

WILSHAW

CONSERVATION AREA APPRAISAL



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1. INTRODUCTION

The Wilshaw conservation area (ID No. 25) was designated on 1 August 1980. This report has considered and approved the proposed boundary changes of the Wilshaw conservation area.

Wilshaw is a rural village where the majority of properties date from the mid Victorian period, some built as a result of the philanthropy of Joseph Hirst (1805-1874). The village currently has no centre and is notable for the survival of a number of buildings within a 'model' village type development; there are a number of important buildings and a significant natural environment with a wooded setting and attractive open spaces.

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

1.1 Conservation Areas

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

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

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

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Wilshaw is designated as a conservation area due to its special architectural and historic interest, following the recent Wilshaw conservation area appraisal there has been a small boundary extension to encompass boundary walls and street furniture on Wilshaw Road and Wilshaw Mill Road.

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

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

When designating a conservation area, there is an expectation by Central Government that supplementary guidance will be developed for each conservation area to further preserve and enhance the quality of the environment. The planning system in England is currently undergoing reform. In the future a Local Development Framework (LDF) will replace the Unitary Development Plan for Kirklees. The LDF will include a core strategy to set out the key elements of the planning framework for the area. This may set



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criteria for identifying locations and priorities for area action plans to be prepared. Area Action Plans, covering conservation areas, should set out priorities and proposals for action to preserve and enhance the area, including defining areas where specific conservation measures are proposed and areas that will be subject to specific controls over development.

This conservation area appraisal could be used as a basis for an action plan in conjunction with the LDF. For the Wilshaw conservation area, this appraisal was subject to public consultation and the views of the local amenity societies and residents were sought. The final draft was formally adopted by the Council on 7th March 2007.

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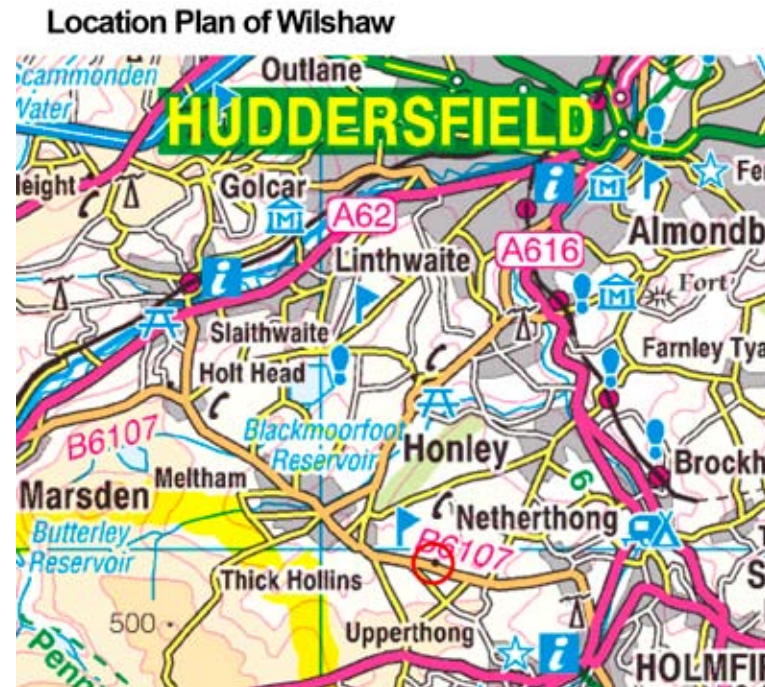
2. LOCATION, SETTING AND POPULATION

2.1 Location and Context

Wilshaw lies on a north facing slope in the Holme Valley approximately 9.4km south of Huddersfield Town Centre. It is a rural settlement largely surrounded by moorland at Thick Hollins Moor, open fields, agricultural land characterised by narrow footpaths, small farmsteads and a number of woods. Local place names such as Sheepfold, Alma Farm, Rosewood Farm and Gill Birks Farm signify the importance of agriculture to Wilshaw and its environs. It is situated within an Area of High Landscape Value, Green Belt and a Site of Special Scientific Interest, thus protected from development by national policies, and is situated on an exposed hillside between the villages of Meltham, Honley and Holmfirth.

The most important aspect of development through the Victorian period was the philanthropist and industrialist Joseph Hirst who created the origins of a planned settlement within the existing conservation area. The development of Wilshaw throughout the 20th century has largely focussed on low-density housing and leisure with the establishment of Meltham Golf Course.

Wilshaw is included in the 2001 Kirklees area settlement profile under the Meltham settlement with a total population figure of 8,079.



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2.2 Geology

Wilshaw lies in the Millstone Grit area of the Carboniferous geological series; it is a form of sandstone and sedimentary rock, naturally porous, with the aid of natural clays is ideal for retaining water in the form of reservoirs. Local quarries produced stone for local vernacular buildings and flagstones for tracks and paths. The enclosure of fields in the late 18th century created a demand for stone boundary walls that are still dominant in the landscape and visually connect the built environment with the natural landscape of Wilshaw.

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3. HISTORICAL ANALYSIS

3.1 Origins, Development and Archaeology of the Wilshaw Settlement

No evidence of Prehistoric or Roman activity has been discovered in the history of Wilshaw, however, this is a good vantage point to view Castle Hill, the Victoria Tower and the Iron Age Ramparts which is a significant vista from the settlement. There are no Scheduled Ancient Monuments within the conservation area or the immediate environs although it is situated above the Honley Wood, believed to have been ancient woodland.

Wilshaw was originally bordered by two older settlements of Lower Greave and Upper Greave (currently St Mary's Court) in the township of Netherthong. Neither is recorded in the Domesday Book. The earliest recorded reference to Wilshaw was a grant from Edward III (1327-1377) to John de Thickholyns empowering him to cut wood in the Willow Shae, probably situated where the church and vicarage now stand. As the name implies, Wilshaw at this time was thickly wooded with the willow tree predominant. The names Wilshaw and nearby Thick Hollins have changed very little, either in spelling or pronunciation since their origin.



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Prior to the common land Inclosure Act of 1845 few stone walls and roads would have existed in Wilshaw and access into the area would have been on footpaths running along open moor. The land between Brook Wall Nook and Lower Greave was common land and there was no road or plantation opposite the vicarage.

A small number of houses existed in Lower Greave, including one house occupied by James Hirst (brother of Joseph Hirst) and Manor House (occupied by Mrs Hinchliffe, his sister). A series of steps and footpaths led across the fields to cottages and farmsteads that crowned the nearby hillsides. Local farmsteads included Gill Birks Farmhouse, of early 19th century construction.

Alfred Taylor in *A History of Wilshaw* makes reference to the existence of two fields, one in Wilshaw and one in Lower Greaves, known as tenters and claims this is significant as it identifies where pieces of cloth were stretched out as the local population involved themselves within the domestic textile industry and the cloth finishing process, Wilshaw had a dual economy during this time as it is evident that the small local population also subsidized their income through agriculture.

The development of Wilshaw prior to the Victorian era was organic; it was the influence of a local entrepreneur and manufacturer, Joseph Hirst, who established Wilshaw in its characteristic plan form. Using one particular architect, John Kirk of Huddersfield, he endowed a number of buildings to Wilshaw and created an industrial epicenter to the wild moorland at Upper Wilshaw.

Joseph Hirst's first property development, and the beginning of his planned village, was the erection of Wilshaw Villa on the site of a quarry given to him as a wedding present and now known as the vicarage. He lived here with his wife. His success as a manufacturer in the industrial revolution gave him position and wealth. This enabled him to demolish Wilshaw Farm and construct a new development, including a warehouse, weaving room for 18 looms, counting house, workers cottages and Ash Cottage for his manager, John Crosland on a site adjacent to Wilshaw Mill Road. Dye Works, Gas Works and Stables soon followed.

Alfred Taylor in his book *A history of Wilshaw* notes the survival of the original gate posts to the site at Upper Wilshaw although the mill chimney was felled in 1948.



The Vicarage

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Following the death of his only child, Mary, in June 1859 Joseph Hirst constructed a Church (1863), Mausoleum (1863), three handed pairs of almshouses (1871) a school and schoolmasters house (1873) in her honour. On completion of St Mary the Virgin Church her body was exhumed from Meltham Mills churchyard and re-intered in the Mausoleum, where Joseph (d. 1874) and his wife Eleanor (d. 1881) were also buried.

There has been very little significant development since the influence of Joseph Hirst, although there has been modern infill development at the vicarage and across from the church. Modern development has also appeared alongside Wilshaw Road, (previously known as Greave Road) which is currently not in the conservation area, further development has been proposed and could be accessed from Lower Greave Road, access is marked by a stainless steel gate.

3.2 Historic Patronage

The family with the greatest influence is the Hirst family and in particular the activities of Joseph Hirst from 1805 to 1874. The death of his only child, Mary, is very important in the plan form of the village as there are a number of buildings erected in her memory.

Joseph's uncle founded Jonas Brook and Brothers and Meltham Mills, the world famous cotton thread manufacturers situated in Meltham. Joseph Hirst was born in 1805 in Greave in Netherthong township, (Greave is the old name for Wilshaw and is the Old English word 'graefe' which means a small wood or grove.) He was a hard working cowman, general carter and higgler until 1926 when he realised the significance of power propulsion and the industrial manufacture of textiles.

In 1832 Joseph Hirst moved his manufacturing concern from Lower Greave to Wilshaw Farm and referred to himself as Joseph Hirst of Wilshaw. He began to concern himself with the manufacture of pieces in bulk for the rich Huddersfield market, and offered raw and scoured threads and finally consolidated his business at Meltham Mills.

By 1853 Joseph Hirst had a good reputation throughout England as a first class fancy woollen manufacturer, specialising in Turins, Seftons, Leopolds and Liverpools and he exhibited at the Great Exhibition in Crystal Palace in 1851.

Joseph Hirst's armorial bearings are on the mausoleum and at St Mary's Court and his motto is, "DEUS MEI FORTITUDO" which means "God My Strength".



Joseph Hirst

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4. CHARACTER ANALYSIS

The Wilshaw conservation area is notable for its Victorian buildings dispersed throughout the settlement. The principal street is Wilshaw Road and it runs from east to west through the center of the village, there are a number of open spaces and wooded areas that add to the special character of the village. These spaces, the wooded landscape of the church, the open fields to the north and the enclosed private space outside the almshouses differ in their ownership and use, but characterise sub areas within the conservation area. The open fields to the north at Birks Farm are undulating and represent a large open space, which is in contrast to the green space opposite the almshouses; this is open, manicured, includes a tree as an important focal point but appears enclosed, sheltered and a very positive space. This is enhanced by distinctive iron railings and gates which are significant in Wilshaw as traditional ironwork is evident throughout the village and connects the various buildings within the plan form. Where ironwork is not evident there is linkage through the stone boundary walls which are generally in good condition.

Although there is no central nucleus to the village the Church of St Mary the Virgin is a locally distinctive landmark and punctuates your arrival in the village (A). The village has a linear orientation, this is pronounced due to the continual vehicular traffic flow along Wilshaw Road (B6107). Modern infill development has impinged on the view from the church but the buildings do have aspects of vernacular and local architectural style and material; the condition of these buildings is good. The churchyard is well maintained and landscaped and includes original features such as urns and the impressive mausoleum.

The southern boundary of the conservation area cuts across the field enclosure to the bend opposite the Bell House Convalescence home which is not included in the conservation area. This is a gateway view towards the conservation area from the approach from the east. The next sub area is the St Mary's School House and St Mary's Court, situated on the corner as the road falls gently towards the triangular plantation (C). St Mary's Court is set back from the roadside and encloses a central yard area on three sides, it is an impressive, bold, collection of buildings with pointed gables towering over the landscape and is identified as part of the 'planned' village with a large armorial motto on the main elevation.

The vicarage (D) sits on a deflected view and is set back from the roadside in a woodland setting. This continues across Wilshaw Road and leads to a landscaped triangular plantation. This area is characterised by attractive landscaping, stone boundary walls and traditional ironwork, and could be enhanced by



Gateway view along Wilshaw Road

Wilshaw Townscape Appraisal Map

- Key**
- New Conservation Area Boundary
 - Tree Preservation Orders
 - Listed Buildings
 - Included Areas
 - Excluded Areas
 - Views
 - Gateways
 - Focal Point / important features



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improving the road surfaces as this is currently tarmac. There are interesting glimpses of the vicarage and the cluster of buildings at Lower Greave.

Lower Greave is a cluster of large, associated buildings with barge boarding at the eaves, round arched windows, natural local stone and stone slate roofs (E). This is the site of the Manor House and associated agricultural buildings, the barn size symbolises the wealth of the old settlement of Lower Greave. Once past the Manor House, the road appears to end abruptly and the undulating moors and woods appear on the skyline. This is a reminder of how prominent this part of the conservation area must appear from the valley below and any development in this area should be respectful of this prospect.

Gill Birks Farm still has the character of an isolated farmstead although situated close to Lower Greave and connected by a well surface track, it is another reminder of the agricultural economy which established Lower and Upper Greave before Wilshaw village (F).

4.1 Activities and Uses

The activities in the Wilshaw conservation area reflect the mixture of residential and leisure use of the area. There is currently no commercial or educational facility in the village and the agricultural buildings have largely been converted to private residential use, concentrated at Upper Wilshaw, Lower Greave and St Mary's Court. Nearby, Meltham Golf Club provides leisure facilities. There is a children's play area, (which replaced the tennis court at St Mary's Court) and the village hall (St Mary's School) can be hired for events. There is no retail facility or small shop within the village nor is there a public house or restaurant.

In terms of noise and quiet Wilshaw Road and Wilshaw Mill Road are the busiest aspects of the conservation area with noise from passing traffic. This is relatively busy, but the woodland is sufficiently well planted to absorb sound and provide a sylvan retreat.

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5. THE BUILDINGS OF WILSHAW

5.1 Introduction

The buildings of Wilshaw conservation area are varied in form of materials and age. There are particularly interesting architectural set pieces and individual buildings which together form a cohesive whole by nature of their spatial relationship to each other, Wilshaw Road and the use of stone, ironwork and architectural details. The ages of some of the most prominent building do not vary as they were constructed by one person at a similar date; there are a number of listed buildings in the village which are described below.

5.2 Listed Buildings

There are 15 listed structures in the Wilshaw conservation area. Most of them date from the 19th century and were built as houses and community buildings, such as churches and almshouses. The highest concentration are dotted along Wilshaw Road but some are set back in open spaces, all of these listed buildings are Grade II listed.

The Church of St Mary is a church of highly eclectic design. Having some German Romanesque forms, the central tower roof is elaborate with French Gothic influence, and the windows are typical of the Italian Renaissance. It was built in 1863 by John Kirk of Huddersfield at the expense of Joseph Hirst of Wilshaw. It is constructed of hammer dressed stone with a pitch slate roof and a symmetrical plan with the church to the east and former Sunday School to the west, it has a large central tower with a steep pyramidal roof and decorative ironwork, the hood mould has well carved angels at the stops. The church contains a Sunday School to the right and a wardens house (formerly the vicarage) to the west end with an addition to match the chancel.

The interior contains interesting carvings, a memorial to Joseph Hirst and a window in memory to Mary, the only child of Joseph Hirst.

The gatepiers and gates of the Church of St Mary are also listed and date from the same period as the church. They are a large pair of square ashlar gate piers and have triangular pedimented caps with very heavy cast iron gates with arched rails and dog rails. The terminating piers are at a height which fits the



Church of St. Mary



Gatepiers and railings

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topography of Wilshaw Road, this street furniture strongly enhances the character of the conservation area and has a well maintained appearance.

The boiler house and chimney also constructed in 1863, are listed Grade II for their group value. The composition gives the rear elevation of the church an aesthetic interest. The outbuilding and coal store has carved kneelers and the chimney is in two tiers, the top tier has round arched panels and these are visible architectural features found in other buildings in Wilshaw village.

The Mausoleum is a Grade II listed building constructed to the memory of Mary Beaumont, the only child of Joseph and Eleanor Hirst of Wilshaw, who died in 1859 aged 27 years. This Mausoleum is described as a highly elaborate octagonal monument on a square moulded plinth, and has red granite colonnades and marble commemorative plaques including one with a long inscription detailing the virtues of Mary. It includes the armorial badge and motto “Deus Mei Fortitudo”.

The almshouses are listed Grade II and include three handed pairs of houses, they date from 1871 and are constructed by the architect John Kirk of Huddersfield for Eleanor Hirst of Wilshaw. The almshouses are built of hammer dressed stone and include barge boards at the roof eaves; they have characteristic open round arches and hood moulds. The central almshouses have an arched plaque on the first floor with an inscription to the virtues of Mary, daughter of Joseph Hirst.

The vicarage was the large detached residence of Joseph Hirst constructed in 1831; it is a Grade II listed building in a central position within the village. It is a two storey building constructed of stone and has a symmetrical façade with later additions to the left and rear.

The former school and school master’s house is now used as the village hall and a private residence (36 Wilshaw Road). The architect was John Kirk; it was constructed in 1873 and is a Grade II listed building. It has interesting architectural details including finials, a Tudor arched entrance and inscription: “St Mary’s Schools”, mullioned and transomed windows, hood moulds and a symmetrical façade. The ironwork at the entrance is interesting and can be found in various locations throughout the village.



Chimney



Mausoleum



Almshouses

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Gill Birks farmhouse is an early 19th century farmhouse with recent alterations, it is listed Grade II and includes a central doorway, the barn to the left has been altered and is not included in the listing.

The K6 telephone kiosk is also listed Grade II and designed in 1935 by Sir Giles Gilbert Scott, it is a square kiosk of cast iron and has a domed roof, at the time of the appraisal there was considerable graffiti on the kiosk panels which could be repaired.

5.3 Key Unlisted Buildings/Buildings of Merit

A number of unlisted buildings and buildings of merit within the Wilshaw conservation area are buildings of townscape merit and make a positive contribution to the character of the conservation area. These buildings date mainly to the 19th century, they are good examples, relatively unchanged, of a specific type of style, such as:

- The Manor House, associated buildings and barn – a 19th century building, similar in detail to the vicarage and includes a stone hipped roof and continual sill band with a symmetrical façade. The windows are rounded arches and are not dissimilar to those found on the almshouses and chimney detail. The barn is large and includes pitching holes and ventilation holes of a cross design. An storey extension to the barn has been removed, but this remains a cluster of interesting buildings of merit within Wilshaw conservation area.
- Ash Cottage and the 19th century houses at the Avenue are quite plain in architectural detail but are of historic local merit as symbols of a sub area within Wilshaw used for industrial processes.
- St Mary's Court is a 19th century example of housing of local interest as they were provided by Joseph Hirst as a philanthropic gesture to provide for his workforce and carries his armorial badge and motto. They have architectural details, including prominent pointed gables, kneelers and arches included in their construction and they sit proudly on the right of Wilshaw Road.



St. Mary's School and School Masters House



Gill Birks Farmhouse



Manor House

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5.4 Key Views/Vistas and Focal Points

Wilshaw is located on a sloping hill facing north; there are views from across the village of the moorland and woodlands of Swinny Knoll. There are views of Netherthong to the East, the wooded Thick Hollins and the escarpments of the Pennines at Marsden to the West and the local landmark of Victoria Tower and the iron age fort at Castle Hill to the North East. The best views are from the southern edges of the conservation area; these are a very special feature of the conservation area.

Particularly Important views are:

- At the gateway of the village from Meltham along Wilshaw Road and from the gateway into the village from the Netherthong direction, although signage could be improved at the western approach, possibly including a bespoke name sign.
- The view of St Mary's Church, especially the tower from Gill Birks
- The glimpse from Wilshaw Road looking up the alley, adjacent to St Mary's Church, leading to The Avenue
- The view from the entrance of Lower Greave Road looking towards the Manor House and associated buildings, and as a continuation, from the bottom of this cluster towards Greaves Dike and adjacent public footpaths.
- The view of Holmroyd Wood from the children's play area at St Mary's Court.

5.5 Focal Buildings Include:

- St Mary's Church, Tower and Chimney, Wilshaw Road
- The Almshouses on The Avenue
- St Mary's Court complex of buildings from Wilshaw Road
- The Vicarage, Wilshaw Road

These are marked on the Wilshaw Townscape Appraisal Map



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6. BOUNDARY DEFINITION

6.1 Included Areas (See Character Analysis)

The Wilshaw conservation area is relatively small with low density housing and a number of sub areas of local character as mentioned previously. It encompasses the main buildings associated with the philanthropy of Joseph Hirst and some earlier farmsteads and a Manor House. The included areas also contain a site previously important for its association with the textile industry, including the adjoining house for the mill manager at Ash Cottage. The modern infill within the included area is of a good quality with aspects of vernacular architecture. The boundary of the Wilshaw conservation area is connected to nearby settlements with a well defined and established pattern of public rights of way. The land surrounding the conservation area is moorland, woodland and the Meltham Golf Course, a green setting confining the rural settlement of Wilshaw.

6.2 Proposed Boundary Extension

There is no requirement to extend the existing boundary at this time, although it is necessary, where the boundary dissects the main roads, to continue the boundary line to the northern side of Wilshaw Road continuing along Wilshaw Mill Road until it meets the existing boundary line at the southern end of the conservation area. This will ensure that the boundary walls and highway materials, such as kerbstones, will preserve the character of the conservation area. Green Belt policy in the UDP (and subsequently the LDF) should ensure good quality design on the boundary of the conservation area. The area demarcated for the proposed new development, accessed from Lower Greave Road, already lies within the conservation area. Planning permission will therefore already take into account the effect on the character of the Wilshaw conservation area, and will seek to preserve and enhance the aesthetic landscape value rather than detract from it.

The boundary, which currently dissects Cherry Tree Lodge, an anomaly attributed to the attempt to preserve the setting of the conservation area prior to this house being built, should be retained. This will continue to provide an element of protection to the boundary walls leading to Gill Birks Farm.

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6.3 Excluded Areas

The Wilshaw conservation area boundary consists of enclosed field systems, moorland and agricultural land within an area designated as Green Belt and Area of High Landscape Value; this is an effective cut off point and is outside the historic built environment. (1) To the East of the conservation area boundary is the Bell House Convalescent Home. Constructed of red brick and of a single storey sprawling plan form it is not locally distinctive, nor is it considered an enhancement on the character of the conservation area and should therefore remain excluded. (2) Moreover, the modern buildings to the West of the conservation area are also constructed of a variety of unfamiliar materials. These buildings possess a different character to those in the conservation area and do not contribute to the rhythm of the streetscape along Wilshaw Road. The design of future development, including minor alterations and extensions, in this area should seek to preserve and enhance the setting of the conservation area.



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7. URBAN GRAIN, PUBLIC REALM AND STREET FURNITURE

The traditional urban grain of Wilshaw is characterised by the use of natural stone for buildings and walls, associated stone copings and gateposts, and an abundance of traditional ironwork. Historically the pavement was probably paved with areas of York stone and granite setts, with less important alleys in simple rammed earth and crushed stone dressing. Today very few of these features remain and most of the roads and pavements are surfaced with tarmac, concrete paving slabs, concrete paviors and stone chippings. However, there are some good examples of traditional streetscape remaining:

- The stone setts at the entrance to Wilshaw Villa
- York Stone Kerb Stones outside St Mary's Church
- Cobbles and stone setts at Manor House

There are some pleasant examples of street furniture and historic street features adding to the local character of the conservation area:

- Blocked entrance to the wooded area enclosing the vicarage from Wilshaw Road
- Mausoleum and the adjacent decorative urns, steps and paths leading to the Vicarage entrance.
- Gatepiers and threshold step leading to The Avenue from Wilshaw Road.
- Gatepiers at the entrance to Upper Wilshaw from Wilshaw Mill Road
- Blocked entrance to the open space previously used for communal drying clothes on washing lines
- K6 Telephone kiosk and post box
- Gatepiers with ball finials at Wilshaw Villa and opposite gatepiers and ironwork on Wilshaw Road corner.

There is potential to improve existing elements of street furniture such as street lighting, road signage, utilities service equipment and a scheme to reintroduce traditional street surfaces could be beneficial.



Locally distinctive ironwork at the Plantation



Ball Finials on Gatepiers at the entrance to Wilshaw Villa



K6 telephone kiosk and Post Box

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

8.1 Dwellings

Wilshaw is notable for its examples of good quality stone built Victorian buildings, although there are also a number of converted agricultural buildings, industrial buildings, and 20th century buildings built of good quality stone containing vernacular details. The buildings are generally domestic in scale, just one and two storeys high. They are predominantly detached or semi detached houses with some terracing in the Upper Wilshaw area. A number of the large detached residences have hammer dressed stone finishes and impressive architectural features including stone slate roofing materials and hipped or pitched roofs.

There are a number of reoccurring architectural features within the conservation area largely as a result of the use of one architect, John Kirk; these include the round arched panels at the top of the chimney, the eaves of the church tower, entrance, gable walls and gatepiers. This detail is picked up in the design of the barge boarding found on various buildings such as the Manor House and associated buildings along with the almshouses. Large quoin stones and kneelers are also a common feature of some of the important buildings in the area. The lack of architectural embellishment on the terraced housing at Upper Wilshaw and the houses at St Mary's Court is a reflection of the function and status of the buildings at the time of construction. In contrast, the barn at Manor House has considerable architectural detailing for its function and reflects the importance and status of this group of buildings and the prominence of Lower Greave prior to the influence of Joseph Hirst.



Buildings at Lower Greave

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9. OPEN SPACES AND TREE COVERAGE

Trees, open spaces and landscape play an important role in creating the character and appearance of the Wilshaw conservation area. There are a number of wooded areas in the west of the settlement running parallel to Wilshaw Road and continuing along Wilshaw Mill Road providing a wooded backdrop to the almshouses, sheltering them from view from this busy road. The woodland area provides an important sanctuary and enclosed space for the serenity of the open space at the almshouses.

There are a couple of Tree Preservation Orders (from 1957 and 1975) within the conservation area to protect woodland, areas and groups of trees (identified on Map 5). Those areas not covered by the order do contribute to the visual amenity of the conservation area and all trees growing within this area having a stem diameter of more than 7.5cm at 1.5 meters above ground level are deemed to be protected. To carry out works to such trees the council requires six weeks written notice of intent. Further information can be provided by the Local Authority Trees Section.

The plantation at the entrance of Lower Greave Road is an important group of trees which provide an attractive green space in the centre of the conservation area and continue along the Road to provide a tree lined walkway leading onto Manor House. The well maintained box hedge enclosing the new development adjacent to the vicarage is a good alternative to a high stone wall.

The open spaces of the moorland and agricultural fields are an important buffer to the conservation area and enhance its setting, maintaining the historic rural character of the area. The graveyard is a secluded open space and large well tended gardens contribute to the character of the area.



Manicured graveyard with associated detail



The Plantation

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10. AREAS OF RISK

10.1 Buildings At Risk

Most of the buildings in Wilshaw are in a relatively good condition. However, the barn at Manor House requires repair and restoration and a sustainable new use should be identified. The timber garage at the eastern gateway of the Conservation area could also benefit from some enhancement, especially as it is situated in such a prominent gateway position.



Manor House Barn

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11. NEGATIVE FACTORS

Negative factors include anything which does not enhance or preserve the character of the conservation area, and as well as large scale developments can include incremental changes such as the installation of uPVC windows and doors, satellite dishes, plastic guttering and unsympathetic alteration and extension.

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

There are a number of extensions and alterations, including conservatories with brown stained window frames, uPVC windows, inappropriately designed windows, large aerials and rooflights to the houses at St Mary's Court which do not enhance the area and are contributing to a loss of the architectural integrity of the complex. The garage site and the play area at St Mary's Court is also poor and could be enhanced.

At strategic points within the conservation area, particularly at the gateways at the entrance along Wilshaw Road, the signage is clustered and in some cases poorly maintained, especially the signage to Upperthong which requires replacement. A bespoke identification sign for Wilshaw would enhance the gateway approach from the East and West along Wilshaw Road.

Very few traditional surfaces remain, tarmac paving and road surfacing is used on all streets including the small side roads, this is a negative aspect to the conservation area and stone setts, cobbles and kerbs should be used where possible to enhance the conservation area. Some consideration should also be given to improving the street furniture at significant positions within the conservation area; this should include improving the street lighting, especially at the approach from Wishaw Road towards The Avenue past the Almshouses and on Wilshaw Road itself. An improved maintenance regime may be required to maintain the ironwork, especially at the plantation, although this is generally in good condition.

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12. ECONOMIC NEED

There are no commercial interests in Wilshaw village but there are a number of modern large dwellings recently erected within the conservation area giving the impression of an area which is prospering economically. Regular maintenance of street furniture and the natural and built environment through incremental improvements, such as the replacement of unsympathetic alterations, will contribute to increased house prices and retain the image of a popular residential location.

13. POTENTIAL FOR CHANGE

Designation as a conservation area imposes a duty on Kirklees Council to preserve and enhance the character or appearance of the conservation area, it does not imply that change is not permitted but enables the Local Authority to manage such change.

A reserved matters application for the erection of seven dwellings within the area of land accessed from Lower Greave Road was approved in 2002 and a surfaced path has been established to access the development once constructed. The proposed extension to the existing barn will be sited on land which was the site of previous agricultural buildings. On considering the application due respect was made in regard to the developments context in terms of scale, height and massing, materials and finishes.

14. PUBLIC INVOLVEMENT

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

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14.1 Public Consultation Feedback

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

The questionnaire consultation received an 8% response (6 questionnaires from 75). Of these responses 67% agreed with the proposed boundary and 17% proposed a further extension.

The public meeting, held at Wilshaw Village Hall on 5th February 2007 provided a number of interesting insights about issues within the conservation area. There was particular objection to an approved planning application for a large number of new dwellings at Manor Farm, a property located within the conservation area. This has been ongoing for some time.

Residents highlighted the fact that a number of inconsistencies had occurred in the Conservation Areas since its designation. These appear to relate to highways and development issues including inappropriate and poor quality street surfaces and furniture. Further consideration to highways issues should be a priority for Wilshaw and should include the provision of parking, speed restrictions, traffic calming, the state of Public Footpaths, improved street lighting and the exclusion of heavy goods traffic through the village.

Consideration was given to Article 4 (2) directions and buildings were put forward for consideration including a number of houses within the original 'model village' plan of Wilshaw.

As a result of the public consultation exercise, the positive public response to the revised boundary reinforced the justification for the minor extension proposed. However, the existing boundary at Cherry Tree Lodge will remain to provide protection to the stone boundary walls leading towards Gill Birks Farm.

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15 CONCLUSION

Wilshaw retains the special architectural and historic interest as identified from the initial designation in 1980; there is some scope for enhancement, especially in terms of improvement to the public realm and surfaces. The appraisal of Wilshaw conservation area within this document will form the basis of an effective management plan. Following public consultation and political approval, the management plan will outline the actions to fulfil the council's duty to preserve and enhance the character and appearance of the conservation area.

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APPENDIX 1: LISTED STRUCTURES IN WILSHAW

ME 4/10001 - Telephone Kiosk (Grade II)

Telephone kiosk Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Imperforated crowns to top panels and margin glazing to windows and doors.

ME 4/52 – The Church of St Mary (Grade II)

A church of highly eclectic design, having some German Romanesque forms, the elaborate central tower roof of French gothic type, and the windows typical of the Italian Renaissance. Built 1863 by John Kirk of Huddersfield, at the expense of Joseph Hirst of Wilshaw. Hammer dressed stone. Pitched slate roof with round arched corbel table. Symmetrical plan with church to east and former Sunday School to west with large vestibule surmounted by large square tower with very steep pyramidal roof with lozenge slating and decorative ironwork to top. Large central porch on north side, with panelled double doors and semi-circular fanlight with turned radial glazing bars. Doorway has colonnette in reveals with foliated capitals, and moulded and decorated arch. Oculus in gable apex of porch with stone wheel in front of glass. 5-bay nave to left with round-arched 2-light windows with circle in head and three detached colonnettes to each window, which has archivolt. The one-bay chancel side windows are similar but without the circle in head. The east window is 3-light with a detached outer skin with four colonnettes and two circles, each with stone wheel. The hood mould has well carved angels as stops. The 5-bay Sunday School to right has similar detailing to the church, but more plain. Warden's house (formerly the vicarage) to west end with addition to match the chancel. The central tower has octagonal stair tower on south side with pointed lozenge slated roof and spiral stone stairs. The tower has, on each side, two tall round arched cross windows with archivolts, colonnettes in reveals and as centre mullion, circle in head, and round arched lights. Louvered lucarnes in roof of tower.

Interior: round chancel arch on clustered responds. Gallery to rear with well carved oak front with panels of different foliage patterns. Arched braced collar beam roof. Barrel vaulted chancel roof in wood. Pulpit, reading desk and organ case, all elaborately carved in oak in round arched style with foliage and spiral decorated colonnettes.

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Choir stall fronts equally well carved each with 3 wheels and musical instruments carved in spandrels. Carved oak lectern of 1902. Memorial to Joseph Hirst of 1876: a marble low relief carving of the legend of the Good Samaritan in elaborate well carved stone surround. East window by Clayton and Bell in memory of Mary, the only child of Joseph and Eleanor Hirst, c.1863. Vestibule beneath the tower and Sunday School, quite plain.

ME 4/53 – Gate piers/Gates to Church of St Mary (Grade II)

Pair of large square ashlar gate piers. Circa 1863. Panels, nook- shafting and other decorations and triangular pedimented caps. Very heavy cast iron gates with arched rails and dog rails. The railings are similar, but smaller, on dwarf walls terminated by smaller ashlar pier to each end.

ME 4/54 – Boiler House to Church of St Mary (Grade II)

Pair of large square ashlar gate piers. Circa 1863. Panels, nook- shafting and other decorations and triangular pedimented caps. Very heavy cast iron gates with arched rails and dog rails. The railings are similar, but smaller, on dwarf walls terminated by smaller ashlar pier to each end.

ME 4/55 – Mausoleum (Grade II)

Mausoleum to the memory of Mary Beaumont, only child of Joseph and Eleanor Hirst of Wilshaw, who died June 9th 1859, aged 27 years. A highly elaborate octagonal ashlar monument on a square moulded-plinth. Each side is round arched with squat, clustered, red-granite colonnettes. Four of the sides have marble and red granite commemorative plaques one with long inscription detailing the many virtues of Mary, one to Joseph Hirst who died December 11th 1874, one to Eleanor Hirst who died April 26th 1881, and one plain. In the other four faces, in niches, are carved limestone figures of Joseph and Eleanor Hirst and two angels. The top has four triangular pediments in the tympanum of each being Joseph Hirst's Armorial Bearings and motto "DEUS MEI FORTITUDO". The pediments have foliage cresting and the whole is surmounted by large draped urn.

ME 4/56 – Almshouse (Grade II)

One of three handed pairs of almshouses. 1871 by John Kirk of Huddersfield, for Eleanor Hirst of Wilshaw, in memory of her daughter Mary. Hammer dressed stone. Pitched slate roof with gable copings and

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barge boards, and tall stone stack to each gable. Two storeys. Central single storey stone porch with hipped slate roof and barge boards. Two open, round arched entrances. To left and right, ground floor, is 2-light window with round arched lights with sashes, and hood mould. Single round arched sash to 1st floor which extends above eaves level, as dormer, with hipped slate roof. Lean-to extensions of similar date, to each gable.

ME 4/57 – Almshouse (Grade II)

The centre of three handed pairs of almshouses. Dated 1871, by John Kirk of Huddersfield, for Eleanor Hirst of Wilshaw. Hammer dressed stone. Pitched slate roof with gable copings and barge boards, and tall stone stacks to each gable. Two storeys. Central two storey gabled stone porch with two open round arched entrances with hood moulds. At 1st floor level is central round arched plaque inscribed in capitals:

A.D. 1871.

“These almshouses were erected by Eleanor Hirst the beloved wife of Joseph Hirst of this place, in loving remembrance of Mary, their deeply lamented and only child whose love and sympathy for the poor when living, makes these houses intended for the aged and destitute a fitting memorial to an affectionate daughter who was always ready to add comfort to those in want and declining years. “

To left and right, ground floor, is 2-light window with round arched lights with sashes. To 1st floor is single round arched sash which extends above eaves level as dormer with hipped slate roof. Lean-to extensions, of similar date, to each gable.

ME 4/58 – Almshouse (Grade II)

One of three handed pairs of almshouses. 1871 by John Kirk of Huddersfield, for Eleanor Hirst of Wilshaw, in memory of her daughter Mary. Hammer dressed stone. Pitched slate roof with gable copings and barge boards and tall stone stack to each gable. Two storeys. Central single storey stone porch with hipped slate roof with barge boards (replaced). Two open round arched entrances. To left and right, ground floor, is 2-light window with round arched lights with sashes, and hood mould. Single round arched sash to 1st floor which extends above eaves level, as dormer, with hipped slate roof. Lean-to extensions, of similar date, to each gable.

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ME 4/59 – 5 Gill Birks Farmhouse (Grade II)

Farmhouse. Early C19, with recent alterations. Hammer dressed stone. Stone slate roof. Two storeys. Near central doorway possibly altered. To left is former 7-light window, with one blocked light, giving one 2-light and one 4-light window, to right is one 5-light window. At 1st floor level are five 3-light windows. Rear elevation is altered. Barn to left is altered and not included in the item.

ME 4/61 – The Vicarage (Grade II)

Large detached residence, later the vicarage. 1831 for Joseph Hirst. Hammer dressed stone. Hipped stone slate roof with ashlar stacks, and stone brackets to gutter. Two storeys. 3-bay symmetrical facade with continuous 1st floor sill band. Central doorway with plain surround and fanlight. Sash windows with stone surround. Canted bay to right elevation. Later additions to left and rear.

ME 4/62 – Village Hall and 36 Wilshaw Road (Grade II)

Former school and school master's house now village hall and private residence. 1873 by John Kirk, for Joseph Hirst. Hammer dressed stone. Pitched slate roof with many shaped gables, large pyramidal finials and one ball finial. The house adjoins at 90°. School single storey, house two storeys. The school has Tudor arched entrance with inscription: "St Mary's Schools". Shaped gable over, formerly with bell on bracket. Three 2-light chamfered windows to left, one to right. One 6-light mullioned and transomed window to left gable. To right of facade is entrance to house and then the two storey gable end to the house with shaped gable with ball finial. One 2-light chamfered window to each floor with drip moulds with label stops. The main facade of the house is symmetrical and of 3-bays. Three 2-light chamfered windows to each floor, those to ground floor with drip moulds as before, those to 1st floor extending above eaves level, as dormers, with gabled roofs.

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 CONDUCIVE 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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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.

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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:

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- i. 21.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A HABITABLE ROOM WINDOW OF A FACING DWELLING;
- ii. 12.0M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND A BLANK WALL OR A WALL CONTAINING THE WINDOW OF A NON HABITABLE ROOM;
- iii. 10.5M BETWEEN A HABITABLE ROOM WINDOW OF A DWELLING AND THE BOUNDARY OF ANY ADJACENT UNDEVELOPED LAND; AND
- iv 1.5M BETWEEN ANY WALL OF A NEW DWELLING AND THE BOUNDARY OF ANY ADJACENT LAND (OTHER THAN A HIGHWAY).

DISTANCES LESS THAN THESE WILL BE ACCEPTABLE IF IT CAN BE SHOWN THAT, BY REASON OF PERMANENT SCREENING, CHANGES IN LEVEL, OR INNOVATIVE DESIGN, NO DETRIMENT WOULD BE CAUSED TO EXISTING OR FUTURE OCCUPIERS OF THE DWELLINGS OR ANY ADJACENT PREMISES OR POTENTIAL DEVELOPMENT LAND WHICH MAY BE AFFECTED.

Extensions to Dwellings

BE13 EXTENSIONS TO DWELLINGS SHOULD RESPECT THE DESIGN FEATURES OF THE EXISTING HOUSE AND ADJACENT BUILDINGS, INCLUDING:

- i. 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.

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

- i. IS TO THE FRONT OR MAIN ELEVATION OF THE PREMISES AND IS RELATIVELY SMALL IN SCALE;
- ii. IS TO THE REAR AND DOES NOT EXCEED 3.0M IN OVERALL PROJECTION; OR
- iii. DOES NOT RESULT IN AN UNDESIRABLE TERRACING EFFECT BEING ESTABLISHED IN RELATION TO ADJOINING DWELLINGS.

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MANAGEMENT PLAN

Preservation

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

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

Demolition of Unlisted Buildings of Local Significance

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

Section 5.3 of this appraisal identifies a number of key unlisted buildings and buildings of local significance. There should be a presumption against the demolition of any of these buildings.

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

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.

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

Open Spaces and Gardens

Open spaces within the conservation area include large gardens, the graveyard, triangular plantation and an area adjacent to the almshouses. The surrounding moorland and agricultural fields is an important buffer and contribute to the setting of the conservation area. The open rural character of these areas is important to maintain. Any proposed development which prejudices this openness should be presumed against, or considered very carefully, along with the design and building materials, to ensure that they respect the historic character of the area. The large gardens of mature vegetation also contribute to the character and appearance of the area. Policies which affect the Green Belt, Areas of High Landscape Value and Sites of Special Scientific Interest should provide additional protection to the Wilshaw Conservation Area.

Monitoring and Enforcement

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

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

Guidance notes will be produced to inform prospective buyers and existing inhabitants of Wilshaw Conservation Area the implications and responsibilities of living in a conservation area.

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Article 4 Directions

Wilshaw has a historic plan form based on a 'model village' arrangement. The buildings which contribute to this arrangement are of high architectural value and are therefore sensitive to change. Current "permitted development" rights for the unlisted buildings allow changes to windows, doors and roof materials, along with other changes that would have a negative impact upon the character and appearance of the area. It is suggested that Article 4 Directions are considered carefully for the Wilshaw conservation area, with a detailed assessment of what impact any current permitted development may have upon the character and appearance.

Public Realm and Street Furniture

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

Signage

The existing standard of directional signage is rather poor and many of the signs appear to require replacement. Audits of existing assets in the public realm, including nameplates, should be completed in conjunction with Highways and Conservation & Design.

Excessive Traffic and Speeding Traffic

The public consultation highlighted the issue of excessive and speeding traffic along the main roads in the conservation area. A traffic management scheme could be completed in conjunction with Highways and Conservation & Design.

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Development Opportunities and Minor Alterations

New developments and extensions can be detrimental to the appearance of buildings either because of their location, size or design. Extensions on the front of principal elevations of buildings should be avoided as these elevations have usually been carefully designed. The public consultation process highlighted an existing planning permission to erect a large number of dwellings within the existing boundary of the conservation area. This application will be reviewed in conjunction with Development Control and Conservation and Design if an application for renewal is received.