

# MARKET PLACE BATLEY

## CONSERVATION AREA



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## CONSERVATION AREA APPRAISAL

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### 1.0 INTRODUCTION

This report puts forward the case for the redefinition of Batley Market Place Conservation Area.

Batley Market Place is the civic heart of Batley and contains several buildings which coincide with the growth of civic awareness amongst the wealthy elite which emerged from the success of the shoddy textiles.

### 1.1 Conservation Areas

Batley Market Place is one of 59 existing conservation areas in Kirklees. Kirklees Council have expanded the boundary of the existing conservation area to encompass the historic properties which border the old conservation area boundary yet contribute to the character of the Market Place area.

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

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

The Batley Market Place area is already recognised as a conservation area due to its special architectural and historic interest. The extension to the conservation area encompasses the historic buildings surrounding All Saints Church, and the historic buildings at Wellington Street which were previously excluded. These buildings are important to the setting and character of the existing conservation area and as such should be included in the revised boundary definition.

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

Kirklees Council when designating a new 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.



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

### 2.0 LOCATION AND POPULATION

The Batley Market Place conservation area was first designated by Kirklees Council in 1973. It was enlarged and redesignated as a conservation area in 2006. The population of the whole of Batley in 2001 is 44,709.



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### 3.0 HISTORICAL ANALYSIS

#### 3.1 Archeology and Geomorphology

Batley lies on the middle coal measures. Historically surface outcropping of the coal seam was common and contributed to the early development of Batley. However, coal mining in the area has long since ceased.

Sandstone was also relatively abundant. The sandstone in the area comprise good building stone, and over time quantities of sandstone have been used locally to construct buildings.

#### 3.2 Origins and development of the proposed revised Batley Market Place

Prior to the 1700s little is know of the history of Batley. The name Batley probably derived from the Old English personal name 'Bata' and 'leah' meaning forest or glade. The 1086 Domesday Book lists the vill as having "6 villagers and 4 smallholders with 5 ploughs" in the vill.

Batley in the 1700s did not contain a single principal village, but rather encompassed a number of small settlements, all of a similar size. The hamlets of Batley, Havercroft and Clark Green formed the nucleus of what is now Batley town centre in the valley bottom. Until the beginning of the 19th Century the population of the whole of Batley was probably fewer than 2500.

The economy of the township in the 18th Century probably still had much in common with that of the late medieval period, with agriculture and the domestic production of woollen textiles forming the most common occupations. However, this all changed with the revolution in the textile industry at the end of the 18th Century, particularly for Batley the explosion of shoddy and mungo textile production. Shoddy is a form of cloth manufactured from reclaimed rags, an early form of recycling which laid the foundations of prosperity for a conglomeration of small towns which were to become collectively known as the Heavy Woollen District.



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During the second half of the 19th Century select members of Batley society had financially amassed enough wealth to begin to think about building the civic heart of Batley. The second half of the 19th Century witnessed both a considerable increase in the civic dignity of Batley, and a considerable improvement in her civic amenities. The granting of the Batley Borough Charter in 1868 encouraged the construction of a number of impressive public buildings during the last half of the 20th Century. Although the Market Hall was demolished before the end of the 19th Century, the buildings which remain lining the Market Square still form a fine town-centre group. The Town Hall, originally constructed in 1853 as a Mechanics Institute, was leased to the Town Council in 1874. The building was rebuilt and extended in 1893. The Public Library, endowed by Andrew Carnegie, was built in 1906, and the first phase of the public Post Office was added to the Market Square in 1907. The Police Station and Courthouse, constructed in 1927, replaced a station and lock-up in Hume Street.

The overall effect of Batley Market Place was a town which had considerable wealth. Over time the economic fortunes of Batley have changed, but many of these prominent civic buildings remain as a reminder to the rich heritage of Batley.

### 3.3 Historic patronage

The prosperity of Batley developed during the early 19th Century and is directly linked to the growth of the shoddy and mungo textile trades. Until this time the settlement was basically agricultural with some coal mining and a domestic industrial organisation. The industrialisation process brought a corresponding population increase from 10,000 in 1851 to almost 45,000 in 1968.

During the latter half of the 19th Century the growing prosperity of manufacturers in the area was reflected in the development of the town centre and many of the public buildings within this conservation area date from this period.



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### 4.0 THE CHARACTER OF BATLEY MARKET PLACE

The history of Batley is now synonymous with the shoddy woollen era. The scale and nature of the individually imposing buildings within Batley Market Place reflect the grandeur and economic might of this period. The combination of civic buildings at Batley Market Place create a unique character to the area. The varied skyline produced by the sloping nature of the site emphasises the imposing character of the buildings. The buildings and the use of open space were designed to inspire awe at the grandeur of Batley. Equally important to the character of the proposed revised conservation area are groupings of smaller buildings such as the Post Office and adjacent terrace of shops and the Henrietta St. Triangle.

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

The revised Batley Market Place conservation area has nine listed structures as identified in Appendix three. This section further describes some of the listed buildings and their setting.

- All Saints Church is a Grade I listed building built circa 1485, incorporating parts of the 13th Century Church. The church was extensively restored in 1872-3. It occupies grounds with established trees which help provide a civic space more geared for reflection
- Public Baths. Built in 1893 facing away from the Memorial Gardens and screened by a belt of mature trees. An important building because of its mass and scale which add to the enclosure of its internal space. The west elevation has ornate fenestration details.
- Former Technical School. Designed by Harry Bagshaw Buckley of Batley and built 1893 with later extensions c.1900. The school was built to provide an important venue for technical training. Today the building has retained its use as a venue for higher learning and is an important part of Batley, both historically and architecturally.
- Town Hall. Acquired by Batley Corporation in 1874, the property was originally the Mechanics Institute and dates from 1853. Originally the Mechanics Institute of Batley had wanted a smaller replica of the Town Hall in Leeds. However escalating costs and demands meant this scheme was abandoned. The earlier building was extended during the early 1900's.
- Library. Completed in 1907 from funds provided by the Carnegie foundation and incorporating the clock of the former Market Hall built on the site of the Memorial Gardens in 1878. The Clock Tower provides an important focal point from Cambridge Street and Market Place.



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### 4.2 The contribution made by unlisted buildings of high merit

The revised Batley Market Place conservation area contains a number of buildings which through their high architectural standards and location contribute to the setting and character of the conservation area. These include:

- The Magistrates Court and Police Station. These buildings occupy a focal position by the Market Square. The properties are ashlar fronted stone and the overall effect in conjunction with the other ashlar fronted properties of Market Place is one of refinement and grandeur.
- 22 Branch Road. Although currently disused, this building helps to link the grander formal civic area at Market Square with the less formal civic area surrounding All Saints Church.

### 4.3 Key views and vistas

The revised Batley Market Place conservation area is located on the crest of a hill. Surrounding Batley is equally hilly so the site is not too prominent in terms of topography. The memorial gardens are located on higher topography than the remainder of the conservation area which helps reinforce the feeling of the war memorial effectively watching over the civic area – a constant reminder of those lost in the 1st and 2nd World Wars.





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### 5.0 BOUNDARY DEFINITION

#### 5.1 Included Areas

The boundary of Batley Market Place conservation area has been expanded after a detailed analysis of the area. The focus of the conservation area is still on the buildings from the late 19th Century period of civic pride, but more of the areas which contribute to the setting and character of the conservation area are proposed to be included.

1. Batley Market Square and Memorial Gardens, provide an obvious central point to the conservation area. The market square is framed on all sides by buildings of high architectural value, many of which are listed. The market square and memorial gardens use stone materials and ironwork to complement the use of materials and the wider setting of the area. Both are important civic amenity areas are still popular with both local residents and visitors.
2. The buildings to the west of Cambridge Street are all of high architectural merit and form the central character of the conservation area. These buildings, as identified earlier, were built during the period of early interest in 'civic pride' and are of fundamental importance to the heritage of Batley. Each building has a unique character, yet the uniform use of stone materials and similar building heights creates a sense of unity which is reiterated by the predominate civic use of the buildings. The public baths at Cambridge /Wellington Street also are included in this category. The combination of these buildings create a form of enclosed space which accentuates both the grandeur and importance of the buildings and the memorial gardens. Even today many of the original civic buildings are still used for civic purposes.
3. The boundary of Market Place is enlarged to include the historic buildings surrounding All Saints Church, and the open space and gardens attached to these properties. The historic buildings have architectural features of merit which are worthy of retention, despite several of the buildings suffering from neglect and amendments in recent years. These buildings occupy prominent positions surrounding the Grade I listed All Saints Church and contribute to the character and setting of both the church and the wider conservation area. This area also includes the newly built health centre which is built in a style and form which complements the character of the conservation area.



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4. 58 Wellington Street has been included in the revised conservation area boundary for its historic value and contribution to the character of Market Place conservation area. The building is 19th Century and built in stone typical of the period.

5. The boundary has also been changed in parts to reflect new road or boundary alignments of properties that were partially or fully included in the original conservation area.

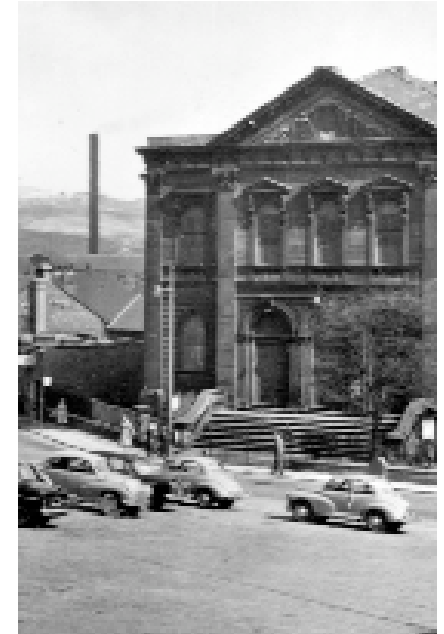
### 5.2 Excluded Areas

A: Fox's factory on Wellington Street is a large building which acts as an obvious boundary for the southern section of the Market Place conservation area. The building marks the change from an area dominated by civic buildings, to one dominated by industrial and residential buildings. The building is not in keeping with the scale, character or setting of the revised conservation area.

B: The style and street layout of the residential properties at Wards Hill Court are not in keeping with the scale, character or setting of the conservation area.

C: Nos. 84-62 and 69-97 Commercial Street are a series of late 20th Century shops which are not in keeping with the character and setting of the revised conservation area.

D: The schools and factories to the north-west of Stocks Lane form a boundary marking the change from an area of civic amenities and civic pride to an area dominated by industry.





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### 6.0 OPEN SPACE AND TREE COVERAGE

The civic buildings successfully enclose the stone-setted Market Square and the formally landscaped Memorial Gardens which form an important area of open-space within the town centre.

The memorial gardens have been landscaped in clean lines reflecting the clean lines of the surrounding buildings and further contributing to the overall character of the conservation area. The use of local materials in the stone-setted market square and memorial gardens complements and accentuates the quality of the buildings surrounding the area and is intrinsic to the character of the conservation area.

The heavily treed lands of All Saints Church create an area of reflection and relaxation. The trees are well-established and their size and scale add further character and increase the sense of grandeur. The boundary wall of the All Saints Church is constructed from local stone and is an important feature of the area. The area between Upper Commercial Street and All Saints Church contains a number of areas of open space which have been simply grassed over. These open space areas allow important vistas of the All Saints Church and its treed gardens.



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### 7.0 BUILDING TYPES

The building materials of Batley Market Place conservation area are almost all local stone or red sandstone with blue slate roofs, although some variation in appearance occurs between those buildings recently cleaned and those whose stonework remains blackened with age. Many of the properties incorporate ornately carved ashlar blocks and a wide variety of detailing to window and door openings can be seen. The dominant use of stone and other natural materials combined with the civic buildings being of a similar grand scale have patinated to create a harmonious character despite the different building methods.

The paving in the Market Square is of stone and significantly enhances the surrounding buildings. Elsewhere the paving is tarmac which does not reflect the heritage of the surrounding buildings, however, this is necessary practically as it is the busy roads which are tarmac.

### 7.1 Ashlar Civic Buildings

The civic buildings within the proposed revised conservation area are large in scale and most are of an ornate but classical design, typical of the late Victorian period. Typical of classical architecture the front elevations are usually symmetrical as is evidenced in Batley Town Hall. The face of many the larger civic buildings surrounding market square are stone ashlar (masonry that has been carefully cut, dressed and squared) with decorative finishes. The decorative details often surrounding the doors and windows create added drama and depth to the civic buildings. Examples of ashlar stone buildings within the revised Batley Market Place conservation area include Batley Town Hall.



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### 7.2 Rock Faced Civic Buildings

The remaining civic buildings around market square area are rock-faced. Rock faced buildings are the opposite of ashlar with a raised external stone surface. In contrast the decorative sections surrounding doors and windows are ashlar faced which helps create harmony and prevents the buildings from appearing aesthetically too 'busy'.

Examples of rock-faced civic buildings within the revised Batley Market Place conservation area include Batley library and Batley creative learning centre.

### 7.3 Commercial Properties

The revised conservation boundary includes a number of 19th Century commercial properties which were built in the same period as the civic buildings to capture the growing trade abundant in this area by the visitors to the grand civic buildings. The commercial properties are all stone ashlar fronted, but without the decorative finishes of the civic buildings. The commercial properties are also smaller in scale than the civic buildings, helping to further accentuate the sense of grandeur of the civic buildings.



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### 8.0 BUILDINGS AT RISK

The regeneration initiative of City Challenge helped restore many of the civic buildings in Market Place conservation area to their former aesthetic glory. However, a number of the smaller buildings which are proposed for inclusion in the proposed revised conservation area are suffering from neglect and are at risk from deteriorating further. Most notably:

- 137 Upper Commercial Street, the former Batley Sunday School, built 1814. The history of this building is important to Batley, yet the building has suffered in recent years from the cumulative effects of piecemeal changes which are a potentially detractive feature.
- The Black Bull public house is currently vacant and suffering from neglect. The building occupies a prominent position at the entrance to the revised conservation boundary, yet its current state does not reflect this. Further efforts should be made in the future to restore this building.



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### 9.0 NEGATIVE FACTORS

Overall the proposed revised Market Place is characterised by high quality buildings, many of which are listed buildings. However, over time sections of Upper Commercial Street have been redeveloped in an unsympathetic manner. Notably, Batley Old People's Centre on Upper Commercial Street and the Irish Club on Fleming Street are both brick-built buildings with few accentuating architectural features. The buildings neither enhance nor contribute to the quality of the conservation area, however, both buildings occupy prominent positions surrounding All Saints Church. Any proposed modifications to these buildings in the future would seek to ensure these buildings are more sympathetic to the character and setting of the conservation area.

### 10.0 ECONOMIC NEED

The fortunes of Batley Market Place have changed considerably over time. The area once a thriving centre of civic pride declined during the 1970s and 80s as the economic fortunes of wider Batley declined. The City Challenge regeneration initiative helped to aesthetically and economically revive parts the area. The majority of the original civic buildings still have some form of civic use.

Despite an economic improvement in the area since the loss of the textile industry Batley has remained economically vulnerable. This vulnerability if an economic downturn does occur is most likely to be felt quite hard in Batley.





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### 11.0 POTENTIAL FOR CHANGE

Due to Batley economically underperforming in the past, the development pressures have not been as great as in other areas. Economically Batley is still quite weak. Historic buildings are often more expensive to maintain than new build and if an economic downturn did occur some of the buildings (particularly in the revised conservation area boundary) may suffer pressures for extensive alteration or demolition. This should be avoided where possible.

However, if a suitably sympathetic development scheme did arise this would be welcome. The civic buildings immediately surrounding the market square and memorial gardens have been extensively restored in past years. These buildings are also highly regarded by the Batley public, in addition due to their historic and architectural value the capacity for change for these buildings are minimal. Any piecemeal changes would damage the historic and architectural value of these buildings.



### 12.0 PUBLIC CONSULTATION

#### Why Consult?

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

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

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### **Public Consultation Methods Used**

Public consultation methods undertaken included:

- The revised draft conservation area appraisal was made available at Batley library and at the reception of planning services in Civic Centre III, Huddersfield;
- A leaflet outlining the conservation area proposals, maps of the proposed conservation area boundaries and a questionnaire about the proposals was sent to all householders within the proposed revised conservation areas. Further information was provided stating the detailed proposals were able to be viewed at Batley library and the date of the public meeting at Batley Library;
- The local civic society, a prominent local historian and local councillors were all invited to attend the public meeting and made aware of the public exhibition;
- A public exhibition was held in Batley library between 23rd March and the 8th April 2006 and a postal box was made available for questionnaires to be returned;
- Email responses to the conservation areas were accepted;
- Two public meetings were held. One meeting was held at Batley library (5-7pm on the 29th March) and a subsequent meeting was held at Batley Town Hall (5-7pm on the 6th April). The meetings were publicised through leaflets, posters (displayed in Batley library, swimming baths, local shops and health centres) and through the local media – Batley News, published weekly;
- The format of the public meetings was an initial overview of the conservation area boundaries provided by members of Kirklees Council conservation and design team. This was then followed by groups being sub-divided into the conservation area they were most interested in. Participants then had a guided discussion covering key elements and then drew the conservation area boundary on what they felt should be included in a conservation area.

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### **Feedback from Public Consultation**

All those who participated in the public meeting were overall supportive of the proposed revised Market Place conservation area. Paxton gardens and the properties at the junction of Batley Field Hill, Princess Street and Bradford Road have been included after public suggestions to create a more visual gateway into Market Place conservation area. The series of commercial properties to the south of Wellington which were included in the revised draft Market Place conservation area have subsequently been excluded in line with public suggestions and a subsequent reanalysis of the conservation area boundary by the conservation and design team. One respondent felt that the area included next to the Methodist Church should not be included as this was now a vacant site, however, at the public meeting respondents felt the area should have been included. Kirklees Council agree with this and as such the land has remained included in the Market Place conservation area boundary.

Eighty percent of respondents supported the idea of using special planning controls to give further protection to enhance the character and appearance of Market Place conservation area. At this stage however, other than re-designating Market Place as a conservation area, no further planning controls are planned for Market Place conservation area. Although in the future, as part of the LDF process the planning policy guidelines relating to conservation areas will be strengthened.

All participants/ respondents believed the historic buildings were the most important feature of Market Place, followed by historic street pattern. These two features will be conserved by re-designating Market Place as a conservation area. A letter and map outlining how the views of the public had been incorporated into the final conservation area was sent to all respondents and the findings will be made available on the Kirklees Council Web Page.

### **13.0 CONCLUSION**

The revised conservation boundary of Market Place gives greater emphasis on not just the buildings of civic pride, but also the wider setting which the buildings are situated in. By defining the conservation area as defined in this appraisal it is hoped the strong civic heritage of Batley will be conserved, preserved and improved for further generations. The economic potential and historic character of Market Place could be further improved through a combination of initiatives as identified in the Action Plan for this conservation area.

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### APPENDIX 1 Summary of Batley Market Place

PPG 15 & English Heritage Criteria	Kirklees Council Commentary on Batley Market Place
Location and population	Batley Market Place is the central zone of Batley town centre.
The origins and development of the settlement	Market Place developed during the Victorian period of civic pride coinciding with the period of increased wealth from the shoddy era.
The prevailing former uses within the area and their historic patronage	The area developed as a suburban residential location within Batley. This pattern still persists today.
Archaeological significance and potential of the area	Market Place Batley has sparse archaeological significance and potential.
The architectural and historic qualities of the buildings and their contribution they make to the special interest of the area	The proposed conservation area will include 7 listed buildings which are nationally recognised as of architectural or historic interest. Most of the buildings listed were civic built at the height of the shoddy textile era. The buildings reflect the grandeur and economic might of Batley during this period.
The contribution made by key unlisted buildings	The unlisted 19th Century commercial properties greatly add to the charm of the area, and are important for both architectural merit, and for contribution to the historical development of Market Place. Several of the buildings retain their original period details.
The character and relationship of spaces within the area	Market Square and Memorial Gardens are formal civic spaces which reflect the formality and grandeur of the civic buildings surrounding the. The less formal open space at and near All Saints Church reflects the more relaxing and less formal atmosphere surrounding All Saints Church.
Prevalent and traditional building materials, textures and colours	Each building is made almost entirely of locally sourced coursed stone and slate. Most of the buildings have decorative finishes at the doors and windows. Several have Gothic inspired stone carvings above the main entrance. Most of the buildings are symmetrical reflecting classical architecture.
Local details	Local stone, similar building heights, and the predominance of civic uses of the buildings contribute to the uniqueness and special quality of Market Place.
The contribution made by green spaces, trees, hedges and other natural or cultivated elements to the character of the area	Market Square and the Memorial Gardens provide an important public open space and nucleus for the civic buildings. The area is paved using stone and natural materials to sympathise.
The setting of the conservation area and its relationship with the landscape or open countryside	The interplay of the formal public open spaces and the formal civic buildings together create a sense of grandeur reflecting the former strong economic dominance of Batley.
The extent of loss, intrusion or damage, i.e. the negative factors	The Irish Club on Fleming Street and The Old People's Centre on Upper Commercial Street are late 20th Century buildings built in a style and layout which is detrimental to the character of the conservation area. These buildings however, occupy prominent positions in the conservation area, particularly the view of All Saints Church.
The existence of any neutral areas	12-106 Hanover Street are a series of 20th Century buildings which do not enhance nor detract.

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### APPENDIX 2 Listed Buildings

#### **Public Library, Market Place, Batley.**

Carnegie Library dated 1906 by Walter Hanstock of Batley. Pitch faced stone with ashlar dressings. Hipped Slate roof. 2 storeys with basement to right due to sloping site, and distinctive 2-tier central clock tower. Symmetrical 5-bay facade with bays 1, 3 and 5 surmounted by pediments and with clasping buttresses. The pediments are flanked by plain parapets and each has richly carved tympanum, the centre one with oculus and 2 carved dragons. The square clock tower has round arched louvred lights flanked by Ionic pilasters, and rounders to 1st tier. Each face of 2nd tier has Clock face with deep moulded archivolt and scroll carving. The Leaded dome is surmounted by a cupola. Central round arched doorway with segmental archivolt, has paired engaged Ionic columns and richly carved foliage with 2 shields inscribed: AD 1906. 2-round arched ground floor windows with alternately blocked voussoirs to each end bay, and one to bays 2 and 4. 1st floor windows of each pedimented bay are divided by long and short Ionic pilasters, and have sunk ashlar apron. The central round arched window has panel below with carved embossed words CARNEGIE LIBRARY. Interior: Half galleried main hall. Prominent town centre site.

#### **Telephone Kiosk (outside Public Library), Batley**

Pair of Telephone Kiosks. Designed 1935 by Sir Giles Gilbert Scott. Made by Cannon Company and Macfarlane Company. Cast iron. Square kiosks with domed roofs. Unperforated replacement Elizabeth II crowns to top panels and margin glazing to windows and door.

#### **Church of All Saints, Stocks Lane, Batley**

Perpendicular Church, Circa 1485, incorporating parts of C.13 Church. Restored 1872-3 by Walter Hanstock. Deeply coursed stone. Stone slate roof. West tower, nave and chancel with lean-to aisles, south porch, recent vestry to north. Corbelled out machicolated and castellated parapet with tall square pinnacles, 2-light louvred and traceried openings to bell chamber. Four 2- light square headed clerestory windows to nave. Buttressed aisles with 2, 3 and 4 light square headed windows some with round arched lights, some with stained glass. Some have been resitored. Decorated south doorway. 5-light traceried Perpendicular east window with 4-light and 3-light square headed window with round arched lights to left and right respectively.

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3 bay Decorated south arcade, c.1330, with quatrefoil piers and double chamfered arches. North arcade c.1485, of octagonal piers with double chamfered arches. Chancel arch in the base of which south side is a narrow rood stair with ogee head. The Mirfield Chapel to north founded c.1485 has completely preserved parclose screen, and contains 2 alabaster effigies of Sir William and Lady Anne Mirfield, c.1496, on stone tomb chest with low relief carving of a series of ladies holding shields. The Lady Chapel, to south, has parclose screen probably later C.16, the cornice band of which is decorated with shields, mermen and dragons. The screen was restored in 1852 using cast iron. 8 sided, ribbed font dated 1662. South aisle window contains a crucifixion scene made up of fragments of C.14 glass.

### **Public Baths, Cambridge Street, Batley**

Public Baths. 1893. Designed by Walter Hanstock. Rock-faced stone with ashlar dressings and slate roofs. Main front has central projecting entrance block, 3 storey with a hipped roof and a central stack. 3 single light transom windows with flanking pilasters and linking entablature which continues across the single flanking doorways. These doorways have double panel doors and overlights in moulded ashlar surrounds with swagged pediments. Above two 2-light cross casements with flanking pilasters and entablature hoods, between these windows a decorative panel with a winged cherub supporting 2 pilasters. Above 2 unusual cross mullion, through-eaves dormer windows with elaborate carved pedimented gables with finials. Eitherside are single storey wings, each with 5 circular windows in elaborately carved surrounds. Between are single Doric pilasters and a continuous entablature, the outer bays have double pilasters. Above a balustrade with single urns at either end. Side facades are single storey. To left, rear a tall square chimney stack with elaborate bracketed top. Interior. Central block contains much of its original interior, including miner glazed entrance screens and doors with stained glass panels, plus doors, windows, staircase, fireplaces and ceilings. The large pool to the left has an inserted ceiling though the original viewing gallery still survives above.

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### **Former Technical School, Providence Street, Batley**

Former Technical School. 1893 and c1900. Designed by Harry Bagshaw Buckley of Batley. Rock-faced stone with ashlar dressing. Slate roofs the central one with clerestory. Raised gables, coped and with kneelers. Various stacks. Street front has slightly projecting gabled centre with two large 4 light cross mullion windows topped with entablatures. Above a single 5 light similar window with bracketed cill and below TECHNICAL SCHOOL in carved panel, above a carved entablature then a single round headed window flanked by blind arches and topped with a steep carved pediment. To the right a 3 storey 4 window range with to the left a segment headed doorway with double panel doors and fanlight in moulded surround with mermaid keystone. To the right three 2 light cross mullion windows with flat hoods. Above 4 taller similar windows, and above again 2 large 9 pane through-eaves dormer windows with pediments. To the left the slightly later Stubley Memorial Wing, has 4 window range with a doorway to the left with double and overlight in moulded surround, to the right 3 single light transom windows with flat hoods, above 4 similar windows to the eaves. Beyond to the left a slightly projecting gable wing has a projecting centre with flanking pilasters rising through the gable. This centre has a 4 light cross mullion window with incised heads, above a similar window and above again a large semi-circular window with glazing bars and a large carved keystone which forms the cill to the 3 blind windows in the gable topped with a ball finial. The Stubley Memorial Wing was paid for by the Stubley family owners of Bolton Mills one of the largest textile mill complexes in Batley.

### **Zion Methodist Chapel, Commercial Street, Batley**

Zion Methodist Chapel. Dated 1869 by Walter Hanstock and Michael Sheard of Batley. Ashlar. Hipped slate roof with moulded eaves cornice. 2 storeys and basement. 7 bay hall by 5 bay gable frontage. Central 3 bay break is pedimented, and flanked by Giant Corinthian pilasters with similar clasping pilasters to corners and doubled to return. Pediment and eaves cornice is supported on large console brackets. Pediment has oculus with scrolled foliage support and word ZION and date 1869. Triple doorways, each with double, fielded panelled door, are round arched in the form of an arcade with canthus leaf moulding to capitals of plain pilasters. Spandrels richly carved with scrolled foliage and doves. Large console keystones. Flanking windows in rusticated wall are round arched and recessed. 1st floor windows are round arched. Boldly carved and estooned consoles support pediments to 3 centre windows, and cornices to flanking windows. All have blind balustrade under. The 7 bay side elevations have round arched windows, with rusticated roussoirs to ground floor, and impost band to 1st floor. Basement lights are square headed. Chapel is approached by broad flight of steps with heavy pierced balustrade with carved piers. Fine and complete interior with continuous oval gallery, on slender Corinthian, columns, leading into organ chamber flanked by Corinthian columns and pilasters. Elaborate organ case framed in a Corinthian order. Main hall and gallery box-pewed throughout. Elegant carved pulpit with 5 Corinthian colonnettes, gained by flight of steps. Slightly raised rostrum bounded by Communion rail with turned wooden balusters. Good stained glass to ground floor. Lowered ceiling.

# MARKET PLACE BATLEY

## CONSERVATION AREA APPRAISAL

### **1-12 Market Place, Batley**

Row of 8 shops. c1875. Ashlar facades with slate roofs and 9 gable stacks. 3 storey. Built on a curved and sloping site with varied facades impost bands, upper floor cill bands and bracketed eaves, plus plain sashes throughout. 1, 3. 1 has an original pilaster shop front with console brackets, 3 has a C20 shop-front. Above each facade has 2 pairs of segment headed sashes with above 2 single similar sashes. 2 has an original C19 shopfront, and above 2 sashes to each floor, those on the first floor in round headed surrounds and those above segment headed with carved keystones. 4 has an altered shopfront with above, a triple round headed sash with a larger central sash with prominent keystone and above 2 pairs of round headed sashes with gable heads. 6 & 7, 8. Each facade has an altered shopfront with central doorway between. Above a triple round headed sash with above 2 pairs of sashes with faceted heads, and above a round headed dormer. 9 & 10, 11 & 12. Each facade has an altered shopfront, though 11 & 12 has a pilaster surround with side door. Above a round headed triple sash, with larger central sash and carved capitals and band. Above a triple segment headed sash with elaborate central keystone. 9 & 10 has a gabled dormer window.

### **Town Hall, Market Place, Batley**

Town Hall in Classical Style, incorporating Mechanics Institute of 1854. Dated 1905 by Walter Hanstock & Son of Batley. Ashlar with rusticated quoins. Hipped slate roof with guilloche frieze and bracketed cornice. 2 storeys. 7-bay facade. The central 3-bays break forward slightly and are pedimented, and are divided and flanked at 1st floor level by 4 pilasters with garlanded capitals. The central 1st floor window is pedimented. At ground floor level the central break is flanked by vermiculated piers. The central round arched doorway has raised keystone and richly carved spandrels. Engaged columns and consoles support cornice with balcony over. Ground floor windows are round arched with architraves apart from those to left and right of doorway which are square headed with plain surround. 1st floor windows are square headed with dentilled cornice on console brackets. The left elevation is of 6 bays, the 3 to left breaking forward. The window retailing is as the facade, with the exception of the central ground floor window of left break, formerly a doorway, which has carved head in keystone and heavily rusticated surround. Brass plate in vestibule, simple Art Nouveau staircase and tiles, the latter being painted over.

### **War Memorial, Cambridge Street, Batley**

Built in 1923. Slightly larger than life bronze figure of Infantryman with rifle, on square stone column on square base with cornice. Column is inscribed: IN GRATEFUL MEMORY OF THE MEN OF THIS TOWN WHO FELL IN THE GREAT WAR 1914-1918 AND IN THE WORLD WAR 1939-1945 Circular boundary wall with 4 iron gates and iron railings. Twelve bronze plaques with the names of those who fell. Two further plaques inscribed with Roll of Honour for 1939-1945 war and post-war campaigns.





# MARKET PLACE BATLEY

## CONSERVATION AREA APPRAISAL

### **APPENDIX 3: 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:

The implementation of proposals in the plan;  
The avoidance of over-development;  
The conservation of energy;  
Highway safety;  
Residential amenity;  
Visual amenity;  
The character of the surroundings;  
Wildlife interests; and  
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:

Is necessary for the continuation or enhancement of established uses or involves change of use to alternative open land uses, or would result in specific community benefit, and, in all cases, will protect visual amenity, wildlife value and opportunities for sport and recreation; or  
Includes alternative provision of urban greenspace equivalent in both quantitative and qualitative terms to that which would be developed and be 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.

# MARKET PLACE BATLEY

## CONSERVATION AREA APPRAISAL

**D8** Within the green belt, except in very special circumstances to be demonstrated by applicants, planning permission will not be granted for inappropriate development, i.e.:

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 settlement;

- 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

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.

# MARKET PLACE BATLEY

## CONSERVATION AREA APPRAISAL

### **BUILT ENVIRONMENT**

#### **Strategy**

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

Creates or retains a sense of local identity;

Is visually attractive;

Promotes safety, including crime prevention and reduction of hazards to highway users;

Promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;

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 developments should be designed so that:

It is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;

The topography of the site (particularly changes in level) is taken into account

Satisfactory access to existing highways can be achieved; and

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

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

It can be demonstrated that the building has no beneficial use and no potential viable use; and

The structure of the building cannot be made sound.possesses

# MARKET PLACE BATLEY

## CONSERVATION AREA APPRAISAL

### 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:  
The building cannot be beneficially used in the future or is structurally unsound; and  
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 developments should be constructed in natural stone of a similar colour and texture to that prevailing in the area where the proposal is located:

In areas within which stone has been the predominate material of construction;

Within conservation areas; and

Within town and local centres.

# MARKET PLACE BATLEY

## CONSERVATION AREA APPRAISAL

### 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 distance will normally be:

21.0m between a habitable room window of a facing dwelling;

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;

10.5m between the habitable room window of a dwelling and the boundary of any adjacent land (other than below 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.

#### Extension to Dwellings

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

Materials of construction;

Window openings;

Roof styles; and

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 dominant element.

# MARKET PLACE BATLEY

## CONSERVATION AREA APPRAISAL

**BE14** Unless the proposal would have 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:

Is to the front or main elevation of the premises and is relatively small in scale;

Is to the rear and does not exceed 3.0m in overall projection; or

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 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:

Replacement provision of equivalent community benefit is made; or

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

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:

The character of the waterside environment;

The existing or proposed recreational use of the canal or river;

The ecological and heritage value of the site and its surroundings; and

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.

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## CONSERVATION AREA APPRAISAL

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