. Hammer dressed stone. Pitched stone slate roof. Three stone brackets to gutter. Coped gable to east. 2 storeys and basement. South elevation: Ground floor; Entrance with stone surrounds. One 4-light stone mullioned window. First floor; Two 3-light stone mullioned windows (each with one light blocked). North elevation: Ground floor; Single light. First floor; One 2-light stone mullioned window. One former 3-light stone mullioned window (with one light blocked). Basement level - lean-to extensions. Entrance with stone surrounds (between extensions). East gable: Single light to first floor.

## APPENDIX 4: Relevant Policies from Kirklees UDP (1999)

### THE DEVELOPMENT FRAMEWORK

#### Urban Greenspace

- D2 Planning permission for the development (including change of use) of land and buildings without notation on the proposals map, and not subject to specific policies in the plan, will be granted provided that proposals do not prejudice:
- i. The implementation of proposals in the plan;
  - ii. The avoidance of over-development;
  - iii. The conservation of energy;
  - iv. Highway safety;
  - v. Residential amenity;
  - vi. Visual amenity;
  - vii. The character of the surroundings;
  - viii. Wildlife interests; and
  - ix. the efficient operation of existing and planned infrastructure.
- D3 On sites designated as urban greenspace planning permission will not be granted unless the development proposed:
- i. is necessary for the continuation or enhancement of established uses or involves change of use to alternative open land uses, or would result in a specific community benefit, and, in all cases, will protect visual amenity, wildlife value and opportunities for sport and recreation; or
  - ii. includes alternative provision of urban greenspace equivalent in both quantitative and qualitative terms to that which would be developed and reasonably accessible to existing users.
- D5 On sites designated as provisional open land planning permission will not be granted other than for development required in connection with established uses, changes of use to alternative

open land uses or temporary uses which would not prejudice the contribution of the site to the character of its surroundings and the possibility of development in the longer term.

- D8 Within the green belt, except in very special circumstances to be demonstrated by applicants, planning permission will not be granted for inappropriate development, ie:
- i. The construction of new buildings other than for agriculture and forestry, essential facilities for outdoor sport and outdoor recreation, limited affordable housing which complies with policy H11, cemeteries and other uses of land which preserve the openness of the green belt and do not conflict with the purpose of including land within it, namely:
    - Regulating the growth of urban areas;
    - Preventing the coalescence of settlements;
    - Preserving the open land that extends into the urban area for recreational and amenity use;
    - Providing for easy access to open country; and assisting in the process of urban regeneration; and
  - ii. the carrying out of engineering and other operations and changes of use unless they maintain the openness of the green belt and do not conflict with the purpose of including land within it (set out in 1. above).
 

Development which is appropriate should not detract from the visual amenity of the green belt by reason of siting, materials or design.

### BUILT ENVIRONMENT

#### Strategy

- BE1 All development should be of a good quality design such that it contributes to a built environment which:
- i. creates or retains a sense of local identity;
  - ii. is visually attractive;
  - iii. promotes safety, including crime prevention and reduction of hazards to highway users;
  - iv. promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;



- v. is energy efficient in terms of building design and orientation and conducive to energy efficient modes of travel, in particular walking, cycling and the use of public transport.

### Quality of Design

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

### Heritage

#### Listed Buildings

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

#### Conservation Areas

- BE5 Proposals for new development within conservation areas, including extensions or changes of use to existing buildings, should respect the architectural qualities surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.
- BE6 Development on infill sites will not normally be permitted when it would adversely affect the character or appearance of a conservation area.

- BE7 Where it is considered that a building makes a positive contribution to the character or appearance of a conservation area, proposals involving its demolition or partial demolition will not normally be acceptable unless:

- i. the building cannot be beneficially used in the future or is structurally unsound; and
- ii. all possible efforts have been made to retain the building in use.

If appropriate, it will be a requirement of any planning permission that an acceptable replacement building is immediately erected on the site.

- BE8 Development proposals within conservation areas which include the provision or replacement of road or footpath surfaces, or new street furniture, should be sympathetic to their setting and contribute to the preservation of the character or appearance of the area.

#### Building Materials

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

#### Residential Areas

##### Space About Buildings

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

The minimum acceptable distances will normally be:

- i. 21.0m between a habitable room window of a facing dwelling;
- ii. 12.0m between a habitable room window of a dwelling and a blank wall or a wall containing the window of a non habitable room;
- iii. 10.5m between a habitable room window of a dwelling and the boundary of any adjacent undeveloped land; and

- iv. 1.5m between any wall of a new dwelling and the boundary of any adjacent land (other than a highway).

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

#### **Extensions to Dwellings**

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

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

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

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

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

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

## **RECREATION**

### **Public open space**

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

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

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

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

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

## **THE NATURAL ENVIRONMENT**

### **Nature conservation**

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