

OLDFIELD

CONSERVATION AREA APPRAISAL



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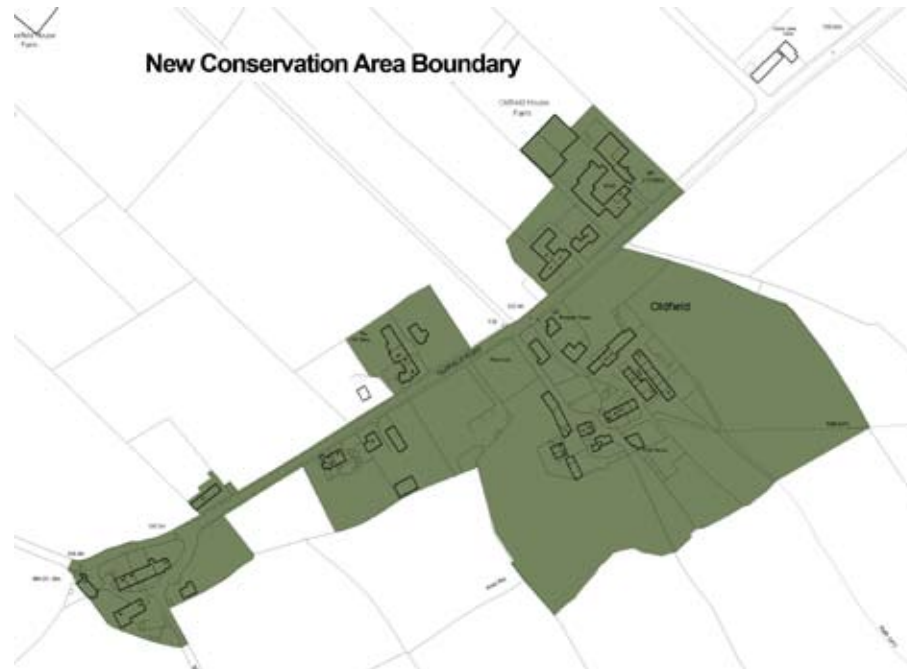
1. INTRODUCTION

This report proposes the case for the redefinition of the Oldfield conservation area. Oldfield village is an example of a small rural isolated settlement.

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

Oldfield was originally designated in 1975 as a conservation area in recognition of its 'special architectural or historic interest. The character of which it is desirable to preserve and enhance' now and for future generations. The proposed revision to the conservation area is centred on a small central section along Oldfield Road in between Oldfield and Upper Oldfield, two areas which were originally designated.

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



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

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

Kirklees Council when designating a new or revised 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 planning guidance will be developed for conservation areas to further preserve and enhance the quality of the environment. The planning system in England is currently undergoing reform where a Local Development Framework will replace the Unitary Development Plan for Kirklees. The LDF will include a core strategy to set out the key elements of the planning framework for the area. This may set criteria for identifying locations and priorities for area action plans to be prepared. Area action plans, covering conservation areas, should set out policies and proposals for action to preserve and enhance the area, including defining areas where specific conservation measures are proposed and areas which will be subject to specific controls over development. This conservation area appraisal should be used as a basis for an action plan in conjunction with the LDF.



Views up along Oldfield Road towards Upper Oldfield



Properties near Star House Farm

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2 LOCATION, SETTING AND POPULATION

2.1 Location and Context

Oldfield is a small exposed settlement located in the north of the Holme Valley. The immediate surrounding area is characterised by villages including Netherthong (1km), Honley (1.5km), Brockholes (1.8km) and Wilshaw (2 km).

2.2 General Character and Plan Form

Oldfield and Upper Oldfield are good examples of a traditional late 18th – early 19th century agricultural and weaving settlement, who have retained enough of their character to reflect



its past and functions, in addition to exhibiting enough qualities to indicate their present settlement role.

The striking tight cluster form which is exhibited by both settlements is arguably the most defining characteristic for the area, and it this plan form set against the open, elevated surrounding landscape which add a certain drama to the area.

Furthermore the rugged setting and the stern climate of the area has meant that the buildings are very solidly constructed from local stone.

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2.3 Landscape Setting and Topography

Situated in an elevated and open position above the valley of the River Holme, the main settlement of Oldfield lies 731 feet above sea level, while Upper Oldfield rises to a height of 824 feet.

2.4 Population

There is no direct statistical data from the 2001 census which indicates the total population for just the settlement Oldfield and Upper Oldfield. The nearest data set that can be used also includes figures for Honley and the surrounding areas, which places the population at 5,897 people, with the majority of residents aged between 20 and 64 (58.6%).

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3 HISTORICAL ANALYSIS

3.1 Origins and development of the Oldfield settlement

Oldfield developed as an agricultural hamlet during the 18th century, but there is evidence of an earlier settlement which dates back to around the 16th century. Its prosperity as an agricultural and weaving centre developed under the ownership of the Armitage and Berry families and was at its most productive during the latter half of the 18th century. It was during this period that saw the land adjacent to Star House Farm on Oldfield Road being used as a race-course serving the Honley area, the Star House Farm property functioning the local public house known as the "Star of the Day".



The majority of the history for this area is typified by tales of bleak weather conditions, and the efforts of local people against the elements.

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4 CHARACTER ANALYSIS

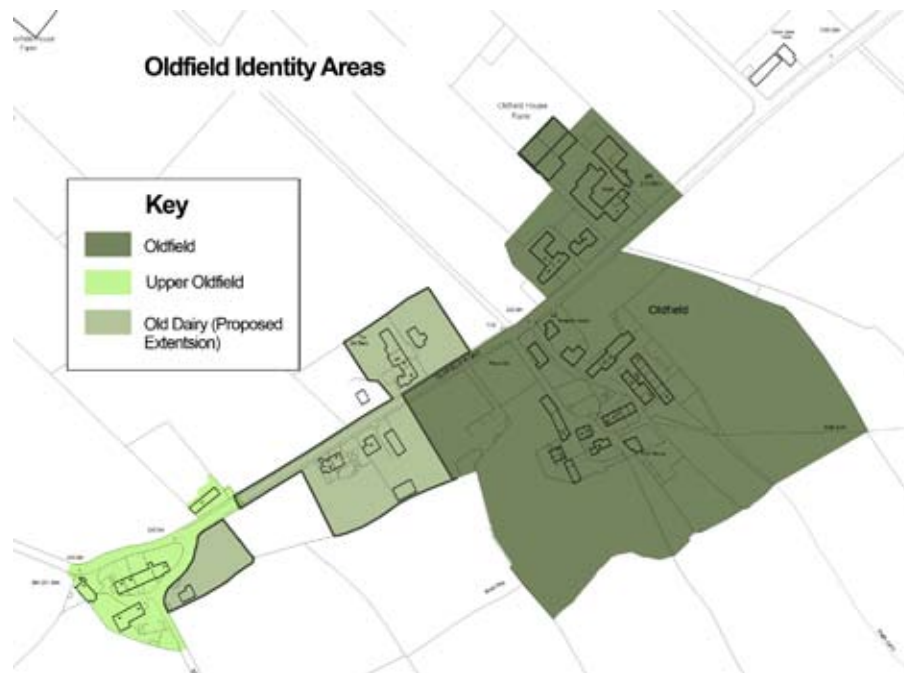
4.1 Definition of identity areas

Within the Conservation Area there are additional identity areas which carry their own character within their environment. There are three identity areas in Oldfield; Oldfield, Upper Oldfield, and the proposed Old Dairy. Within each of these areas there are variances within their architectural and historic characteristics as well as from the atmosphere they produce. The aim is to create Article 4 (2) Directions in order to preserve their unique character from further degradation.

Oldfield

Set back from the main thoroughfare and served by two tracks joined only by a pedestrian a pedestrian footpath, this is the largest identity area within the Oldfield conservation area with much of the focus being upon the small nucleated settlement and some of the surrounding fields.

Throughout this section the predominant style of building is either the weaver's cottage or the farmhouse, built from the course local natural stone, of either 2 or 3 storeys in height which are arranged in small groups centred on an inner courtyard, with window and door openings facing into the village. This courtyard form provides both protection from the elements of the elevated siting and also an overall sense of enclosure within



Properties within the Oldfield identity area



Track into Oldfield's core

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the village, a sense which is heightened further by a number of 3 storey buildings situated around the periphery of the settlement.

Upper Oldfield

Located in the south western corner of the conservation area, this identity zone is focused upon a cluster of buildings consisting of several dwellings of reasonable condition and a couple of derelict farm buildings which are separated from the main settlement of Oldfield.

Although isolated from the main settlement of Oldfield, this smaller community displays very similar characteristic qualities to the buildings and plan form seen down the road. With the predominant style of building being domestic in scale and nature, constructed from the local natural stone, 2 storeys in height and arranged around an inner courtyard.

As previously stated, within this small development there are a couple of derelict farm buildings which define this section of the conservation area from the rest, and although in a ruined condition there is a certain attractive quality about them.

Old Dairy (Proposed Extension)

Situated along Oldfield Road, in between the clustered settlements of Oldfield and Upper Oldfield. This identity area is characterised by a more unstructured and to a certain degree linear plan form with two small pockets of development located either side of the main carriageway Oldfield Road. The properties within this area are all constructed using the same local materials seen throughout the rest of Oldfield, their scale and height also imitates those seen in the surrounding properties.

A variety of development history has occurred within this area with evidence from historical maps indicating dwellings such as 37-39 Oldfield Road being in situ from at least 1854.



Property within the Upper Oldfield identity area

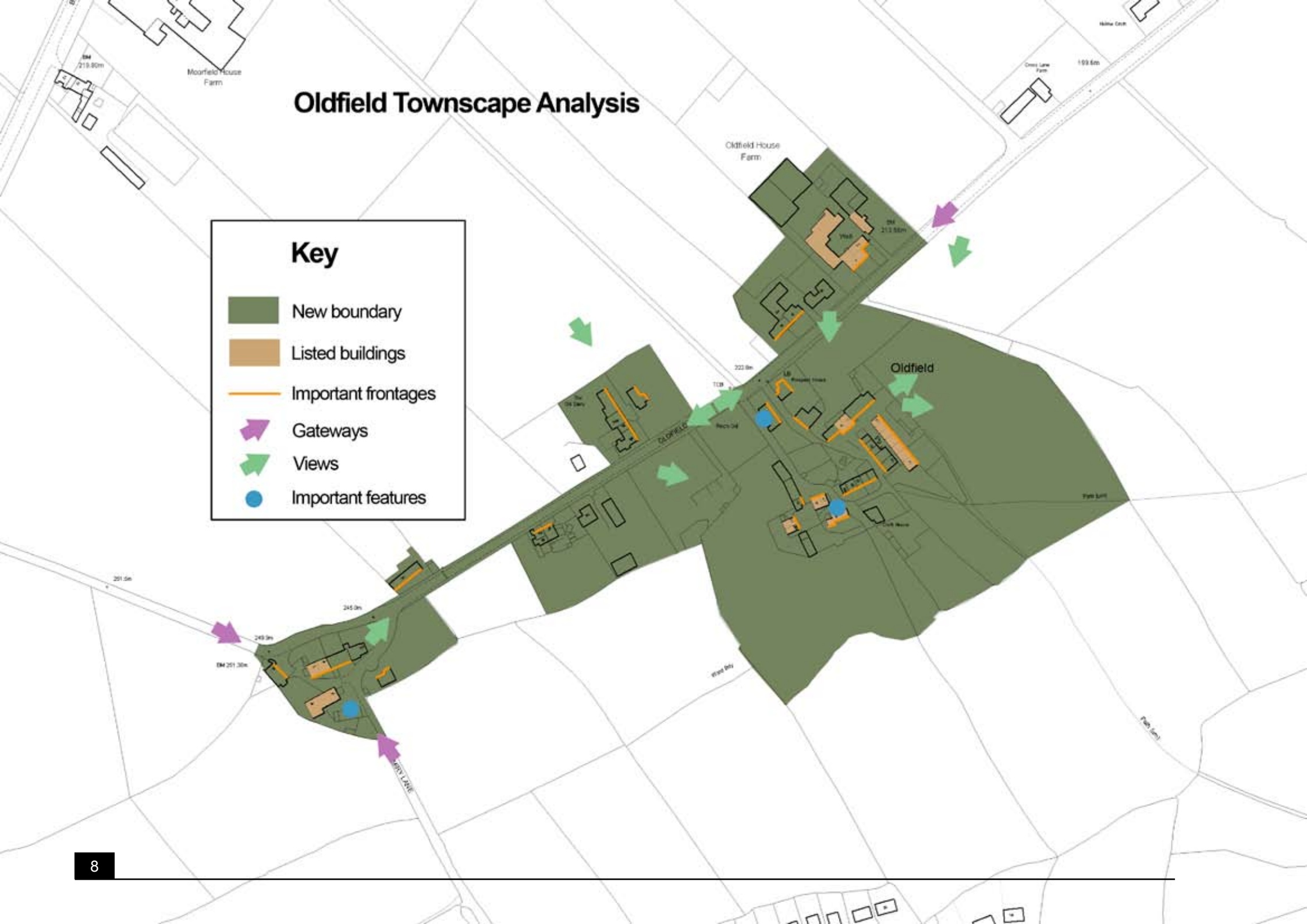


Row of terraces within the proposed extension

Oldfield Townscape Analysis

Key

- New boundary
- Listed buildings
- Important frontages
- Gateways
- Views
- Important features



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4.2 Key listed Buildings

The key listed buildings in Oldfield are shown on the townscape analysis map.

28 Oldfield

Located within the cluster of the Oldfield settlement, this three storey house dates back to 1773 as indicated by the datestone and has been built from hammer dressed stone and slate and was originally two dwellings. The south east elevation has undergone many alterations with the current layout comprising of two doorways, one 5-light and one 3-light stone mullioned window to the ground floor, one 6-light and one 3-light stone mullioned window to the first floor and two 3-lights stone mullioned windows to the second floor. Evidence shows that the windows at second floor level were formally part of one continuous 14-light stone mullioned window, exposing this dwellings connection with the settlements weaving heritage. As previously mentioned this property exhibits a datestone, which apart from indicating the date of construction also has the letters A inscribed, acknowledging Roger Armitage connection with the property.

RA

32 – 33 Oldfield

Pair of two storey cottages built from hammer dressed stone and slate and dates back to the 1742 as indicated by the datestone, but possibly rebuilt in the early nineteenth century. The north east elevation exhibits 2 central doorways with large surrounds and deep lintels, with the left hand door being partially blocked, and to either side a large 2-light stone mullioned window, and at first floor level each dwelling has one 4-light stone mullioned window. Above the central doorways is a plaque which exhibits the date of construction and the letters D .

J S



28 Oldfield



32 - 33 Oldfield

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4.3 Key unlisted buildings

Within both the current Conservation Area and the proposed extension to the Conservation Area there are many buildings of high architectural and historical importance, some of which are not listed. These buildings add a great deal of character to the conservation area and are shown on the townscape analysis map as good examples of buildings and frontages.

The National School

Erected in 1838 and restored in 1874, this is a single storey vernacular building which has been converted into a dwelling. The front elevation is symmetrical in form with a centralised arched doorway and two large arched windows to either side. As stated it was the former National School but was later converted for use as a Mission room and by 1908 under went a further change to a Working Men's Club.

4.4 Key views and vistas

There are a number of key views and vistas in the conservation area, and are displayed on the townscape analysis map.

In certain parts of the village, extensive views of the surrounding rural landscape can be enjoyed due to its exposed location, but in the more urbanised area of Oldfield where intense clustering of terraces has occurred, the built form only allows a few selected areas to benefit from such outlooks, and these areas tend to be where there has been limited development or around the periphery.

The smaller scale of the clustered built form that Upper Oldfield exhibits does not really restrain any outlooks of the surrounding environment and this allows for views down in towards the main settlement of Oldfield.



Plaque above the former National School



The National School



Views from Upper Oldfield towards Oldfield Village

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5 BOUNDARY DEFINITION

5.1 Gateways

These gateways provide routes into the conservation area and can be viewed on the townscape analysis map.

- A. Oldfield Lane (East) is the main thoroughfare through the village and runs through the conservation area from east to west and connects Oldfield with Brockholes, as well as providing access to the dwelling up at Upper Oldfield. The eastern gateway although displays a lot of rural qualities, when compared to the other entry points, is obviously slightly more urban in nature.
- B. Miry Lane which connects Upper Oldfield with Netherthong enters the conservation area's south western corner from the southerly direction. This gateway is extremely rural in character, but retains a sense of enclosure as a result of the high stone walls on either side of the carriage way.
- C. Oldfield Lane (West) is the main thoroughfare through the village and runs through the conservation area from west to east and connects Upper Oldfield with Oldfield, as well as providing access to settlements further a field such as Honley and Brockholes.



Oldfield Lane Gateway



Miry Lane Gateway

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5.2 Included areas

These areas have been included into the conservation area due to their contribution to the village, and can be seen on the Included and Excluded Areas Map.

Oldfield: The Oldfield settlement has been included within the conservation area due to its display of historic fabric and the organic urban quality that has been created from the small groups of terraced cottages that have been formed around an inner courtyard.

Upper Oldfield: The Upper Oldfield settlement has been included within the conservation area due to its display of historic fabric and the organic urban quality that has been created from the small groups of terraced cottages that have been formed around an inner grass courtyard, as well as the unconventional attractiveness of the derelict farm buildings which define this section of the conservation area.

Old Dairy: The justification for extending the Oldfield Conservation Area to include the development between Oldfield and Upper Oldfield is that architecturally speaking the vast majority of the properties within this small area display similar qualities as those within the existing designated conservation area, in terms of the construction material, scale, height and function.

Furthermore evidence from historic maps dating from 1854 and 1893 show that this area had experienced development, with the 1854 map highlighting the presences of dwelling structures in the current location of numbers 36 – 39 Oldfield Road, and the 1893 map displays the existence of properties in the current



Streetscape within The Oldfield identity area



Upper Oldfield identity area



The proposed Old Dairy extension

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location of 34-35a Oldfield Road.

Comparisons between present day maps of Oldfield and the historic maps of 1854 and 1893 highlights the significance of the field patterns to the south of Oldfield Road, with the present day pattern virtually an exact copy of the arrangement seen in the 1854 and 1893 maps. The existence of these historic field patterns within what is essentially a rural settlement bares relation to an original and current function of the settlement and therefore is included on these grounds.

Star House Farm: This is a listed farm unit, forming an enclosed courtyard around a former well, and had previously been the local public house names "Star of the Day".

6 URBAN GRAIN

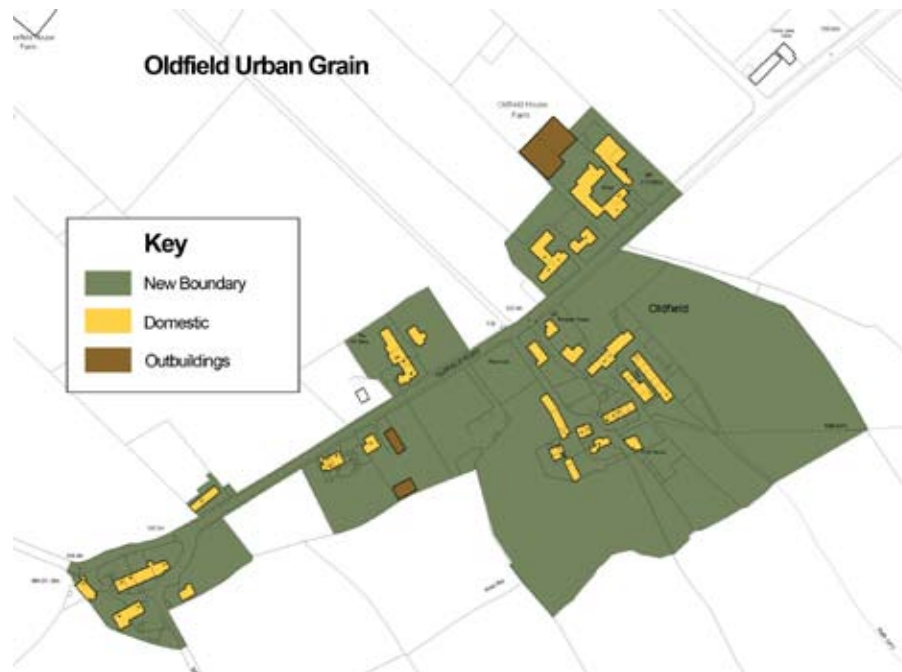
6.1 Activity and former uses and their influence on plan form and buildings

Oldfield owes its traditional style of architecture to the development of agriculture and domestic textile industry. The weaving industry is evidenced by the number of cottages with rows of characteristic high level stone-mullioned windows.

6.2 Prevalent and traditional building materials Heritage assets

Building Materials

The use of coarse local natural stone is almost exclusive within this area and is purely functional for such an exposed location, where protection from the elements would have been of great necessity at the time of construction. It has darkened to an almost black colour as a consequence of age and the uniformity of that is seen within the settlement is only interrupted occasionally by later extensions to dwellings, or by the development of garages.



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Roof Material

Stone slate was used for earlier roofing and can still be found in the conservation area.

Windows

Windows contribute significantly to the character and appearance of historic buildings and conservation areas. It is important that the materials, construction, components and details of windows are in keeping with the period and style of the building.

Exhibited within the Oldfield conservation area are a variety of different styles of windows with examples of stone mullion casements, surrounded by stone jambs, cills and lintels within certain properties and a number of properties that display wooden sashes. It must be noted that uPVC has surprisingly yet to make an impact within the village.

Boundary Walls

The vernacular boundary walls are a very important aspect in the definition of the Oldfield conservation area and are a very prominent feature of the surrounding agricultural field, with the historic field patterns which can be seen south of Oldfield Road, being defined by such structures, and therefore should be preserved or enhanced wherever possible.

Floorscape

Within the conservation area both the main carriageway of Oldfield Road and the small amount of pavement seen within the settlement have been surfaced with tarmac and in the case of the pavements, have been edged with concrete curbing. Both features but especially the use of concrete curbs, are a potentially detractive feature to the conservation area. The tracks which lead down to the cluster of dwellings of Oldfield, mostly is unmade in nature and the rugged composition integrates well in to a settlement which on the whole displays many rural qualities. Though not an entirely attractive feature, these tracks add extra depth to character of the area.



Traditional roofing material found within the conservation area



Floorscape within Oldfield

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7 BUILDING TYPES

7.1 Dwellings

Oldfield demonstrates a small variety of different types/styles of dwellings within its conservation area, with terraced cottages, farmhouses and barn conversions all being easily identifiable, and all of which are domestic in scale and purpose.

The predominant style of building is that of the weaver's cottage and farmhouse which are either two or three storeys and characterised by a roof pitch of between 30° and 35° and mullioned windows in groups of 3, 4, and 5.

Weaver Cottages

What distinguishes a weavers cottage from just an ordinary cottage are the notable features which would have been incorporated into a buildings façade to aid with the weaving process, and the most notable feature are the multi-light windows found in the upper floors. These windows, which usually covered the entire length of the elevation, help to provide as much light as possible into the workrooms.

“The most distinctive loomshops were those which occupied the top floors of cottages and were lit by long mullioned windows.... The correlation between branch and building type reflected the requirements of woollen weaving, which did not need a damp atmosphere, and for which top-floor loomshop afforded sufficient space and light with only minimal disruption to normal domestic planning.” (Yorkshire Textile Mills 1770 – 1930)

As with many of the other dwellings that can be seen in the village, these cottages have been situated in terrace groups which can suggest that either they were built by a manufacturer to provide housing and a workspace for their employees, or that it was built speculatively.

“The frequent grouping of these weaver cottages in pairs or terraces of three or more suggests that they were built either as speculation or by manufacturers providing housing and working accommodation for a wage labour force.” (Yorkshire Textile Mills 1770 – 1930)



Example of houses within the proposed extension



Example of a weavers cottage

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A further type of building that can be seen within the Oldfield conservation area is the easily identifiable agricultural barn, which as a consequence of the recent development pressures many have undergone conversions for residential purpose, most of which have been done sympathetically.

7.2 Industry and Agriculture

The rural nature of this settlement emphasises that agricultural activities are still dominant within the village and its immediate surroundings.



Converted agricultural barn



Agricultural barn

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8 OPEN SPACE AND TREE COVERAGE

The immediate settings are characterised by fields enclosed by dry stone walls, and in the case of Oldfield village, the field pattern can be seen to relate to the local farming units within the present settlement and more importantly the historic settlement. The relatively elevated and exposed location provides settlements with extensive views out over the landscape, with a particularly fine view of Huddersfield to the north.



Example of open space within the conservation area

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9 AREAS OF RISK

Since Oldfield is not served directly by a through route, traffic problems are limited to the problems of providing parking and garaging space. Both of these create intrusions in an environment created before present car ownership levels. The whole area is included with the approved Green Belt for Holmfirth, and so development pressures are limited to the improvement, modernisation and extension of dwellings and the conversion of agricultural barns. Instances of the removal of mullions are evident, although the added protection afforded to Listed Buildings ensures their retention in the most important buildings within the village.

10 NEGATIVE FACTORS

Negative factors occur as whole buildings and areas as well as incremental change on buildings within the conservation area such as the installation of UPVC windows and doors, large satellite dishes, burglar alarms, security lighting and plastic guttering.

Insensitive developments create a negative appearance in the conservation area such as extensions to buildings, dormer windows and new buildings which detract from the character of the area. The introduction of Article 4 (2) Directions would prevent any further degradation of the environment in the future.

A small number of properties have started to replace the original windows with UPVC and inappropriately designed windows. All these are potentially detractive features which could be rectified in the future through heritage-led regeneration initiatives.

Tarmac paving and road surfacing is used throughout a part of the Oldfield conservation area. The use of tarmac and concrete on the floor surfaces is a negative aspect to the conservation area. Stone setts, cobbles and curbs should be considered where possible to enhance the conservation area.

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11 ECONOMIC NEED

There is limited direct economic activity within the village, mainly coming from the agricultural activities seen within the area, and a number of dwellings within the conservation area that give the impression of an area which is prospering economically due to their condition. 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.

12 OPPORTUNITIES FOR ENHANCEMENT

It must be noted that designation as a conservation area does not mean that no change in the future will be allowed. New development that is appropriate for construction within the green belt would have to be sympathetic to the character and setting Oldfields conservation area.

The scale, design and materials of new developments should reinforce and protect the features in Oldfield which give it special character, such as using similar styles and designs of buildings, replicating window designs and materials which are used on existing historic buildings. Traditional materials should be used for repairs, alteration and new buildings due to modern equivalents such as artificial stone and plastic for windows fails to respect the character of the area.

The height and scale of development proposals should be considered in order to protect key views of the Conservation Area and they should harmonise sensitively with the key characteristics of the village. New development should also protect the setting of the historic environment so that it enhances or preserves the appearance or character of the Conservation Area.

Within the Kirklees jurisdiction Historic Building Grants may be available towards the repair or restoration of historic buildings within Conservation Areas or Listed Buildings. These grants are means tested and are for structural works and furthermore the owner must also have been in residence of the property for over two years.

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Article 4 (2) Directions

An Article 4(2) Direction is designed to prevent the special character of the area being spoilt by an accumulation of relatively minor but potentially inappropriate alterations to buildings and their immediate surroundings. Such alterations would usually constitute “permitted development” and would not require express planning permission.

Article 4 controls are in effect on both the house you occupy and its curtilage. The ‘curtilage’ includes the garden or other surrounding land which is part of the property. The aim of the controls is to protect the dwelling houses from development likely to detract from the appearance of the conservation area in which your home is situated. In most cases planning permission will be required for changes to the front of your property because that will front on to the highway and be caught by the Direction. However, in some circumstances, permission will be required for alterations to side elevations and flank walls, for example where part of those alterations fronts on to a relevant location.

Examples of development requiring planning permission will include:

- replacement windows and doors
- removal or concealment of architectural detail
- the enlargement or creation of new exterior openings
- demolition of chimney stacks
- alterations to roof shape and change of roofing and rainwater material
- the rendering, cladding, or application of paint to brick and stone
- the erection of satellite dishes and obtrusive aerials
- the demolition or erection of boundary walls, railings, fences and gates
- the creation of hard standings
- the addition of extensions, porches or outbuildings
- curtilage walls, fences

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13 PUBLIC INVOLVEMENT

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

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

Public Consultation Methods Used

Public consultation methods undertaken included:

- The revised draft conservation area appraisal was made available at the reception of planning services in Civic Centre III, Huddersfield and at the public meeting which was held on Tuesday 13th February 2007;
- A leaflet outlining the conservation area proposals, maps of the proposed conservation area boundary and a questionnaire regarding the proposals was sent out to all householders within the proposed revised conservation area and those on the periphery. Further information was provided stating the opportunity for the proposals to be viewed at Holmfirth library and the venue date and time of the public meeting at Honley Village Hall ;
- Notification was given the local civic society and local councillors informing them of the conservation area work which was being conducted, with further correspondence inviting them to attend the public meeting and make them aware of the public exhibition;
- A public exhibition was held in conjunction with the public meeting at Honley Village Hall on 13th

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February 2007 with copies of the draft conservation area appraisal documents being available for consultation;

- In addition to receiving the questionnaires via the post, the opportunity for emailed comments and questionnaires was accepted;
- A public meeting was held at Honley Village Hall (7.00pm – 9.00pm on the 13th February). The meeting was publicised through leaflets.
- The format of both the public meetings was an initial overview of the conservation area boundaries provided by members of Kirklees Council conservation and design team, followed by an informal question and answering session.

Feedback from Public Consultation

Correspondence and questionnaire consultation received a 20% response (9 responses). Of these responses 45% (4 respondents) agreed with the proposed boundary, and a further 33% (3 respondents) agreed with what was proposed and also suggested a further extension. Therefore an overall 78% of respondents (7 correspondences) agree with the proposed extension.

The areas which were suggested to be included, concentrated on Oldfield and Upper Oldfield as well as a vast amount of the land, which surrounds both settlements. However, the conservation and design team after analysing the historic and architectural merits of encompassing all the surrounding fields, determined that this suggestion would not benefit the conservation area as there is insufficient historic and architectural value for there inclusion. Kirklees Council recognises the importance of open space, however, conservation area designation in this case should not be used to protect open space purely because the public value the open space. Open space which has been included in the conservation area has been determined to be integral to the character and historic development of the Oldfield settlement, as many of the included fields still display the historic field patterns as seen in 1854, evidence these settlements agricultural past.

Only 22% of correspondence (2 respondents) strongly disagreed with the proposed boundary, and their justification and reasoning's were noted and investigated through further analysis of the area of concern, to see whether or not there was a strong case for its omission from the proposal. The outcome of this exercise carried out by the Conservation and Design Team still suggested that this particular area of

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concern was of integral to the overall character and composition of the conservation area, all be it slightly different in nature, in terms that its has a slightly different character as its plan form is more unstructured than that that seen in the adjacent pockets of urban development. Consulting the advice and guidance from English Heritage they indicate that a conservation area can have a number of different character area, and therefore the difference in character between the areas is not a justification for not incorporating this area into the conservation area, as suggested by the objectors. The historic and architectural argument that was also stated as a rationalization for the objectors argument was consider and acted upon by the Conservation and Design Team, and it was determined through the examination of historic maps and the analysis of the area and buildings concerned that the majority of the properties bare relation to the historic past and the evolution of the Oldfield, as the foot prints of the buildings concerned are exhibited on the historic maps of 1854 and 1893. The two properties within the area that are more modern in nature have been designed sympathetically with consideration given to the local vernacular material and overall these properties integrate extremely well with both the rural character of the village and more importantly the conservation qualities of the area.

At the public meeting there was a reasonable turn out with opposition to the proposed changes coming from one of the known objecting respondent. In addition to the opposition there were a number of questions raised concerning what can and can not be done within a conservation area, with some expressing whether conservation designation would restrict additions such as wind turbines and solar panels. Much of the concerns that residents had at the start of the meeting diminished towards the end of the meeting as questions and their apprehensions were addressed.

The majority of participants/respondents supported the idea of using special planning controls to give further protection to enhance the character and appearance of the Oldfield conservation area. At this stage however, other than extending the existing boundary, no further planning controls are planned for Oldfield at the present, although in the future as part of the LDF process the planning policy guidelines relating to conservation areas will be strengthened.

The questionnaire highlighted that the in terms of the special character of Oldfield respondents rated the open spaces and historic buildings as being the most important feature of Oldfield, and that “replacing wooden windows and doors with uPVC equivalent, replacing original roof materials with modern materials, loss of original architectural features from buildings, demolition of boundary walls” and the “loss of historical

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features from the streetscene “were works which could harm the special character of the conservation area.

A letter and a map outlining how the views of the public have been incorporated and notification of the conclusion of this process will be sent out to those people who as part of the consultation process requested further information.

14 CONCLUSION

Oldfield still retains a vast amount of the special architectural and historic interest which allowed for it to designate as a conservation area in 1975. Where improvements and alterations have been carried out within the area these have largely been completed with full consideration to the areas designation.

The appraisal of Oldfield 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 fulfill the council's duty to preserve and enhance the character and appearance of the conservation area.

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OLDFIELD

CONSERVATION AREA APPRAISAL

APPENDIX 1: SUMMARY OF OLDFIELD CONSERVATION AREA

PPG & ENGLISH HERITAGE CRITERIA	KIRKLEES COUNCILS COMMENTARY ON MILNSBRIDGE
Location and Population	Oldfield's immediate surrounding area is characterised by villages including Netherthong (1km), Honley (1.5km), Brockholes (1.8km) and Wilshaw (2 km). The population data includes Honley and the wider surrounding areas and this places the population at 5,897 people.
The origins of development of the settlement	Oldfield developed as an agricultural hamlet during the 18th century, but there is evidence of an earlier settlement which dates back to around the 16th century.
The prevailing or former uses within the area	The weaving and agricultural industries are a dominant feature of Oldfield's past.
The architectural and historic qualities of the buildings and the contributions they make to the special interest of the area	The conservation area contains 11 listed buildings and structures, which are all of historical or historical interest.
The contributions made by key unlisted buildings	There are a vast number of key unlisted buildings which contribute to the charm of the area.
The character and relationship of spaces within the area	Oldfield is characterised by its rural isolation. The village provides an array of views of the surrounding more urbanised environment
Prevalent and traditional building materials, textures and colours	Prevalence of stone and slate which has been weathered over time to add depth and character to the area. Glimpses of modern materials can be seen with particular reference the streetscape where tarmac dominates.
Local detail	Prevalence of traditional cottages both weaver and domestic, of either two or 3 storeys in height with mullioned windows.
The contribution made by green spaces, trees, hedges and other natural and cultivated elements to the character of the area	<p>Although surrounded by fields, Oldfield village itself contains very few green spaces that are for public use. The most notable one is the enclosed children's play area along Oldfield Road.</p> <p>Tree coverage is rather sparse and they tend to be located in small groups in the vicinity of the boundary's perimeter.</p>

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Appendix 1: Continued

PPG & ENGLISH HERITAGE CRITERIA	KIRKLEES COUNCILS COMMENTARY ON MILNSBRIDGE
The setting of the conservation and its relationship with the landscape or open countryside, including definition of significant landmarks, vistas and panoramas where appropriate	The ever present surrounding agricultural lands of Oldfield contribute significantly to its character, ensuring that despite its past industrial heritage the village still maintains a rural setting. Furthermore much of the development within Oldfield has been constructed with the surrounding landscape and of more particular note the harsh climatic conditions that affect the area do to its isolated and elevated situation.
The extent of loss, intrusion or damage, i.e. the negative factors	Most of the buildings in Oldfield are in a relatively good condition, but regular maintenance and up keep is still required, in order to maintain the good condition of the area.

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APPENDIX 2: Listed Structures within Oldfield Conservation Area

Oldfield House, Honley, Huddersfield

House, part of farm group. Mid C19. Hammer dressed stone, ashlar front (south-east). Stone slate roof. Gable copings. Two stone gable stacks. Two storeys to south-east. Three storeys to north-west. South-east elevation: symmetrical facade. Three bays. Moulded eaves cornice. Central doorway with fanlight and moulded canopy. Sash windows. North-west elevation: moulded stone brackets to gutter. Ground floor: 2 rear central doorways and one 4-light stone mullioned window to each side, the one to right with mullion removed. First floor: one 6-light and one 4-light stone mullioned window. Second floor: blocked loading door and three 3-light stone mullioned windows.

32 – 33 Oldfield Road, Honley, Huddersfield

Handed pair of cottages. 1742 (datestone). Possible rebuilding early C19. Hammer dressed stone. Quoins. Stone slate roof. Gable copings on moulded kneelers. North-east elevation: 2 central doors (one to left part blocked) with large surrounds and deep lintels. Plaque over has initials and date

D
J S
1742

To each side is large 2-light stone mulliond window. First floor: each dwelling has one 4-light stone mullioned window. South-west elevation: 2 bays of window as north-east elevation. North-west gable: small light, probable fire window, with round fals arch. Recent extension to south-east gable.

29 – 30 Oldfield Road, Honley, Huddersfield

Handed pair of houses. Early C19. Hammer dresed stone. Stone slate roof with central ashlar stack. Three storeys. North-west elevation: entrance to right and left with 2 central 3-light stone mullioned windows. To first and second floors each dwelling has one 5-light stone mullioned window. South-east elevation: 2

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bays: each dwelling has one 5-light stone mullioned window to first and second floors and one 2-light stone mullioned window to ground floor.

28 Oldfield Road, Honley, Huddersfield

Formerly 2 dwellings. 1773 (datestone). Hammer dressed stone. Quoins. Stone slate roof, with gable copings on carved kneelers. Two ashlar stacks. Three storeys. South-east elevation: 2 doorways, one part blocked. One 5-light and one 3-light stone mullioned window, the latter rebuilt. First floor: one 6-light and one 3-light stone mullioned window. Second floor: formerly continuous 14-light stone mullioned window, now lights are mainly blocked giving two 3-light windows. Stone extension to south-west. North-west elevation: right-hand side breaks forward, with entrance to ground floor and 4-light stone mullioned windows to second floor. To left is stone plaque with inscription and date: A

RA
1773

RA referring to Roger Armitage.

18 - 20 Oldfield Road, Honley, Huddersfield

Terrace of 3, part of terrace of 7. Early C19. Hammer dressed stone. Stone slate roof. Three storeys. North-east elevation: No 18 has entrance and 4-light stone mullioned window to ground floor, and one 6-light stone mullioned window to first and second floors with 2 lights blocked to second floor. Nos 19 and 20 have entrance and 3-light stone mullioned window to ground floor. One 4-light stone mullioned window to first floor. One 5-light stone mullioned window (each with 2 lights blocked) to second floor. South-west elevation: various 2, 3 and 4-light stone mullioned windows. North-west gable: one 2-light stone mullioned window to first floor, and one 4-light to second floor with 2 blocked lights.

14 - 17 Oldfield Road, Honley, Huddersfield

Terrace of 4 dwellings, part of terrace of 7. Early C19. Hammer dressed stone. Stone slate roof. Two storeys. North-east elevation: lean-to stone extension to No 15. Entrance and 4-light windows (3-light to

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No 15) to ground floor. To first floor: one 8-light, two 6-light and one 2-light stone mullioned windows with several blocked lights. South-west elevation: various 2, 3 and 4-light stone mullioned windows.

12 – 13 Oldfield Road, Honley, Huddersfield

Pair of weavers houses. Early C19. Hammer dressed stone. Stone slate roof. Three storeys. South-east elevation: sill bands to first and second floors of No 12. No 12: one 3-light stone mullioned window and entrance. First and second floors each have one 6-light stone mullioned window each with 2 lights blocked. No 13: one 3-light stone mullioned window (rendered) and entrance. First floor: one 3-light stone mullioned window. Second floor: one 4-light stone mullioned window with centre 2 lights blocked. North-west elevation: No 12: one 6-light stone mullioned window, with centre 4 lights blocked, to first floor. No 13: one 2-light window to first floor and one 4-light window to second floor, with 2 blocked lights.

44 Oldfield & 43 Upper Oldfield, Honley, Huddersfield

Two handed dwellings, part of farm row. Late C18-early C19. Hammer dressed stone. Quoins. Stone slate roof. Two storeys. South-east elevation: the 2 cottages are each of 2 bays each with entrance. One with one 3-light stone mullioned window and the other with a later 2-light window. To first floor each dwelling has one 2-light and one 3-light stone mullioned window. North-west elevation: entrance in porch and later entrance. Two 3-light stone mullioned windows to first floor.

45 Oldfield, Honley, Huddersfield

Dwelling part of row. C18 origin with C19 alterations. Very deeply coursed millstone grit with reducing courses. Slate roof with chamfered gable copings on carved kneelers. Ashlar gable stack with cap. Two storeys. Formerly part of early group. A 'through-passage' remains. South-east elevation: entrance to through passage with quoins and deep lintel and chamfered reveals. Former 2 or 3-light window with modern casement. At east corner are 'wuzzing holes'. First floor: one 2-light and one 3-light stone mullioned window. North-west elevation: entrance to through passage and large 2-light window. Two 3-light windows to first floor. North-east gable: within small lean-to extension is 2-light double chamfered stone mullioned window.

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46 Oldfield, Honley, Huddersfield (HO 1/374)

Cruck framed dwelling, part of group. C17 or earlier with early C18 walling, altered. Deeply coursed millstone grit. Stone slate roof with later dormer on south-east pitch. Two storeys. Single bay. One 4-light double chamfered stone mullioned window to ground floor. Upper floor window with oak lintel and mullions. Some early brickwork. Interior: 2 large, full cruck trusses, one partly obscured. Cruckblades meet at apex with ridge piece. Upper and lower collars, lap jointed and pegged. Blades rest on stone footings.

SEE ALSO DESCRIPTION FOR HO1/375 (ALL ONE PROPERTY)

46 Oldfield, Honley, Huddersfield (HO 1/375)

Former dwelling, now unused. Early C18 with early C19 alterations. Deeply coursed millstone grit. Stone slate roof. Chamfered gable copings. Formerly with apex finials. Two storeys. South-east gable: one central 3-light stone mullioned window to each floor, the upper floor having hood mould. North-west gable: Ground: one 4-light stone mullioned window, chamfered and recessed. First floor: one C19 4-light stone mullioned window with further 2-lights blocked to right. Hood mould over is truncated part way across fourth light. South-west elevation: one 2-light chamfered and recessed stone mullioned window at low level. External stack with quoins and raking offsets. Inside is later fireplace, but original triangular head remains. Upper part of stack is of early brickwork. Interior: King-post trusses.

SEE ALSO DESCRIPTION FOR HO1/374 (ALL ONE PROPERTY)

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APPENDIX 3: RELEVANT POLICIES FROM KIRKLEES UDP (1999)

THE DEVELOPMENT FRAME WORK

Urban Greenspace

D8 WITHIN THE GREEN BELT, EXCEPT IN VERY SPECIAL CIRCUMSTANCES TO BE DEMONSTRATED BY APPLICANTS, PLANNING PERMISSION WILL NOT BE GRANTED FOR INAPPROPRIATE DEVELOPMENT, IE:

- i. THE CONSTRUCTION OF NEW BUILDINGS OTHER THAN FOR AGRICULTURE AND FORESTRY, ESSENTIAL FACILITIES FOR OUTDOOR SPORT AND RECREATION LIMITED AFFORDABLE HOUSING WHICH COMPLIES WITH POLICY H11, CEMETRIES AND OTHER USES OF LAND PRESERVE THE OPENNESS OF THE GREEN BELT AND DO NOT CONFLICT WITH THE PURPOSE OF INCLUDING LAND WITHIN IT, NAMELY:

REGULATING THE GROWTH OF URBAN AREAS;

PREVENTING THE COALESCENCE OF SETTLEMENTS

PRESERVING THE OPEN LAND THAT EXTENDS INTO THE URBAN AREA FOR RECREATIONAL AND AMENITY;

PROVIDING FOR EASY ACCESS TO OPEN COUNTRY; AND

ASSISTING IN THE PROCESS OF URBAN REGENERATION

AND

- ii. THE CARRYING OUT OF ENGINEERING AND OTHER OPERATIONS AND CHANGES OF USE UNLESS THEY MAINTAIN THE OPENNESS OF THE GREEN BELT AND DO NOT CONFLICT WITH THE PURPOSE OF INCLUDING LAND WITHIN IT (SET OUT IN i ABOVE)

DEVELOPMENT WHICH IS APPROPRIATE SHOULD NOT DETRACT FROM THE VISUAL AMENITY OF THE GREEN BELT BY REASON OF SITIING, MATERIALS OR DESIGN

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- D10 IN THE GREEN BELT PROPOSALS FOR OUTDOOR SPORT AND OUTDOOR RECREATION, INCLUDING RELATED FACILITIES, WILL BE CONSIDERED HAVING REGARD TO:
- i. THE SCALE AND SITING OF ANY ANCILLARY BUILDINGS, SPECTATOR ACCOMMODATION, ACCESS ROADS AND PARKING AREAS WHICH SHOULD NOT EXCEED WHAT IS ESSENTIAL FOR THE SPORTING OF RECREATIONAL ACTIVITIES PROPOSED.
 - ii. THE EFFECT ON THE LANDSCAPE, TREES OR WOODLAND, WILDLIFE OR THE ENJOYMENT OF ANY PUBLIC RIGHT OF WAY OR ACCESS AREA; AND
 - iii. THE LEVEL OF TRAFFIC MOVEMENT, NOISE AND OTHER DISTURBANCE WHICH WOULD BE GENERATED.
- D11 PROPOSALS FOR THE EXTENSION OF BUILDINGS WITHIN THE GREEN BELT WILL BE CONSIDERED HAVING REGARD TO:
- i. THE IMPACT ON THE OPENNESS AND CHARACTER OF THE GREEN BELT
 - ii. THE SIZE OF THE EXTENSION IN RELATION TO THE EXISTING BUILDINGS WHICH SHOULD REMAIN THE DOMINANT ELEMENT;
AND IN THE CASE OF TRADITIONAL BUILDING MATERIALS,
 - iii. THE EFFECT ON THE CHARACTER OF THE EXISTING MATERIALS
IN THE CASE OF PROPOSALS TO EXTEND BUILDINGS WHICH HAVE ALREADY BEEN EXTENDED THE PROPOSAL SHOULD HAVE REGARD TO THE SCALE AND CHARACTER OF THE ORIGINAL PART OF THE BUILDING.
- D12 PROPOSALS FOR THE RE-USE OF BUILDINGS IN THE GREEN BELT WILL BE CONSIDERED HAVING REGARD TO:
- i. THE DEGREE OF COMPLETENESS AND THE PERMANENCE OF THE BUILDINGS AND THE EXTENT OF DEMOLITION AND REBUILDING INVOLVED; AND
 - ii. THE EFFECT OF THE PROPOSAL ON THE OPENNESS OF THE GREEN BELT, THE CHARACTER OF THE AREA, VISUAL AMENITY, LANDSCAPE AND WILDLIFE.

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D12A WHEN PLANNING PERMISSION IS GRANTED FOR THE RE-USE OF BUILDINGS IN THE GREEN BELT CONDITIONS WILL BE IMPOSED REMOVING PERMITTED DEVELOPMENT RIGHTS FROM SPECIFIED AREAS WITHIN ASSOCIATED LAND HOLDING WHERE THE ERECTION OF STRUCTURES PERMITTED UNDER THE GENERAL PERMITTED DEVELOPMENT ORDER WOULD PREJUDICE THE OPENNESS AND ESTABLISHED CHARACTER OF THE GREEN BELT.

D13 WITHIN EXISTING SETTLEMENTS IN THE GREEN BELT INFILL DEVELOPMENT WILL NORMALLY BE PERMITTED WHERE:

- i. THE SITE IS SMALL, NORMALLY SUFFICIENT FOR NOT MORE THAN TWO DWELLINGS AND WITHIN AN OTHERWISE CONTINUOUSLY BUILT-UP FRONTAGE, OR
- ii. THE SITE IS SMALL AND IS LARGELY SURROUNDED BY DEVELOPMENT, AND
- iii. NO DETRIMENT WILL BE CAUSED TO ADJOINING OCCUPIERS OF LAND OR TO THE CHARACTER OF THE SURROUNDING AREA

INFILL DEVELOPMENT SHOULD BE IN HARMONY WITH EXISTING DEVELOPMENT IN TERMS OF DESIGN AND DENSITY AND CAPABLE OF SAFE ACCESS FROM THE HIGHWAY.

D14 PLANNING PERMISSION FOR THE EXTENSION OF DOMESTIC GARDENS INTO THE GREEN BELT WILL NOT BE GRANTED UNLESS WOULD BE NO HARM TO THE ESTABLISHED CHARACTER OF THE AREA.

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;

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- 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.

HERTAGES

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.

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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:

- 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.

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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 TOWNS AND LOCAL CENTRES

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MANAGEMENT PLAN

Legislative Background

The designation of a Conservation Area and production of an Appraisal document is not an end in itself. The Appraisal provides the basis for developing management proposals for the Conservation Area that fulfil the general duty placed on the local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990. The purpose of this section is to set out a possible management plan for the Oldfield Conservation Area which seeks to achieve the preservation and enhancement of the special character of the Conservation Area, and assist in managing change without compromising the historic environment. Implementation of such policies would require the need for them to be incorporated into the Local Development Framework.

The special qualities of the Conservation Area have been acknowledged and identified as part of the appraisal process seen in the first part of this document, and both will be subject to monitoring and review. This guidance extracts the subject matter acknowledged in the Appraisal, and satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, namely:

“It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas”.

This management plan reflects Government guidance set out in Planning Policy Guidance 15 “Planning and the Historic Environment”, English Heritage guidance set out in “Guidance on the Management of Conservation Areas”, and policies within the Kirkless Unitary Development Plan 1999.

Relevant UDP Policies

D8, D10, D11, D12, D12A, D13, D14, BE1, BE2, BE3, BE4, BE5, BE6, BE7, BE8 BE11

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Demolition of Buildings

Section 74 of the Act allows for control over the demolition of buildings in a conservation area (subject to various exceptions). Paragraph 4.27 of Planning Policy Guidance 15 (PPG 15) – Planning and the Historic Environment states that, “The general presumption should be in favour of retaining the buildings which make a positive contribution to the character or appearance of a conservation area.” The guidance goes on to further to specify that where there is a proposal to demolish a building which has been justified to make appositive contribution to the character or appearance of a conservation area, then such a building should be assessed against the same broad criteria as a proposal for the demolition of a listed building, set out in paragraphs 3.16 – 3.19 of PPG15.

The majority of the buildings within the Oldfield Conservation Area are of a historic or architectural quality, where there should be a presumption against demolition.

Action: The Council will only grant conservation area consent for the demolition of a building within the Conservation Area if;

a) It can be justified that the building does not make a positive contribution to the character or appearance of a conservation area

OR

b) If it has been justified as being a building which makes a positive contribution to the character or appearance of a conservation area then further justification has be undertaken, set against the criteria laid out in PPG 15 paragraph 3.16-3.19.

In addition this conservation area contains 11 listed buildings, where demolitions and alterations are controlled by the provision of the Planning (Listed Building and Conservation Areas) Act 1990.

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Trees and Open Space

Section 211 of the Town and Country Planning Act 1990 requires that any intensions for the felling or lopping of a tree within a conservation area that is greater than 100mm in diameter at 1.5 metres above ground level, is required to give the local planning authority 6 weeks written notice before starting work. The purpose of this allows for the authority an opportunity of assessing the tree to see if it makes a positive contribution to the character or appearance of the Conservation Area, in which case a Tree Preservation Order may be served.

Although trees are not a dominant feature within Oldfield, those areas where tree growth is exhibited it is considered that they make an important contribution to the character and appearance of a conservation area and to its setting.

Action: The Council will consider the use of Tree Preservation Orders in appropriate cases where a tree of high amenity value is considered to be under threat, and will generally resist proposals to fell or lop a tree where it is considered that they contribute the setting of the Conservation Area or views identified in the Appraisal.

The open space in the conservation area consists of mainly agricultural fields and small private gardens

Minor Alterations

Any work that materially affects the external appearance of a building requires planning permission, subject to “permitted development” rights. Under regular planning control there are certain works which are classified as “permitted development” and therefore do not require planning permission.

The designation of an area as a conservation area allows for some alterations and developments to have their “permitted development” classification removed. This includes;

- the insertion of dormer windows,
- the attachment of satellite dishes on walls, roofs and chimneys fronting a highway
- the application of various types of cladding

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Designation also reduces the size of extensions that may be erected without specific planning permission, from 70 cubic metres to 50 cubic metres.

The traditional material used in the construction of all the properties within the Oldfield is a key feature of Conservation Area. It is important to retain the consistency and unity within the area by resisting any proposals to construct using an alternative and out of character material within the Conservation Area.

Action: The council will resist all proposals of construction which specify using alternative and nonconforming materials that are not appropriate or will adversely affect the appearance of the conservation area.

Preservation of the consistent and uniform appearance of the external walls should also be sustained by resisting proposals to render or paint such features.

Action: The council will resist all proposals to clad or apply materials to external walls that are not appropriate or will adversely affect the appearance of the conservation area.

Extensions to a property can be detrimental to its overall appearance, either because of the location, size or design.

Extensions to the front or principle elevation should be avoided as usually these elevations have been carefully designed. Extensions to the side or rear are generally preferred, with the exception of those which have also been carefully designed or are visible from the public realm. Generally speaking extensions should not compromise the integrity and dominance of the host building, should use similar or complimentary materials, and should reflect or compliment its style and appearance.

Action: The council will resist proposed extensions that are over-large, in a prominent, or are otherwise detrimental to the character of the host building or appearance of the wider conservation area.

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Erosion of Character

The Conservation Area Appraisal identified the following as works which pose a threat to, or detract from, the special character of the Conservation Area:

- The replacement of original windows, doors, and door furniture with inappropriate modern alternatives.
- The installation of satellite dishes on street elevations or in other prominent positions.

Regrettably there are numerous examples of work that have been carried out within the Oldfield settlement, which both individually and cumulatively detract from the special character or appearance of the area. If left unchallenged, such works will gradually erode the special qualities that justified the original designation.

Residents should help with conservation management of Oldfield through acknowledging original details when replacing features such as windows, doors and door furniture.

Action: Residents should acknowledge, replace or reinstate original details to reflect their original patterns and materials when making alterations with the Council's encouragement.

Submitted proposals for alterations and extensions within the conservation area will provide a further opportunity to reinstate lost features to reflect their original pattern, style and material.

Action: The Council will encourage the reinstatement of doors, windows and other features to reflect the original pattern, style and materials when assessing submitted proposals, and advising alterations and extensions within the conservation area.

Recommendation: For the Council to produce and provide a design guide to illustrate examples of features which would be accepted for use and instatement within the Conservation Area.

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Public Realm

The Appraisal has identified little in the way of surviving original floorscape within the Conservation Area, and most of the roads and all the footpaths within the area have generally been surfaced using tarmac.

As a result it is important that where original features exist that these are retained and not replaced or repaired with modern materials when any work is undertaken by highway or statutory authorities.

Street signage should also be minimal so that they do not detract from the character of the conservation area. Street furniture ranging from street lamps, bollards, bins, and benches should be carefully placed so that they do not clutter the streets and harm the appearance of the Oldfield Conservation Area.

Any public realm improvement schemes in Oldfield should respect the historic nature of the village and should enhance the conservation area visually as well as functionally.

An audit of the public realm should be undertaken to identify redundant features, opportunities for enhancement etc, subject to resources.

Recommendation: Consideration could be given to the enhancement of the track surface within the main cluster of Oldfield, with the repairing of pot holes. Any enhancement schemes of the access tracks for Oldfield must avoid the use of modern materials such as tarmac, as this would be unsympathetic to the character of the area.

Further consideration should be given to re-surfacing the small area of paving along Oldfield Road, using either a historic floorscape such as stone flags and stone curbs or a sensitive modern equivalent.

Development Opportunities

Within the Conservation Area all proposals for development opportunities must seek to enhancement of the character and appearance of Oldfield. It is therefore important for full details (including detailed plans, sections, elevations and landscape proposals) to be submitted as part of a planning application.

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Action: The Council will not consider an application for planning permission for development within the Conservation Area unless it includes full, complete and comprehensive details of the proposal.

Action: The Council will expect that any application for planning permission for development within the Conservation Area to be supported by a Design and Access statement, which should incorporate a full analysis of the surrounding area.

Boundary Walls and Outbuildings

Boundary walls and ancillary structures such as outbuildings are also a key feature within the Oldfield Conservation Area. Therefore every opportunity should be made to encourage the retention or reinstatement of boundary walls and outbuildings.

Action: The Council will encourage the retention or reinstatement of boundary walls and outbuildings.

Monitoring and Review

The following actions need to be taken to ensure that this appraisal and management plan are accepted and acted upon:

- **Public Consultation:** The appraisal will be subject to a period of public consultation and views and opinions articulated as part of the process will be considered when preparing the final draft for Council adoption. Consultation process will include allowing for the documents to be accessed on the Council website, and from libraries and planning reception, hosting a public meeting, and providing hard copies on request. A letter advising of these arrangements will be delivered to all properties in the immediate area by mail shot.
- **Boundary review:** The Council will maintain the current boundary of the Conservation Area and continue to review it over time in accordance with Best Practice and guidance on the management of the historic environment produced by English Heritage.
- **Document review:** This document should be appraised every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

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- (i) A survey of the Conservation Area and its boundaries
- (ii) The production of a short report detailing the findings of the survey and proposed actions and amendments.
- (iii) Public consultation on the review findings, any proposed changes, and input into the final review.
- (iv) A management plan, including recommendation of possible enhancements.

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