

UPPER DENBY

CONSERVATION AREA APPRAISAL



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CONSERVATION AREA APPRAISAL

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1. INTRODUCTION

This report is an appraisal of the conservation area within Upper Denby. Upper Denby conservation area spans the historical centre of the rural village and consists of largely stone built farm groups, the majority now converted to residential use, and terraced houses dating from the mid 18th and 19th centuries. It also encompasses the prominent church, tree-fringed church yard and school.

1.1 Conservation Areas

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

A conservation area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance.' (Section 69 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990). Conservation areas are recognised for the contribution they make to the cultural heritage and economic well being of the country and to Kirklees. Designation as a conservation area strengthens development policy to ensure the quality and fabric of the area is preserved and enhanced.

Conservation area status imposes a duty upon Kirklees Council to preserve and enhance the quality and character within. Designation as a conservation area supports existing development policy in the Kirklees Unitary Development Plan (UDP) to ensure that the quality, fabric and character is preserved and enhanced. The relevant policies in the UDP which are supported by conservation area designation are noted in appendix 4.

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



Denby Lane into the village with Denby first school on the left



View down Coal Pit Lane

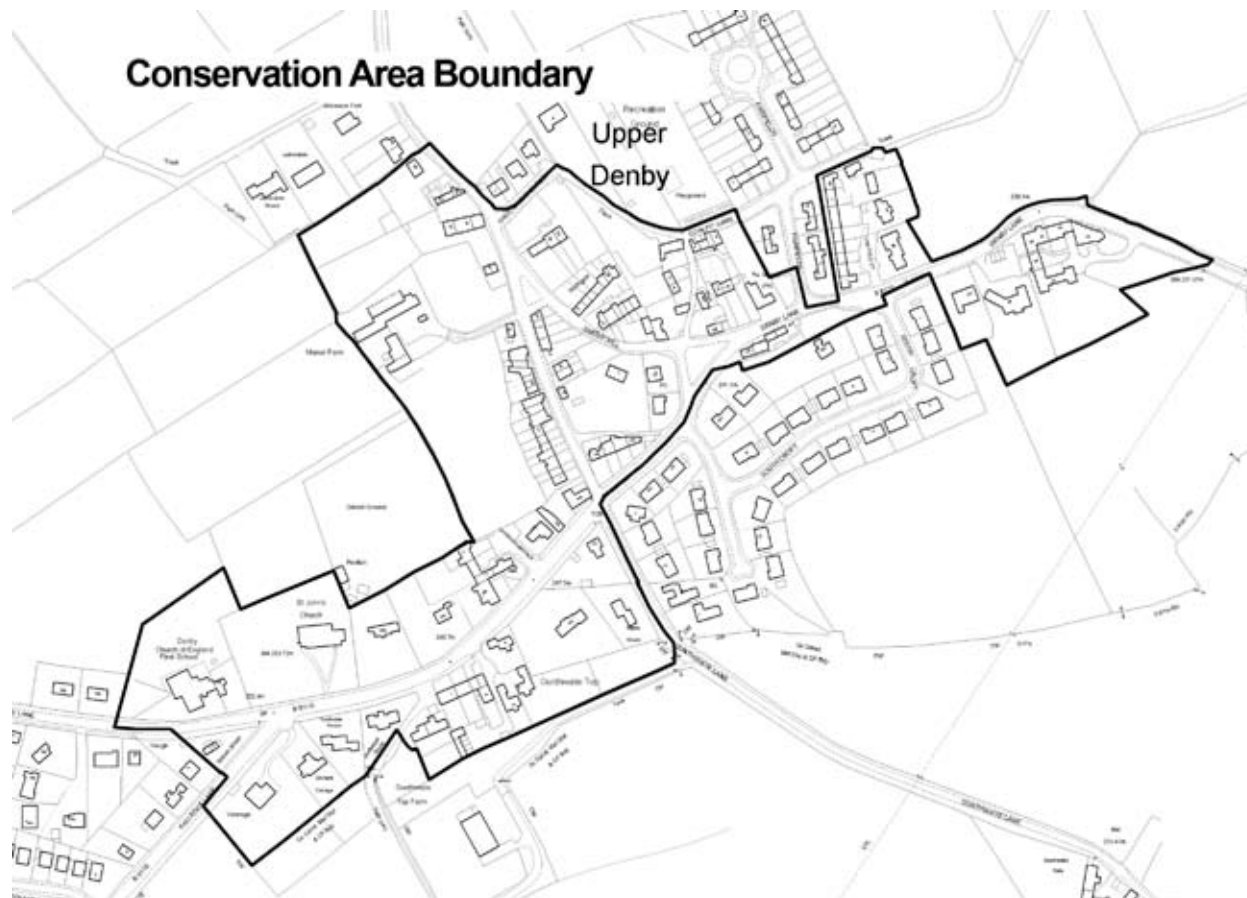


The tree lined churchyard

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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.



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2. LOCATION, SETTING AND POPULATION

The village of Upper Denby is located on the south eastern edge of the Kirklees District, with the southern border following the West and South Yorkshire boundary. The immediate surrounding area is characterised by rural hamlets and villages including Lower Denby (1km), High Flatts (1.2 km), Gunthwaite (1.3km) and Ingbirchworth (1.7km). Denby Dale (2km) serves as the nearest principal shopping centre, with the provincial towns of Penistone (4.5km) and Holmfirth (8.5km) providing further amenities and shopping facilities. The village is virtually equidistant between the larger towns of Barnsley (12km) and Huddersfield (12.5km), Huddersfield located to the north west serving as the administrative district centre.

The village of Upper Denby exists at an elevation of 265 metres above sea level at the western edge, descending gently along Denby Lane to 230 metres at the opposite end of the village where the gradient increases towards Lower Denby. The conservation area follows the gradient of Denby Lane from the school and extends to the north laterally along Bank Lane. The geology of the area is characterised by millstone grit with some lower coal measures and boulder clay.

The population of Upper Denby and High Flatts was 719 at the time of the 2001 census, an increase of 264 from 455 in 1991. Upper Denby, being the larger of these two settlements, can be identified as contributing the majority of the population.



View down Bank lane



The northern boundary of the conservation area

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3. HISTORICAL ANALYSIS

The name Denby derives from 'Denebi' translated as 'farmstead of the Danes.' This early association suggests that settlement occurred within the village after 862AD when the Danes conquered York. In 1937 a medieval pot was discovered around the site of the village green in Upper Denby. This early archaeological evidence of settlement has been dated from the 12th or 13th century. However earlier settlement and activity is evident close by at Castle Hill, High Flatts where the remains of an Iron Age Hill Fort (650BC – 42AD) can be identified.

In the past the wider Denby Township area encompassed Upper and Lower Denby (Over and Nether Denby), Gunthwaite, Ingbirchworth, High Flatts, Birdsedge and Denby Dale. This estate passed through the ownership of different land owners and families. Prior to Norman Conquest in 1066, Edulf and Cedric have been identified as owning land, and post conquest Ailric under Ilbert de Lacy, the overlord in Yorkshire. The influence of the de Denby family is also worthy of recognition up to the arrival of the Burdet family. They were subinfeudated during the late 13th and early 14th century and although the Manor of Denby passed into the hands of Sir William Saville in the mid 1600's, the Burdet family still remained evident within the village into the 20th century.

The earliest settlements within Denby revolved around farming. This has resulted in much of the historical archaeology, morphology and built environment being influenced by agricultural practices. The wet climate and raised elevation of the village has always been more conducive to pastoral agriculture over arable, and this is referred to in The Domesday Survey 1086, stating 'Ibi est vacaria,' which translates; 'There is a cattle house.' As well as cattle, sheep would have been reared which became integral to the growth of textile production within the area.

Spinning and weaving of wool has influenced the local vernacular constructions having multiple light windows in some of the early buildings. But it has also influenced a number of farm names around the village, emphasising the strong link between farming and textile production upon early settlements in the area. Tenterhouse Farm in Lower Denby constructed during the 17th century alludes to the process of 'tentering' used to dry woven fabric, and Dyehouse Farm refers to the dying process.



Footpath running through the conservation area



Grade II listed building within the conservation area

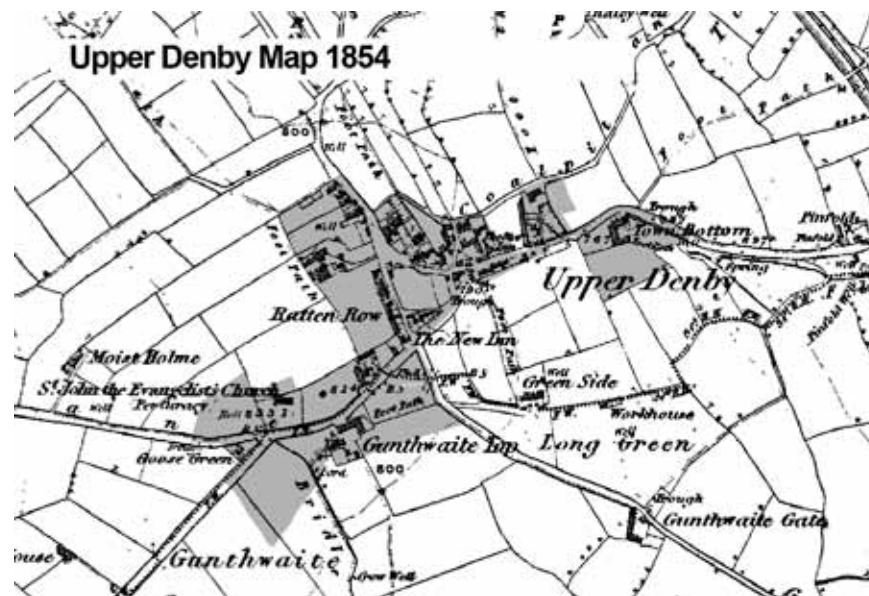
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The historic core of Upper Denby contains buildings, land uses and street patterns that can be attributed to previous agricultural uses. Highfield, Gunthwaite Top, Low Fold and more recently Denroyd Farm have been converted to residential properties. Manor Farm within the conservation area is still in agricultural use. The historic origins are evidential as the farmhouse door lintel is inscribed with the date 1677.

The textile industry contributed to the continual growth and activity within the Denby area. The 1851 census records 214 individuals directly involved with the different textile production processes. The Industrial Revolution prompted the growth of mills in the valley bottom at Denby Dale, formerly known as Denby Dyke. This period of transition replaced the home weaving practices within Upper Denby with the larger mill textile production in Denby Dale. Many workers would walk from Upper Denby to these mills along the ancient cart horse route down Bank Lane.

The growth of Upper Denby resulted in the arrival of important non residential buildings to serve the settlement. St John's Church, constructed between 1842 and 1845 replaced a chapel that had been erected in Upper Denby after 1626, when 13 villagers drowned crossing the nearby Scout Dyke on their journey to worship in Penistone. Denby Church of England First School dates from the late 1860's and continues to serve the educational needs of the village. Through the 19th and 20th centuries three public houses, The Star, New Inn and George have previously existed within the village core, along with a Co-op, butchers and post office. However, all these have closed over time with the exception of The George Inn which first began operating in the early 19th century.



The converted Denroyd Farm



Rural village border



Converted Gunthwaite Top Farm

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4. CHARACTER ANALYSIS

Upper Denby conservation area encompasses the linear settlement along Denby Lane, and north along Bank Lane and Smithy Hill into the historic core of the village. The character is of converted stone built farm groups and terraced houses dating from the mid 18th and 19th centuries. Dry stone boundary walls, along with historic street patterns and paths also characterise the conservation area, along with the rural boundaries which emphasise this country settlement.

Despite Denby Lane being the major through route for road traffic, it possesses a relatively wide pavement and gentle descending sinuosity which allows pedestrians to meander, appreciating the school, church and older stone buildings to the north of the road.

The crossroads of Denby Lane, Bank Lane and Gunthwaite Lane allows a view of the red telephone box along with attractive buildings integral to the character of the area. Bank Lane is relatively straight, and encourages a more enclosed feel to this part of the village, being framed by stone built terraced houses, outbuildings and mature garden vegetation.

Towards the confluence with Smithy Hill and walking down Coal Pit Lane, the existence of paths and streets, bounded by older stone properties with their gardens and outhouses, gives this area of Upper Denby a very distinct feel and provides a strong link to the historic origins of the village. The prevention of demolition of older curtilage buildings, infill and unsympathetic garage construction should be considered important to maintain the character and appearance of the conservation area.

Within the Upper Denby conservation area, there are a number of important open spaces which contribute to the visual and recreational historic amenity. The church yard, with its low wall to the pavement, well maintained vegetation and mature trees acts as an attractive approach to the village when entering from the west.

The village green at the junction with Smithy Hill and Denby Lane provides an opportunity to appreciate the conservation area and The George Inn, having benches to sit upon. The area also serves the community function as the location of the village Christmas tree.



Stone built properties



Denby Lane



Smithy Hill and Bank Lane junction

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Certain private open spaces also serve a beneficial aesthetic purpose within the conservation area. The fields to the south and east of Manor Farm off Bank Lane maintain an element of the rural character. This land also maintains the open views towards Manor Farm, a grade II listed building which has been identified as one of the oldest in the village with a date stone of 1677.

4.1 Key Listed Buildings

There are four listed structures within the Upper Denby conservation area, here follows the description of some of them, full details being contained within appendix 1.

The Church of St John, Denby Lane with its arched windows and tower topped with pinnacles is an impressive introduction to the western edge of the conservation area when approaching from both Denby Lane and Falledge Lane. Constructed between 1842 and 1845, the tower and nave were built by John Ellis of High Flatts who was paid £1170. In 1853 Denby became a separate parish from Penistone, containing Gunthwaite, Ingbirchworth, High Flatts, Birdsedge and Denby Dale. The chancel and porch were added to the Church in 1900.

Manor Cottage, Manor Farm, 35 Bank Lane is possibly the oldest dwelling in the village. The arched lintel is inscribed; Joseph Mosley 1677. With its double chamfered mullions and quoins this property is a good example of an early vernacular cottage, framed by historic barns and fields. Providing a valuable and continual link to the agricultural origins of the village, Manor Farm and its surroundings make a valuable contribution to the conservation area.

Rock House, 55 Bank Lane is a close contemporary to Manor Farm being built in 1684. This is inscribed onto the large lintel above the door, and the double chamfered mullions, quoins and mouldered kneelers further emphasise the 17th century vernacular evident at Manor Farm. This property, with its stone setted driveway and adjacent weeping willow is a gem within a historic enclave of the conservation area.



The Church of St. John



Manor Farm



Rock House

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4.2 Key Unlisted Buildings / Buildings of Merit

Within the conservation area there are a number of key unlisted buildings, which are important within the historic growth of the village and contribute to creating and maintaining the character and appearance of Upper Denby.

Denby Church of England First School, Denby Lane, was constructed in 1864 at a cost of £750. Like the Church, this building is a prominent introduction to the western edge of the conservation area approaching from Denby Lane. Although altered and extended to the rear, this stone structure, with large arched windows, makes a valuable contribution to the character of the conservation area.

The Old Tavern, 134 Denby Lane. On the corner of Denby Lane and Bank Lane this building, formerly the New Inn (1838-1963) occupies a prominent position within the centre of the village facing the road. It is an introduction to the conservation area on approach from Gunthwaite Lane, and provides a link to past activities within Upper Denby.

The George Inn, Denby Lane. The George is the only remaining commercial property within the village, and set back slightly from Denby Lane to the east of the village green, is a prominent visual focus on approach from either direction. Opened in 1857, this building was a sanatorium prior to being a pub, and the building, along with the barn and cart house (now both demolished) are believed to be 18th century in origin.



The Old Tavern formerly the New Inn



The George Inn

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4.3 Key Views / Vistas

On approach from the west, the views along Falledge Lane and Denby Lane act as an important introduction to the Upper Denby conservation area. The straight unobstructed view offered by Falledge Lane introduces the vicarage, church and treed church yard.

Travelling down the hill along Denby Lane from High Flatts affords an elevated view of the village. From distance, the school roof, church tower and mature tree tops introduce the historic character of the conservation area. On entering the village, Denby Lane continues cementing this character with views of the church and converted stone farm buildings.

Looking north towards Bank Lane from Gunthwaite Lane allows further appreciation of the historic character of the village. Passing the 'Old Tavern', Ratten Row and Richmond Terrace leads into a sheltered historic enclave of the conservation area where older properties such as Manor Farm and Rock House are situated.

Following the downward gradient of Denby Lane past the red telephone box, the view focussing upon the village green, entrance to Coal Pit Lane and the George Inn, identifies the modern village core based around historic properties and influences within the conservation area.



Descending view from Denby Lane



View from Falledge Lane towards the church



Ratten Row, Bank Lane

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5. BOUNDARY DEFINITION

5.1 Gateways

1. Denby Lane, from the west, descending from High Flatts heads into the centre of the village past the school, church and converted stone farmsteads.
2. Falledge Lane, from the south west, pleasant approach into conservation area past the vicarage and Goose Green toward the church.
3. Gunthwaite Lane, ascending from the quaint neighbouring settlement and attractive countryside, this route is a pleasant approach into the conservation area.
4. Denby Lane, probably the busiest gateway onto the village ascends from the east past the recently converted Denroyd Farm into the heart of the village.
5. Bank Lane, now a public footpath, this stone setted route runs down into the Dearne Valley towards Denby Dale Viaduct. Once an ancient cart horse road, it was an important route for past residents to the textile mills of Denby Dale.



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5.2 Included Areas

The existing included areas of the conservation area are based around the historic nucleus of the settlement that can be identified on the 1854 map. Within this boundary, some infill has occurred, and a number of farm buildings have been converted into residential use, but the majority of the growth in Upper Denby has been outside the conservation area boundary. The edges run from the school and Goose Green to the west to Denroyd Farm at the eastern edge. Then north towards Rock House incorporating the historic village core around Bank Lane, Smithy Hill and Coal Pit Lane.

5.3 Boundary Extension

- a) This extension borders the curtilages of Rock House and Manor Farm, two of the finest listed buildings within Upper Denby. The field pattern within this extension maintains that which was in existence prior to 1854, therefore acts to maintain the historic rural character and appearance of the conservation area. This revised border follows an appropriate historical boundary of a footpath also evident prior to 1854.
- b) These areas of extension incorporate the curtilages of relatively recently converted farm settlements on the edge of the conservation area. These areas have therefore altered from agricultural borders of the village into gardens for the new residential properties. Incorporation within the conservation area will allow planning controls to ensure that the rural character and appearance will not be compromised by inappropriate development.
- c) This area is the largest portion of extension to the conservation area. Stretching from the vicarage to the west, to Gunthwaite Lane to the east, incorporating Gunthwaite Top Farm. The vicarage is a large and impressive building constructed in 1873. This construction cost between £1800 and £2000 and was commissioned by Job Johnson who became vicar of Upper Denby in 1853. Gunthwaite Top Farm exists as one of the older integral elements of the village, with the farm buildings clearly visible on the map of 1854. Although now converted into purely residential use, the buildings still display historic vernacular design features and are constructed of natural stone with stone slate roofs. These buildings provide an important link to the rural past of the village, and make a positive contribution to the character and appearance of the conservation area from outside the border, and are therefore be included to maintain and protect this positive aspect.



Manor Farm in its rural setting



Part of the Denroyd Farm development



The Vicarage

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Although a number of the properties within the extension are more recent, they have integrated well as infill within the historical boundary of the village. The boundary of the extension follows historic field patterns and paths preserving and enhancing the rural character of the village and protecting against inappropriate development along Denby Lane.

5.4 Excluded Areas

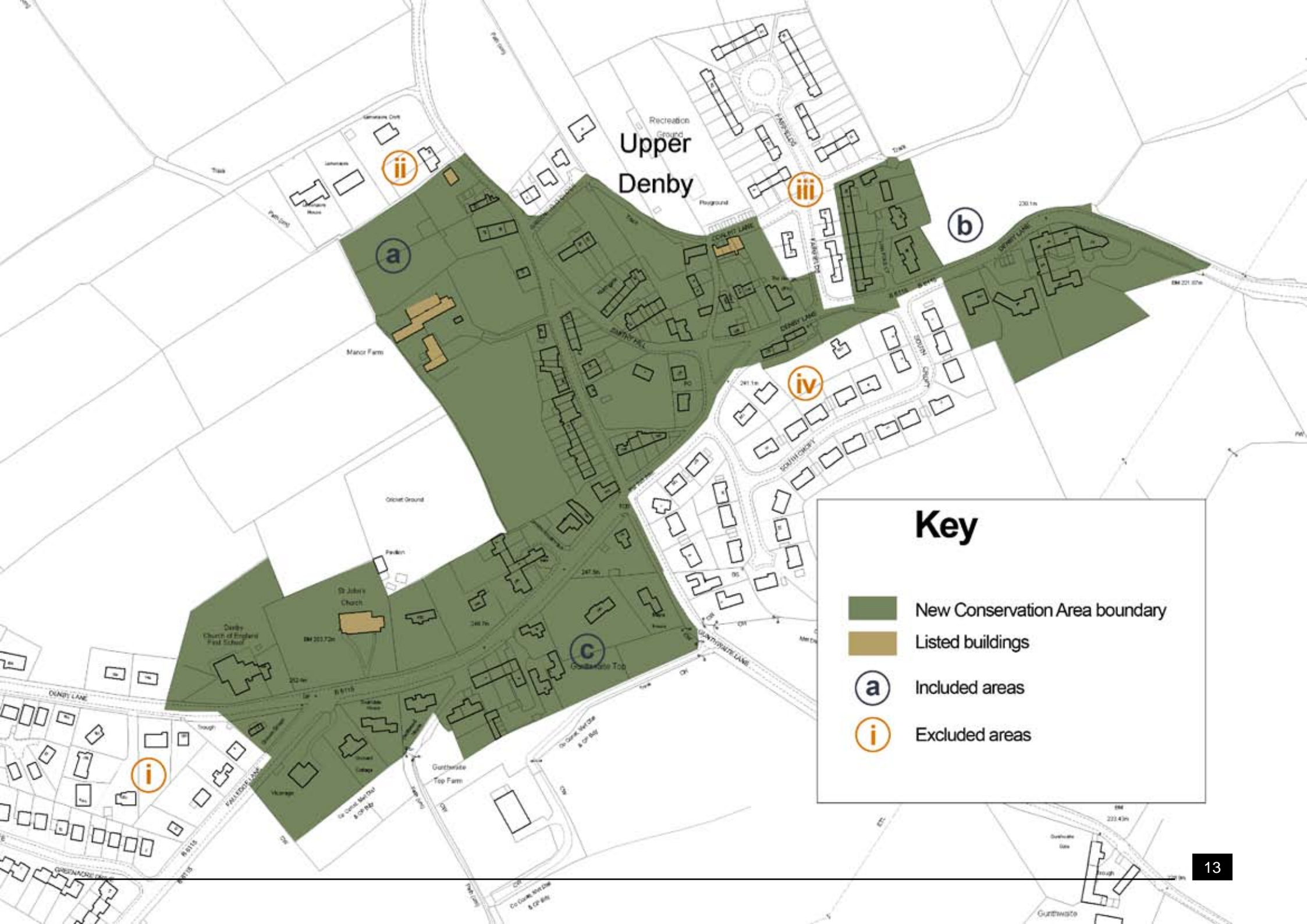
- i) The south western edge of the village outside the conservation area boundary consists of buildings constructed during the second half of the 20th century. Around Greenacre Drive the predominant design is of bungalows utilising materials that are not in keeping with the historical character of the conservation area. This section of the village it is felt, would neither preserve nor enhance the character or appearance of the conservation area, and is therefore omitted.
- ii) There are a number of dwellings on the northern edge of the conservation area adjacent to Bank Lane that are constructed of red brick, artificial stone, and are of varying architectural design from the second half of the 20th century. These buildings would not add value to the character of the conservation area and therefore remain outside of the border.
- iii) The Fairfields estate is a council built development from the first half of the 20th century. The layout of the development, design of properties and materials used are not in keeping with the historic core of the village within the conservation area and Fairfields is not included within the boundary.
- iv) South Croft, similar to Greenacre, is a development of modern styled bungalows from the second half of the 20th century. Their design, materials and methods of construction are not in keeping with the buildings inside the conservation area, and therefore not included within the boundary.



Brick buildings along Bank Lane



South Croft estate



Upper Denby

Key

- New Conservation Area boundary
- Listed buildings
- a Included areas
- i Excluded areas

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6 URBAN GRAIN

The existing road and building pattern of Upper Denby conservation area is based around the historic core of the village developed prior to 1854. Although development has occurred within these boundaries, the majority has revolved around conversion from former uses. These previous uses have included farm buildings, public houses, smithy, co-op and chapel. Very few new properties have been built within the conservation area in recent times.

6.1 Building Materials

The prevalent material for buildings within the conservation area is local stone, with some brick constructions the exception. Stone slates are also the predominant roofing material. These stone built stone slate roofed buildings are essential contributors to the character and appearance of Upper Denby conservation area.

6.2 Boundary Walls

The majority of the boundary walls through Upper Denby and within the conservation area are dry stone walls. Depending on the area of the village, the walls have a majority of either rough edged or rounded vertically laid copings, and once again make an important contribution to the character and appearance of the conservation area.

6.3 Floorscape

The floorscape and material employed for the majority of the road with Upper Denby is tarmac. Pavements are also tarmac with predominately concrete kerb stones. However some portions of pavement have stone kerbs which are more in keeping with the character of Upper Denby. Some private driveways and paths still retain stone setts, which also add to the historic character of the village.



Older terrace along Smithy Hill



Dry stone walling, Denby Lane



Natural stone kerbs outside the church

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7 BUILDING TYPES

7.1 Terraces

Small rows of stone built terraces constructed during the 18th and 19th century make up an important element of the conservation area. Areas such as Ratten Row along Bank Lane and Northgate off Smithy Hill maintain the historic character of dwellings within the centre of the conservation area.

7.2 Farm Buildings

The early agricultural origins of settlement within Upper Denby are still evident in the built environment. Manor Farm with its 17th century vernacular farm house and barns, maintains a largely unaltered example of the historic agricultural appearance of the village. Highfield, Gunthwaite Top and Denroyd Farms have all been converted for residential use. Although this process has resulted in the loss of some original design features of the farm houses and barns, the footprint, layout and building materials still play an important part in maintaining the character of the conservation area.

7.3 Larger Buildings

Upper Denby has a number of larger buildings serving residential or civic purposes. The Church of St John is an impressive stone building of gothic style, the tower acting as an important focal point within the conservation area. Its construction during the mid 19th century identifies a time when Upper Denby grew in size and influence. The school is another large 19th century building constructed to serve the needs of the growing village. Built in 1864, the large arched window of the main hall is similar to those on the side of the church, and with the openness of their grounds, these large stone built, stone slate roofed constructions contribute to the distinct character of this section of the conservation area. Similarly, the vicarage, within the proposed extension of the conservation area, is another large stone built property set within an extensive garden of mature trees in close proximity to the church and school.



Terrace along Bank Lane



Barns at Manor Farm



The Church of St. John

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8 OPEN SPACE AND TREE COVER

Open space within Upper Denby makes an important contribution to the character and appearance. The western half has a greater proportion of both open space and tree cover with less dense and more extensive settlement. The school playing field, church yard and grounds of larger houses bordering Denby Lane all contribute to the open character at this end of the conservation area.

The agricultural fields to the south and east of Manor Farm within the heart of the village play an important role in maintaining the historical rural character of the village, and protecting the views and setting of the grade II listed building. It is an important factor in the proposed extension of the conservation area boundary to include the fields to the north of Manor Farm. The village green, although not an excessively large open space, is in a prominent central location within the village making a positive contribution to both the character and appearance of the village.

Tree cover makes an important contribution to the character of Upper Denby conservation area. The west half of the conservation area has a greater number of mature trees, from the vicarage and church and along Denby Lane. This foliage is an important contributor to the appearance of the village. Efforts should be made to protect the mature, deciduous trees so as to maintain their positive impact upon the village.



Manor farm



Manor Farm bordered by fields



View towards the village green

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9 AREAS OF RISK

9.1 Buildings at Risk

Within the conservation area the majority of buildings are dwellings and in a good state of repair. Some of the smaller outhouses and barns within the historic core of Upper Denby do though appear under threat from dereliction and disrepair. Along Bank Lane, Smithy Hill and Coal Pit Lane, these constructions play an important role in creating and maintaining the unique character of this part of the conservation area.

9.2 Areas at Risk

Some of the larger gardens and agricultural fields within the conservation area maybe at risk from unsympathetic infill development. Modern development pressures for housing and inappropriate building design should not prejudice the open rural character of the Upper Denby conservation area



Barn along Coal Pit Lane



Stone building along Bank Lane



Outhouses along Smithy Hill

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10 NEGATIVE FACTORS

There are a number of negative factors which do adversely affect the character and appearance of the conservation area. The more recent buildings of artificial materials, poor design and detailing do not respect the historical character of the area. Artificial stone, rendered stone and brickwork does not integrate well into the setting of predominately natural stone buildings. Artificial concrete roof tiles also negatively affect and dilute the character and appearance of predominating stone slated roofs within the Upper Denby conservation area.

The inclusion of UPVC windows and doors along with unsympathetic alterations, extensions and porches do in parts of the conservation area also act as a detriment to its historic character.

11 ECONOMIC NEED

Economic activity does not exist within Upper Denby as it once did. Although now largely a commuter village, there is still a strong sense of community, and the church, school, George Inn and local farms do still contribute to the economic and social well being.

The conservation area status imposes a duty upon Kirklees Council to preserve and enhance the historic interest and architectural qualities of the village. This will ensure that the quality of the environment remains an economic advantage, attracting visitors and improving property values.



The former Co-op, now rendered



Brick buildings within the conservation area



UPVC windows and doors

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12 POTENTIAL FOR CHANGE

An Article 4(2) Direction encourages the retention of high quality architectural features on buildings to preserve and enhance the conservation area of which they are part. 'Like for like' repairs and reinstatement of architectural features are encouraged, along with the removal of previously unsympathetic changes to buildings. Implementing an Article 4(2) Direction removes the Permitted Development Rights of a property owner, resulting in the need for a planning application to be submitted for minor alterations. This prevents the erosion of the 'special interest' and character of a conservation area.

An Article 4(2) Direction is not currently being considered for the Upper Denby conservation area.



Piecemeal alterations along Bank Lane

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13 PUBLIC INVOLVEMENT

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

The questionnaire consultation received a 10% response (31 questionnaires). Of these responses 68% agreed with the proposed boundary and 19% of those who disagreed with the proposed boundary suggested a further extension.

The exhibition, held within Upper Denby C of E First School on Saturday 10th of February, and the public meeting held at the same location on the 14th of February provided a number of interesting insights about issues within the conservation area. One resident questioned the inclusion of their property within the revised boundary, being of a relatively recent construction. This resident appeared to be appeased by the justifications within the appraisal document and the explanation that the property was contained within the historic settlement pattern of the village.

From all the consultation methods used there was a consensus of dissatisfaction with some alterations that had occurred within the conservation area in recent years, prior to the appraisal process. Works undertaken by Kirklees Highways Department, including the replacement of natural stone kerbs with concrete ones, and the replacement of street lights without public consultation had upset a number of residents;

“Removal of new street lights”

“Stone kerbs removed should be replaced with like for like”

“To see more sympathetic street furniture”

It became apparent through this consultation process that the Highways Department failed to consult the Conservation and Design Team when undertaking works within the conservation area.

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As a result of the public consultation exercise, the positive public response to the revised boundary reinforced the justification for extension which is proposed. Further to this, a protocol of consultation between Kirklees Highways and the Conservation and Design Team will be reinforced, to address the fears of residents, and preserve the character and appearance of the conservation area.

14 CONCLUSION

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

The Upper Denby conservation area encloses the historical core of the village, along with the important areas of 'special interest' and historic character of this rural settlement, which make it distinct from other areas. Conservation area status will hopefully maintain the valued historical and architectural character and appearance, whilst facilitating a sustainable future for the village as a whole.

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APPENDIX 1: LISTED STRUCTURES IN UPPER DENBY

Listed buildings within Upper Denby conservation area.

Church of St John, Denby Lane (Grade II) Church. 1842-3, chancel and porch 1900. Hammer dressed stone with ashlar dressings. Stone slate roof with gable copings and moulded eaves cornice. Square 3-tier, west tower with porch on south side. Diagonal buttresses to lower tier. Blind oculus to 2nd tier, south side. 3-light square headed, louvred bell-chamber openings, with arched lights. Lancet west window. Plain parapet with pointed octagonal pinnacles. 6-light transomed east window with blind lower tier and intersecting tracery to upper part. Five 2-light nave windows with Y-tracery.

Interior: 4-bay arcade to left and right on octagonal piers with moulded capitals. Similar responds. Organ to left. Moulded chancel arch. Choir in chancel. Vestry to south side of chancel. Wooden tunnel vaulted nave roof with stencilling. Close, braced trusses to chancel roof. Galleries and box pews removed 1900.

R. Bielby, Churches & Chapels of Kirklees, 1978.

Farmhouse, 35 Bank Lane (Grade II) Farmhouse, now divided. Dated 1694. Thinly coursed dry walled rubble with quoins. Stone slate roof (bitumen covered). A gabled wing, to the left, projects at the rear to give an L-plan. Two storeys. The main entrance to the large range (No. 37) has quoined surround and deep, arched lintel inscribed 'JOSEPH MOSLEY 1694'. Moulded hood over. All windows are double chamfered. To left, a large 3-light with hood mould with diamond stops, and altered window over with no mullions and new lintel. To right a 3-light window to ground floor, and a 6-light, with king mullion to 1st floor. Further to right another arched entrance and a 2-light window to each floor. To far left the gabled wing has a 3-light window to each floor (blocked to ground floor) with hood mould with diamond stops to 1st floor and whorled circular stops to ground floor. In the gable apex is a 3-tier dovecote (blocked) with saw-tooth corbelling.

The left side elevation (No. 35) has later entrance to left, and a 5 and 4-light window to ground floor, each with hood mould. Two 4-light windows to 1st floor. Each window has only one mullion remaining. Outshut to rear of main range.

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Rock House, 55 Bank Lane (Grade II) Small detached house. Dated 1684. Thinly coursed dry-walled rubble with quoins. Stone slate roof. Hollow chamfered coping to right gable, on moulded kneelers. Rendered stack to left gable. Two storeys. Entrance (part blocked) to left with quoins and very deep lintel inscribed: 'IG 1684 IL'. Hood mould over continues to right as drip mould over ground floor. One 5-light double chamfered window to ground floor, and 3-light over to 1st floor to left of which is a late C18 window. The right gable has later entrance. 3-light double chamfered window to 1st floor with adjoining C19 blocked 2-light window. Dovecote in gable apex with saw-tooth corbelling. Continuous outshut to rear of similar date. Rendered left gable.

4 Coal Pit Lane (Grade II) 2 houses, at one time probably sub-divided. Dated 1770. Hammer dressed stone. Quoins. Stone slate roof (turned). Later stacks. Two storeys. Two entrances with deep lintels one part blocked, the other inscribed:

0

J E

1770

Two 3-light windows and some altered windows. One later doorway. First floor has two 2-light windows with mullions removed, and two 3-light windows. Small, later bow window. Small, C19 addition to rear.

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APPENDIX 2: RELEVANT POLICIES FROM KIRKLEES UDP (1999)

BUILT ENVIRONMENT

Strategy

- BE1 ALL DEVELOPMENT SHOULD BE OF GOOD QUALITY DESIGN SUCH THAT IT CONTRIBUTES TO A BUILT ENVIRONMENT WHICH:
- i. CREATES OR RETAINS A SENSE OF LOCAL IDENTITY;
 - ii. IS VISUALLY ATTRACTIVE;
 - iii. PROMOTES SAFETY, INCLUDING CRIME PREVENTION AND REDUCTION OF HAZARDS TO HIGHWAY USERS;
 - iv. PROMOTES A HEALTHY ENVIRONMENT, INCLUDING SPACE AND LANDSCAPING ABOUT BUILDINGS AND AVOIDANCE OF EXPOSURE TO EXCESSIVE NOISE OR POLLUTION;
 - v. IS ENERGY EFFICIENT IN TERMS OF BUILDING DESIGN AND ORIENTATION AND CONDUCTIVE TO ENERGY EFFICIENT MODES OF TRAVEL, IN PARTICULAR WALKING, CYCLING AND USE OF PUBLIC TRANSPORT.

Quality of Design

- BE2 NEW DEVELOPMENT SHOULD BE DESIGNED SO THAT:
- i. IT IS IN KEEPING WITH ANY SURROUNDING DEVELOPMENT IN RESPECT OF DESIGN, MATERIALS, SCALE, DENSITY, LAYOUT, BUILDING HEIGHT OR MASS;
 - ii. THE TOPOGRAPHY OF THE SITE (PARTICULARLY CHANGES IN LEVEL) IS TAKEN INTO ACCOUNT;
 - iii. SATISFACTORY ACCESS TO EXISTING HIGHWAYS CAN BE ACHIEVED; AND
 - iv. EXISTING AND PROPOSED LANDSCAPE FEATURES (INCLUDING TREES) ARE INCORPORATED AS AN INTEGRAL PART OF THE PROPOSAL.

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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 OF SURROUNDING BUILDINGS AND THEIR MATERIALS OF CONSTRUCTION, AND CONTRIBUTE TO THE PRESERVATION OR ENHANCEMENT OF THE CHARACTER OR APPEARANCE OF THE AREA.
- BE6 DEVELOPMENT ON INFILL SITES WILL NOT NORMALLY BE PERMITTED WHEN IT WOULD ADVERSELY AFFECT THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA.
- BE7 WHERE IT IS CONSIDERED THAT A BUILDING MAKES A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA, PROPOSALS INVOLVING ITS DEMOLITION OR PARTIAL DEMOLITION WILL NOT NORMALLY BE ACCEPTABLE UNLESS:

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- 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.

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

RESIDENTIAL AREAS

Space About Buildings

- BE12 NEW DWELLINGS SHOULD BE DESIGNED TO PROVIDE PRIVACY AND OPEN SPACE FOR THEIR OCCUPANTS, AND PHYSICAL SEPARATION FROM ADJACENT PROPERTY AND LAND. THE MINIMUM ACCEPTABLE DISTANCES WILL NORMALLY BE:
- i. 21.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A HABITABLE ROOM WINDOW OF A FACING DWELLING;

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- 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.

EXTENSIONS TO DWELLINGS IN CONSERVATION AREAS, OR DWELLINGS WHICH ARE LISTED AS BEING OF ARCHITECTURAL OR HISTORIC INTEREST SHOULD, WHERE THE PROPOSALS ALREADY COMPLY WITH POLICY BE3 OR BE5, BE DESIGNED SO THAT THE INTRINSIC VALUE OF THE HOST BUILDING AND ITS SURROUNDINGS IS RETAINED AND THE ORIGINAL BUILDING REMAINS THE DOMINANT ELEMENT.

BE14 UNLESS THE PROPOSAL WOULD HAVE A DETRIMENTAL EFFECT ON VISUAL AMENITY, ADJOINING DWELLINGS OR ANY OCCUPIER OF ADJACENT LAND, EXTENSIONS TO TERRACED, SEMI-DETACHED OR CLOSELY SPACED DETACHED DWELLINGS WILL NORMALLY BE PERMITTED WHERE THE PROPOSAL:

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- 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.

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MANAGEMENT PLAN

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

Built Environment

The settlement pattern and built environment within the Upper Denby conservation area has emanated from the historic core during the 17th century to the present day. The majority of buildings within the conservation area are 18th and 19th stone built constructions of vernacular design.

Extensions

Extensions can be detrimental to the appearance of buildings either because of their location, size or design. Front extensions and extensions on principal elevations are avoided. Extensions should be subordinate to the building, should use similar or complimentary materials and should reflect or compliment its style and appearance.

Infill

Despite some unsympathetic infill developments and extensions of poor design materials the 'special interest' and character of Upper Denby has endured. Infill development and extensions in the future should carefully consider the impact of design, use of materials and scale upon the conservation area. In most cases natural stone, utilising natural stone slate roofing materials and designs adherent or sympathetic to the local vernacular should be encouraged.

The interrelation of settlement and open spaces is an important characteristic identified within Upper Denby as contributing to the historic rural character. Intensification of settlement within the gardens and open spaces of the conservation area should be very carefully considered, as this will prejudice the openness, acting as a deterrent to an integral element of the character.

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Demolition

Stone barns and out buildings scattered within Upper Denby conservation area are a unique and important contributor to the historic character and appearance. Any proposed alterations or demolitions should be presumed against. If alteration or demolition is inevitable, the original building materials, design, scale and footprint should be as closely adhered to as possible. This will ensure that the historical morphology, building pattern, historic character and appearance is maintained.

Highways

Road, pavement and footpath design and materials, along with boundary walls and street furniture make important contributions to the character and appearance of the conservation area.

The appraisal and consultation process within Upper Denby identified a number of issues and actions required to preserve and enhance the conservation area.

A vast amount of the historic floorscape has been lost over the years. It is important that when any road works occur that stone flags, setts or kerbs are retained and replaced instead of replacing with modern materials such as tarmac, concrete flags and kerbs.

Throughout the consultation process residents identified their concerns about the extensive removal of stone kerbs, and replacement with concrete ones within the conservation area. Furthermore the replacement of street lamps with those less in keeping with the historic character, and the light pollution created by including more within the conservation area were identified as a detriment to the character and appearance.

These works were conducted without consultation with the conservation and design team, or local residents. Although a protocol of consultation was in place, it was not acted upon, and this process needs to be reviewed immediately. Through consultation between Kirklees Highways Department and the Conservation and Design Team, historically sensitive highway surfaces and street furniture can hopefully be utilised. Greater public consultation regarding the nature of these works should also be considered in the future.

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Footpaths

Bank Lane, which runs through the conservation area, follows the route of an ancient cart horse track. Outside the boundary, towards Denby Dale, Bank Lane continues, and local residents have identified that it is falling into disrepair. Although outside of the conservation area, this path has an integral historic association with Upper Denby, and any footpath improvement work within the conservation area should consider sympathetic repair of this footpath in tandem.

Un-adopted footpaths and 'snickets' within the conservation area are also essential in creating the character. The 'shedley' path running between Denby Lane and Bank Lane has fallen into disrepair and a solution for maintenance needs to be found for these areas.

UDP Policies: BE5, BE6, BE7, BE8

Listed Buildings

There are four listed structures within the Upper Denby conservation area that are covered by relevant planning policies to protect their character and appearance. Development within the conservation area, adjacent to, or within close proximity should also consider the setting of these listed buildings.

UDP Policies: BE3, BE4

Trees

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

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

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Future planting of indigenous tree species may improve the character and appearance within Upper Denby in areas where the current tree cover is less. New planting should also be considered in areas of existing mature trees, as age will eventually result in their disappearance, and the continuity of attractive views should be maintained.

Open Spaces and Gardens

The school playing field, church yard, village green and a number of agricultural fields are all important open spaces. They have integrated within the pattern of settlement and the rural borders of the village to preserve the historic rural character of the village. Any infill or development within these areas should be presumed against. There are a number of large mature and smaller well integrated gardens within the conservation area. Any removal of vegetation, trees or infill development may well have a detrimental effect upon the character and appearance of the area, and should be considered very carefully.

Monitoring and Enforcement

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

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