

# WELLHOUSE

## CONSERVATION AREA APPRAISAL



# WELLHOUSE

## CONSERVATION AREA APPRAISAL

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### 1. INTRODUCTION

This report is an appraisal of the Wellhouse conservation area, which was designated on the 31st March 1981. This report has considered and approved the proposed boundary changes of the Wellhouse conservation area.

The Wellhouse Conservation Area (ID No. 50) is set high on the hillside overlooking Golcar and Linthwaite. It is a rural settlement consisting of 18th and 19th century weaver's cottages, which are juxtaposed with large, late 19th century houses, set in their own grounds at the southern boundary of the conservation area.

This appraisal seeks to define what is special about the Wellhouse 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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Wellhouse is designated as a conservation area due to its special architectural and historic interest, following the recent Wellhouse conservation area appraisal there has been a boundary extension to the East and South West of the existing boundary.

'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



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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 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 Wellhouse 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

Wellhouse is situated 4.4 miles to the South West of Huddersfield Town Centre and is located near the settlements of Linthwaite (1.6km), Slaithwaite (2.1km) and Golcar (1.8km). Manchester Road (A62) can be accessed from Lowestwood Lane and connects the Colne Valley with the cities of Manchester (47.7km) and Leeds (34.4km).



The Wellhouse conservation area is noted for its elevated topography and is situated approximately 250 m above sea level, (the valley below is approximately 125 m above sea level) and the descent is in an easterly direction. Within the conservation area is an area of Green Belt, and on the boundary is a Site of Scientific Interest and a Wildlife Corridor. These significantly contribute to the immediate setting of the conservation area.

Within Wellhouse are Upper and Lower Wellhouse, the views from both these areas are very dramatic and traverse the valleys across to Golcar and Linthwaite and the Peak District National Park above Marsden.

The location of Wellhouse can be attributed to water and the abundance of springs and wells. Wellhouse is located on the springline in the Colne Valley and the valley appears quite fertile and has been formed by the rivers including the River Colne, which still runs through the valley.

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The Wellhouse Community Trust have located, photographed and recorded seventeen wells in Wellhouse and the surrounding fields. Examples of these wells include at Upper Wellhouse, on The Green, Wellhouse Fields, in the garden of Lowestwood Lane, Hope Terrace and Hanging Royd. According to the Wells of Wellhouse leaflet many of the wells have dried up as a result of the opening of Scammonden Dam and the re-routing of surface water to the river in the 1950's.

Wellhouse is included in the 2005 Area Profile under the Golcar settlement, and in accordance with the 2001 Census the wider settlement had a population of 8,456.

### **2.2 Geology**

Wellhouse is located in the Colne Valley and lies in the Millstone Grit area of the Carboniferous geological series. It is a form of sandstone and sedimentary rock, naturally porous, and with the help of natural clays, is ideal for retaining water in the form of reservoirs. Local quarries, such as those to the west of Westwood House on the 1854 map, produced stone for 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 Wellhouse.



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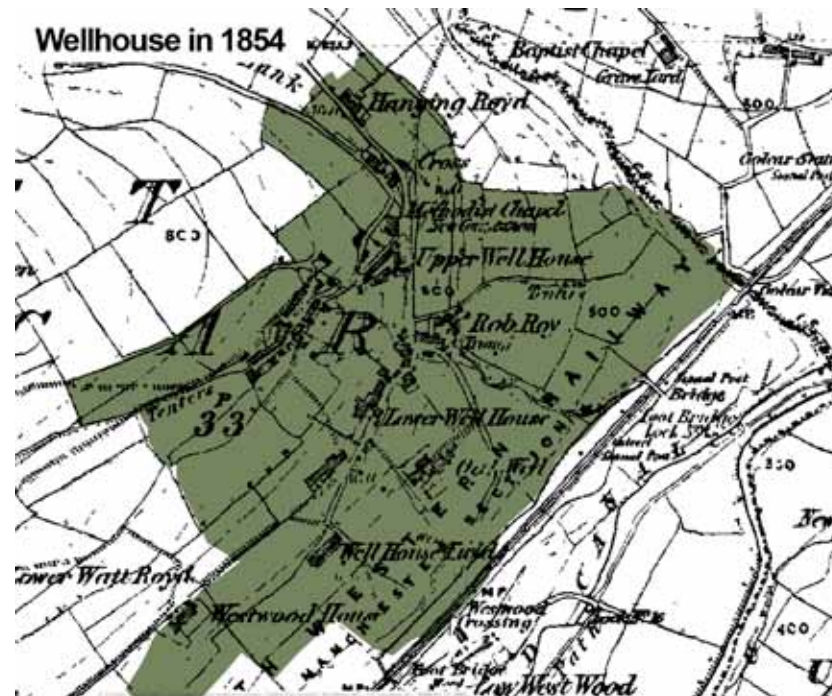
### 3. HISTORICAL ANALYSIS

#### 3.1 Origins, Development and Archaeology

There is no recorded archaeology within the Wellhouse conservation area and the nearest scheduled ancient monument is the Roman Camp at Cambodunum, Slack (ID 00158).

Wellhouse does not appear on the 1772 Jeffreys' map of Yorkshire, instead the name Westwood and Heath House are mentioned. The oldest building in Wellhouse can be dated to the late 17th century. By 1854 Wellhouse is established with a similar historic street pattern as exists today, the plan form runs in a linear, ribbon development pattern, along Lower Westwood Lane and Radcliffe Road. The plan form appears organic with scattered farmsteads and clusters of weavers' cottages along the hillside at Upper Wellhouse and Hanging Royd. A cross is identified at the corner of Share Hill and from here is a network of paths and tracks leading to Golcar below.

This development is evidence of the influence on the morphology and historical development of the textile industry at the time of the industrial revolution during the late 18th and 19th century. The wet climate and the naturally porous sedimentary rocks enabled the local population to harness the power of water in the production of woollen goods. Prior to the industrial revolution the inhabitants of Wellhouse would have subsidised their income with agriculture and domestic textile production.





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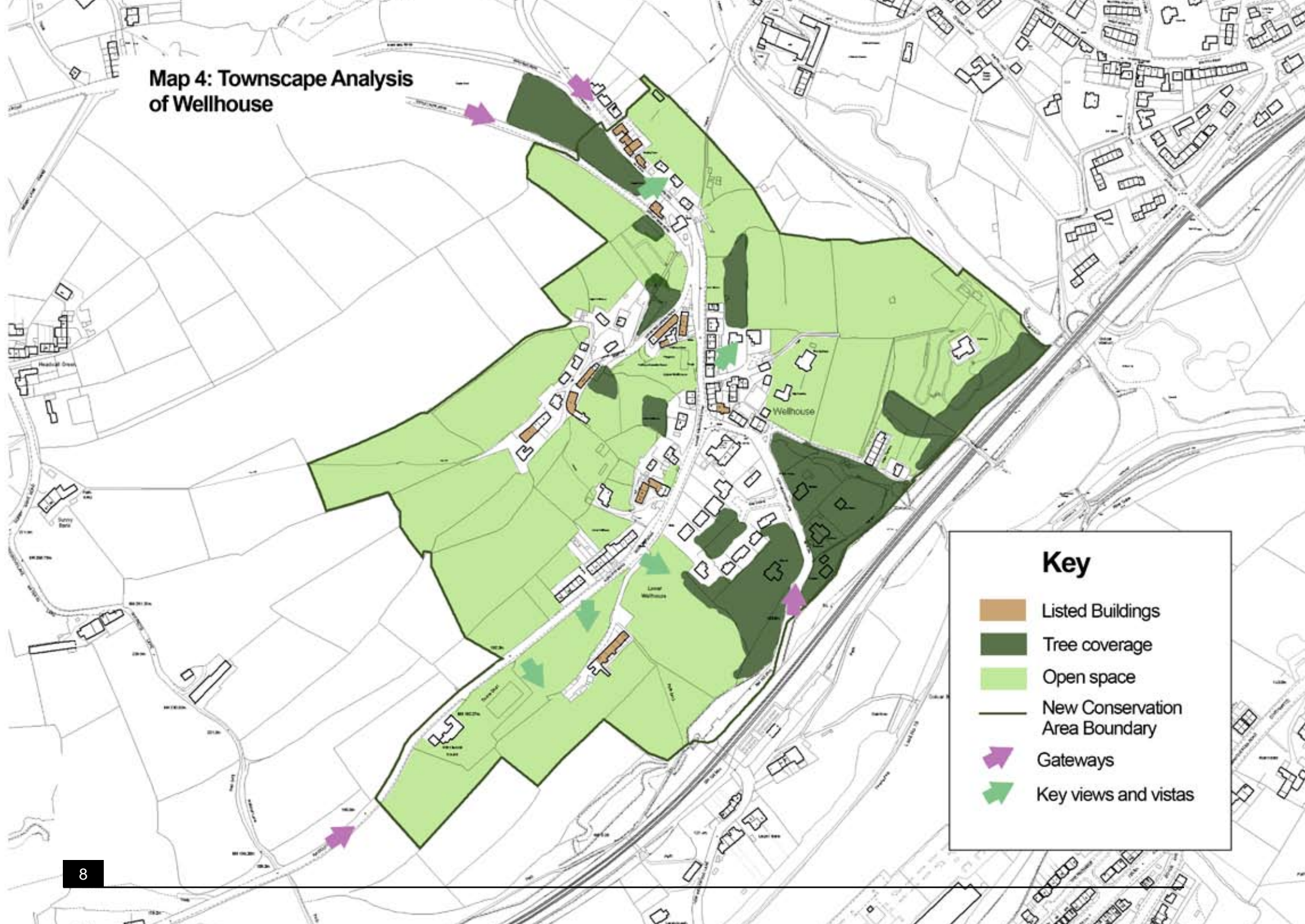
Although physically affected by the industrial revolution the topography and steep hillsides prevented large mills developing within Wellhouse, as had occurred in Slaithwaite and Huddersfield. This explains why the settlement of Wellhouse remained relatively small in scale. Mills local to Wellhouse included Lowestwood Mill (Titanic Mill), Albion Mill and Victoria Mill.

Transport links with Golcar improved in 1827 with the construction of Brook Lane and Share Hill (built as an unemployment relief measure). The canal and the railway had improved transportation and communication links further. By the mid 19th century the population in Wellhouse had grown to justify the construction of the New Connexion Methodist Church in 1843/44 and its enlargement in 1861. The old church school was opened in 1830 and situated close to the church. The church was demolished in 1967.

Later development concentrated on the southern parts of the conservation area. This included the Wellhouse Junior and Infant School (1881), The Liberal Club (1888), Rob Royd Terrace (1886), Hope Terrace, Glen Cottage (1890's) and 'The Rockeries' (20-30 Radcliffe Road) in 1911. During the latter half of the 19th and early 20th century larger neo-vernacular houses were constructed, carved out of the previously rural land, and set within their own wooded grounds. Such houses include Rob Royd, Oakfield, Oakwood and Oakwell, which has now been demolished.

During the inter war years Wellhouse was a thriving village with small businesses, shops, a church, school and social club. But through the latter half of the 20th century the village has experienced decline with the demolition of a number of key buildings and closure of important community buildings. During the late 20th century a number of private houses and a large cul-de-sac at Oak Drive have been constructed off Lowestwood Lane where the building line is considerably more uniform. A significant number of infill developments have also been constructed in the conservation area.

**Map 4: Townscape Analysis  
of Wellhouse**



**Key**

- Listed Buildings
- Tree coverage
- Open space
- New Conservation Area Boundary
- Gateways
- Key views and vistas

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### **3.2 Historic Patronage**

The Trustees of the New Connexion Methodist Church bought the land from Joseph Wood, Upper Wellhouse for £47. The occupations of the church trustees include farmers, joiners, cloth dressers and cloth manufacturers from around the local area. The majority of people living in Wellhouse would have been involved in the textile industry and agriculture since before the industrial revolution.

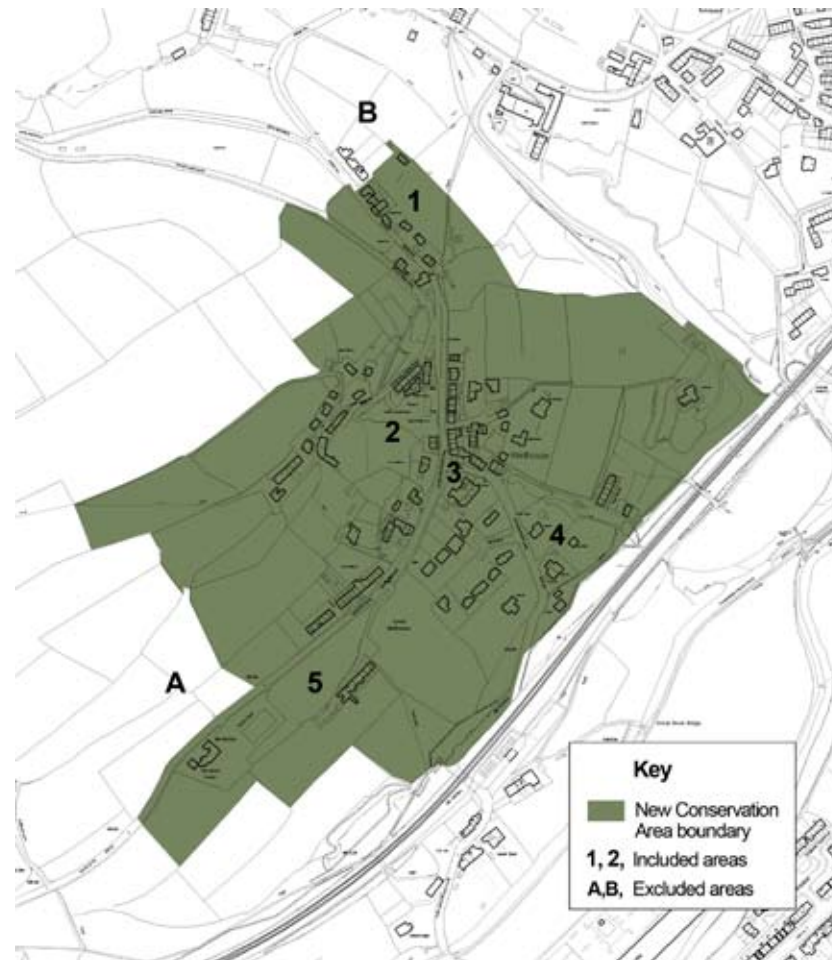
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### 4. CHARACTER ANALYSIS

The overall character of the Wellhouse conservation area is an early/mid 19th century hillside weaving settlement, which is predominantly residential within a rural setting. The construction material is natural local stone and this is used for vernacular buildings and boundary walls. The streetscape follows the topography of the land, and is extremely steep in areas, such as Lowestwood Lane. The clustered weavers' cottages tend to be situated on the higher ground in a close-knit arrangement of narrow lanes and streets and the larger neo-vernacular style houses are situated off Lowestwood Lane in their own grounds. In relative terms there is a considerable amount of 20th century development and modern infill.

There are a number of important access points into the settlement and a number of important views and vistas, and these are identified on the Townscape Appraisal Map. There are some areas of woodland, open spaces and groups of trees, and these add to the rural character of the conservation area. This includes the New Connexion Methodist Church graveyard, which



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appears isolated and inaccessible since the demolition of the church. The trees conceal the dwellings on Lowestwood Road and insulate against the noise of the vehicular traffic.

There is a framework of paths and footpaths within and leading away from the conservation area, connecting it with local areas. Upper Wellhouse and the area near Rob Royd are idyllic and secluded. The open space, which is a children's play area, on the main highway is an enhancement to the conservation area and should be appropriately maintained.

The demolition of the Methodist Church has left a large area of land to the north of the conservation area, which could be enhanced. The church would have provided a focus for the conservation area as it was situated in a high and prominent position. The nucleus of the village is the junction of Radcliffe Road, Lower Wellhouse Road and Lowestwood Lane, and the situation of the school is therefore important within this central position.

The rural backdrop of the enclosed agricultural field system marks the boundary of the conservation area and sufficiently frames the settlement.

### **4.1 Activities and Uses**

The predominant activity within the Wellhouse conservation area is residential although educational activity is substantial due to the central position of Wellhouse Junior and Infant School. Vehicular use within the settlement is quite dominant as the roads are well used by vehicles and there is a significant amount of on and off street parking along the main roads. There is agricultural activity within the conservation area and leisure facilities in the form of the Children's recreation area and the Wellhouse Village Club.



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### 5. THE BUILDINGS OF WELLHOUSE

#### 5.1 Introduction

The buildings of Wellhouse conservation area are varied in terms of age and architectural style. The dominant building style is the interesting examples of weavers' cottages, some with four storeys and back-to-back construction, and large houses, some with attached barns, are characteristic of this area. The varying heights of buildings within the area provide an interesting roofscape, which when observed from above is locally distinctive. The plot sizes of the weavers' cottages are fairly consistent throughout the conservation area.

The weavers' cottages are constructed either in rows of terraces or in clusters, where the gable ends sometimes abut the street. Where these buildings illustrate their functionality the later terracing of the 19th century at Rob Royd and Radcliffe Terrace does not. There is evidence of buildings being used as warehouses and for storage and there is evidence of openings where hoists may have been housed.

There are a number of listed buildings in the village, and these are briefly described below:

#### 5.2 Listed Buildings

There are several listed buildings in the Wellhouse conservation area, and these range from houses built from the 17th century to those of the 19th century. They are well dispersed within the conservation area but mainly occur on the north side of Radcliffe road and Lower Wellhouse Road. They are all listed grade II.

Many of the listed buildings are good examples of weavers' cottages of two and three storeys. The oldest listed building is recorded as number 8 Radcliffe Road (17th century) but number 6 Radcliffe Road incorporates a large lintel with a datestone of 1666. There is considerable alteration to number 8, possibly in the 18th and 19th century, which may have involved the removal of mullions to the first floor window.

Other listed buildings include Number 2-10 Copley Bank Road, and these are back-to-back weavers' cottages of three storeys. No 50-52 Upper Wellhouse are an example of weaver's cottages of 3 storeys and a basement, which is now an underdwelling.



6 Radcliffe Road



8 Radcliffe Road



2 - 10 Copley Road



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A characteristic of the weavers' cottage is the multiple windows on the first and second floors; their function was to generate enough light to enable handloom weaving, this may explain their orientation and height. Cloth production was separated from the residential part of the house on the ground floor. These buildings can be identified easily within the conservation area although some of the windows are now blocked up, such as at 76-78 Lower Wellhouse Lane.

Number 4 Radcliffe Road (c. 1840) is also listed and includes a door at the upper storeys. This was essentially used to provide a level through which materials were taken to and from the work floor. These doors tend to have been blocked but some remain in use.

Other listed vernacular buildings have aspects of architectural detailing such as a Venetian window at 104-106 Lower Wellhouse Road. A large number of listed buildings in the Wellhouse conservation area are listed as part of a group and therefore have Group Value.

The terrace of six cottages in Wellhouse Fields is also listed, and may have been constructed by a local farmer taking advantage of the demand for accommodation. The farmer may have built these cottages for textile workers or farm labourers, often building them onto farmhouses or converted farm buildings.

### 5.3 Key Unlisted buildings/Buildings of Merit

There are a number of buildings within the conservation area, which contribute to the townscape and overall character of the area and are buildings of merit. No appraisal can be completely comprehensive and any omission does not imply that a building has no interest. Many illustrate the later development of Wellhouse and date to the late 19th and early 20th century:

- 39 Lower Wellhouse Road – This building, despite a number of alterations, has some interesting vernacular details including kneelers, chamfer detailing and mullion windows.
- Wellhouse Junior and Infant School (1881) is an imposing and substantial stone building at the nucleus of the village. It has some interesting detail such as the continuous sill band, well-proportioned and symmetrical windows and an inscription and stone detailing in the shape of multiple arches. It has a stone boundary wall and incorporates original gatepiers and iron gates.



*Wellhouse Fields*



*Wellhouse Junior and Infant School*

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- Oakfield House on Lowestwood Road is a large building set in its own grounds. It has neo-vernacular details with kneelers built into the central pediment and detailed stone window surrounds. It has windows possibly dating from the Victorian period and includes interesting architectural details.
- 97 Low Westwood Road is also a large building with architectural integrity and well-proportioned windows and stone window surrounds.

### 5.3 Key Vistas/Views and focal points

The steep gradient of the Wellhouse conservation area allows dramatic vistas across the valley to Linthwaite, including the view of Lowestwood Mill (locally known as Titanic Mill) in the valley bottom. Radcliffe Road is an impressive vantage point of the escarpment within the Peak District National Park.

At the opposite side of the conservation area at the corner at Share Hill the view across the valley to the Golcar conservation area is also impressive. It mirrors the levelling and pronounced location of the weaver's cottages on the opposite hillside at Golcar. From this vantage point the spire of the Church of St John, is quite pronounced. The spatial relationship of buildings within the conservation area allows glimpses through to the landscape and buildings beyond.

#### Focal point

- The focal point within Wellhouse was the prominent location of the church on the hillside at Upper Wellhouse Road. However, the nucleus is now at the point of the road junction by the school opposite the local landmark of the large well beside the main road. The street leads off (to the east and west) towards a rural backdrop, and the road south is a steep descent towards the railway bridge and the southern boundary of the conservation area.



*View of Lowest Mill*



*View of Golcar Conservation Area*



*View from Share Hill*

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### 5.4 Focal Buildings include:

- The Wellhouse Junior and Infant School
- Westwood House, Radcliffe Road
- 97 Low Westwood Road
- 2-10 Copley Bank Road viewed from Share Hill
- 50-52 Upper Wellhouse Road



*View from Lower Wellhouse Road*

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### 6. BOUNDARY DEFINITION

#### 6.1 Gateways

Gateway views within the Wellhouse conservation area are located at the following positions:

- At the entrance to the conservation area at Share Hill. The road narrows to a pinch point and culminates in a detracted view before entering the settlement.
- At the corner of Westwood House on Radcliffe Road. The road winds around this corner where Westwood House awaits before entrance to the conservation area. Once around this corner the full effect of the topography and the hillside landscape can be appreciated.
- At the approach from the southern boundary of the conservation area up Lowestwood Lane.
- The approach along Copley Bank Road

#### 6.2 Included Areas

There are a number of included areas within the conservation area of different character and these are described below:

##### 1) Hanging Royd and Copley Bank Road

This sub area includes some of the most interesting buildings within the conservation area and is an important link with nearby settlements. The view from the dwellings is orientated towards the Golcar Conservation Area, which can be appreciated from this point. Hanging Royd is an early part of the settlement and may refer to the Norse meaning of Hanging Royd, a clearing in a forest on a steep bank.



*Share Hill Gateway*



*Copley Bank Road*



*Datestone at Hanging Royd*

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### 2) Upper Wellhouse

Includes a cluster of listed weavers cottages within a rural backdrop at the highest level of the conservation area. This is perhaps the most isolated and idyllic part of the conservation area and its seclusion and undisturbed virtues should be protected from the pressure of development. There is an important cluster of listed buildings on the approach to Upper Wellhouse, whose orientation faces towards the opposite valley ridge.

### 3) Junction at Lower Wellhouse Road

The buildings at this point illustrate the later 19th century development of the conservation area, and this is the busiest part of the settlement due to the road junction and school. The buildings on the main street have a coherent streetscape as they traverse towards Share Hill, and an alley to the right leads into an enclosed and private space.

### 4) Lowestwood Lane

The buildings here are in contrast to the building types in the other parts of the conservation area and represent the latest part of development. They are substantially larger and later in date and architectural style. The level of this area is distinctly lower than other parts of the conservation area and the orientation is downward towards the valley bottom.

### 5) Radcliffe Road

This sub area of the conservation area is the most rural and has a low density of housing. Development pressure could be significant in this area as the new development at Oak Drive is already impacting on the view from Radcliffe Road. This is a significant area due to the gateway view into the conservation area and the vistas across the valley.



*62 - 68 Upper Wellhouse*



*Looking east from the centre of the settlement*



*View from Radcliffe Road*

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### 6.3 PROPOSED BOUNDARY EXTENSION

Proposals to extend the existing conservation area boundary was carefully assessed, considered and approved by the Conservation and Design Department, this includes adding the following extensions:

#### **Westwood House**

A small extension to the south west of Wellhouse conservation area along Radcliffe Road to include the house and barn at Westwood House. This house is a large and imposing building and is present on the 1854 map and is identified by the original settlement name of Westwood. The house and barn have decorative detail and has a historical link to the buildings of Wellhouse.

#### **Rob Royd, Hope Terrace & Glen Cottage**

The inclusion of Hope Terrace, Glen Cottage and the estate of Rob Royd. Hope Terrace and Glen Cottage are important in terms of the historical development of Wellhouse and are one of the earliest examples of the shift from the clustered settlement in the north to development in the southern part of the conservation area. Rob Royd is an attractive villa of late 19th early 20th century and incorporates interesting architectural detail including stained glass and internal detailing. It is a substantial stone built house within a large estate and this setting should be preserved. This extension links with the boundary of the adjacent Golcar Conservation Area and would assist to preserve its setting. The railway line provides a natural boundary line to the south east of the conservation area.

### 6.4 EXCLUDED AREAS

- a. The boundary to the West consists of agricultural land within the Green Belt whereby policies in the Local Development Framework should preserve its contribution. This land is therefore outside of the historic built environment and is an effective cut off point but continues to enhance the setting of the conservation area.
- b. To the north are a number of buildings which possess a different character to the coherence of the conservation area including architectural detail and building materials; these should remain excluded from the conservation area.



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### 7. URBAN GRAIN, PUBLIC REALM AND STREET FURNITURE

The urban grain of Wellhouse is distinguished by the use of natural stone for buildings and walls, kerb stones, troughs, cobbles and steps. Historically the main roads and pavements would have been paved with York stones, setts and cobbles, with less important alleys in simple rammed earth and crushed stone dressing. There are few examples remaining and most of the roads and pavements are surfaced with tarmac. However, there are some good examples of traditional streetscape and these include:

- The boundary walls, York paving stones and stone steps at Rob Royd terrace and Lower Wellhouse Road
- Stone setts and Kerb stones on the corner at Wellhouse Junior and Infant School
- Stone setts at the base of the boundary wall running down Lowestwood Lane.
- Stone setts at Upper Wellhouse

There are items of notable historic street features and street furniture which add character to the conservation area including:

- Well trodden set of steps leading from Radcliffe Road to Upper Wellhouse
- Stone trough opposite the school on Lower Wellhouse Road
- Composite arrangement of troughs on Lower Wellhouse Road
- Wall mounted post box in 'pillar-box red'.
- An iconic telephone kiosk (a K6 and in need of maintenance)
- Gateposts and associated ironwork to the former New Connexion Methodist Church on Upper Wellhouse Road
- Footpath entrance gateposts and steps from Lowestwood Road

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



*Traditional stone setts*



*Trough opposite school*



*Post Box*

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

The built structures tend to be residential dwellings and converted farm buildings. Building materials are exclusively of millstone grit and hammer dressed coursed stone with stone slate roofs. The stone has a traditional millstone grit rough textured finish and appearance. The buildings are generally domestic in scale, just two, three and occasionally four storeys high. The building line varies, as there are instances of terracing, small clusters, large individual buildings and new housing estates with a uniform building line.

There are a number of vernacular details and reoccurring architectural details, which are generally respected and included in the new developments, these include:

- Low pitched roofs and hipped roofs
- Kneelers and large quoin stones
- Multiple mullion windows in a continual line with stone window surrounds (occasionally painted white)
- Blocked taking-in doors
- Venetian windows
- Ventilation holes such as at the barn at Westwood House
- Staircase windows such as at Westwood House
- Hoist openings such as at The Little Cloth Warehouse
- Coping stone roof details



*Venetian Window*



*Hoist Opening*

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### 9. OPEN SPACES AND TREE COVERAGE

Woodland, trees, open spaces and landscape play an important role in the character of the Wellhouse Conservation Area. There is a wooded area at Copley Bank, which provides a pleasant approach to the conservation area. In addition an attractive woodland setting shelters Rob Royd, Oakfield and the site of Oakwell. An attractive wooded area follows the path of the stream adjacent to Hope Terrace. The woodland area at Upper Wellhouse, which demarcates the footprint of the New Connexion Church, is serene but the area has become overgrown and a landscape management plan is required.

Trees are an invaluable aspect of the setting, character and appearance of the conservation area. Due to the fact that the built environment and street layout has remained undisturbed for a significant period, mature trees have integrated within the paths and roofscape. These provide both ecological and aesthetic benefits and also shelter open spaces from the elements.

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 central green area where the children's play area is situated is in good condition and contributes well; also there are a number of well-tended gardens and lawn areas throughout the conservation area.

There are a number of open spaces within the public realm, which provides continuity to the building line and connectivity to the areas within the conservation area. However, there is a significant space leak at the site of the bus shelter, and despite an attempt at soft landscaping this area needs attention. A traditional surface material should be considered for this area as part of a wider strategy for surface materials in the conservation area.



*Children's play area*



*Manicured lawns*



*Space leak adjacent to bus shelter*

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### 10. AREAS OF RISK

#### 10.1 Buildings At Risk

Most of the buildings in Wellhouse are in good condition. A number of buildings and signs have been targeted and defaced by graffiti, this should be removed and the signage should be replaced. There is the old Co-operative building, until recently it has been a small engineering works in the center of the conservation area, which has boarding on the windows. Although this detracts from the overall condition of the conservation area it is not a significant issue and it is hoped a sustainable new use will be found soon.



*Graffiti at Wellhouse Village Club*



*The old Co- Operative building*

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### 11. NEGATIVE FACTORS

Within this attractive area, there appear to be notable 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, brown stained window frames, uPVC windows, inappropriately designed windows, large aerals and rooflights which do not enhance the area and will contribute to a loss of the architectural integrity.

Another negative factor, which is quite pronounced, is the amount of on street parking. The area along Radcliffe Road has a stream of parked cars, which makes it difficult to drive through the settlement safely. In response traffic calming has taken the form of large white painted lettering at major gateways and access points, which can be detractive within the conservation area.

The graveyard is significant as it connects with the historical past of the conservation area and should therefore be afforded maintenance and enhancement. The areas surrounding the remaining boundary walls of the church appear in a state of disrepair and should be included in the improvement scheme to tidy up the area. It is hoped that the Wellhouse Community Trust may create a small natural park in the graveyard and improve access into the area, which includes graves for servicemen from both World Wars, and this should be encouraged.



*On street parking*



*Walls and area on Lower Wellhouse Road*

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## CONSERVATION AREA APPRAISAL

### **12. ECONOMIC NEED**

There are no commercial interests in Wellhouse 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 built environment through incremental improvements, such as the replacement of unsympathetic windows and removal of street clutter, 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.

In Wellhouse, particularly Lower Wellhouse there is significant development pressure and consideration should be provided as to the impact further development would have on the plan form and character of the area. New buildings, extensions and alterations should respect the height, plot size, massing, materials and details of the existing vernacular buildings and infill developments should be limited. Further information on the design of the built environment in conservation areas can be found in the Local Development Framework.



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## CONSERVATION AREA APPRAISAL

### **14. PUBLIC INVOLVEMENT**

This appraisal seeks to explain what is important and precious about the Wellhouse 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.

#### **14.1 Feedback From The Public Consultation**

The public consultation process involved a mailing, sent to Wellhouse 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 on Saturday 10th February and a public meeting on Monday 12th February 2007.

130 leaflets have been distributed to residents of Wellhouse and its immediate environs and 20 questionnaires were returned, which is a 15% return rate. Of the reply's received 75% were in favour of the proposed extension and a further 10% suggested additional boundary extensions.

The public meeting was held on the 12th February 2007. There was no consensus about the proposed boundary extensions, some residents had objections and could see little benefit to their inclusion in the proposed boundary. Other members of the public, such as the residents at Hope Terrace, were decidedly more positive about the proposals.

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### **15 CONCLUSION**

Wellhouse retains the special architectural and historic interest as identified from the initial designation in 1981; there is some scope for enhancement, especially in terms of improvement to the streetscape, public realm and traffic issues. The appraisal of Wellhouse conservation area within this document has formed the basis of an effective management plan.

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### APPENDIX 1: LISTED STRUCTURES IN WELLHOUSE

#### **CV 2/122      2-10 Copley Bank Road, Golcar (Grade II)**

Early to mid C19. Back to back group. Hammer dressed stone (part rendered). Pitched stone slate roof. Coped gable. Stone brackets. 3 storeys (ground and first floors back to earth). North east elevation has: ground floor; central doorway with stone surrounds and tie-stones. Two 3-light stone mullioned windows with continuous sill and head. First floor; one 3-light stone mullioned window; one 5-light stone mullioned window. Second floor; one 3-light stone mullioned window; one 5-light stone mullioned window. North west gable has: first floor; one 2-light stone mullioned window. Second floor; one 3-light stone mullioned window. Attic; one 2-light stone mullioned window. South west elevation; second floor; three entrances with stone surround and tie-stones (one part blocked). One 2-light stone mullioned window; one single light (blocked).

#### **CV 2/267      76 and 78 Lower Wellhouse Road, Golcar (Grade II)**

Late C18 to early C19. Two houses. Hammer dressed stone. Large quoins to east elevation. Pitched stone slate roof. Coped gables onto moulded footstones. 3 ashlar stacks. 2 storeys (ground floor back to earth). East elevation has: Ground floor; Entrance with stone surround. One 5-light stone mullioned windows; three 4-light stone mullioned windows. First floor; Two 4-light stone mullioned windows; Two 3- light stone mullioned windows (one has one light blocked). West elevation has: Two entrances with stone surrounds (one part blocked. North gable has: Ground floor; Small lean-to extension. First floor; One 3-light stone mullioned window (each side light blocked). Attic; Two single lights with stone surrounds (blocked).

#### **CV 2/271      65 Low Westwood Lane, Wellhouse, (Grade II)**

Mid C19. House, part of row. Hammer dressed stone. Pitched stone slate roof. Coped to east. 2 storeys and basement. South elevation: Basement; Large doorway with stone surround and tie-stones. One 2-light stone mullioned window. Ground floor; Central doorway with modern porch. Two former 3-light stone mullioned windows (mullions removed). First floor; Two 6-light stone mullioned windows, continuous sill band. Casements have rounded heads. North elevation: Later extensions.

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### **CV 2/374 2-6 Radcliffe Road, Lower Wellhouse, Golcar (Grade II)**

GV II c. 1840. 3 identical terraced houses, part of row. Hammer dressed stone. Pitched stone slate roof. Stone brackets to gutter. 2 storeys. South elevation: each dwelling: Ground floor: entrance with stone surrounds and tie-stones; one 4-light stone mullioned window. First floor: one 7-light stone mullioned window. No 6: has large reset millstone grit lintel with date (1666).

### **CV 2/375 8 Radcliffe Road, Lower Wellhouse, Golcar (Grade II)**

GV II C17/C18. Altered. Part of row. Thinly coursed hammer dressed stone. Quoins. Pitched stone slate roof. 2 storeys. South elevation has: Ground floor: entrance with stone surrounds. Continuous drip mouldings over doorway and window. Former 5-light stone mullioned window (all mullions removed), surrounds are chamfered with tie-stones, recent centre mullion. First floor: one 8-light stone mullioned window, 4 of which have semicircular arched heads with decorative rounded motif in spandrels. Surrounds are chamfered. 4 lights are of later date.

### **CV 2/381 88 Radcliffe Road, Lower Wellhouse, Golcar (Grade II)**

GV II Early to mid C19. Weavers cottage. Hammer dressed stone. Pitched stone slate roof (bitumenised). 2 storeys. West elevation has: Ground floor: one 6-light stone mullioned window. First floor: former 8-light stone mullioned window (alternate mullions removed). Included for group value.

### **CV 2/383 98 and 100 Radcliffe Road, Lower Wellhouse, Golcar (Grade II)**

GV II Early to mid C19. 2 weavers houses, part of group. Doorway to No 98 part of original C17 or C18 building. Hammer dressed stone. Pitched stone slate roof (No 98 bitumen covered). Stone brackets to gutter. 3 storeys. West elevation has: Ground floor: central doorway to No 100 with stone surrounds. Two 3-light stone mullion windows, each with one mullion removed. Part of No 98 breaks forward and is part of original C17 or C18 building, with heavily coursed stone. Entrance has large millstone grit lintel and quoins with very low arch and chamfered reveals. Datestone in lintel with inscription 'H.E.M. 1.98'. Former drip moulding on north side. First floor: one former 8-light stone mullioned window (central light blocked; several mullions missing). Second floor: one 12-light stone mullioned window. South gable has water tabling over No 96. North gable (No 100): First floor: one 2-light stone mullioned window. Second floor: large entrance with stone surround and stone bridge. East elevation has: one 2-light stone mullioned window to each floor.



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### **CV 2/384 102 Radcliffe Road, Lower Wellhouse, Golcar (Grade II)**

GV II Mid C19. Pair of weavers houses, part of group. Hammer dressed stone. Pitched stone slate roof. Coped gables. Moulded stone brackets. 3 stacks (one ashlar with string course). 3 storeys. South elevation: Ground floor: two central entrances with stone surrounds and tie-stones (with large common jamb). One 3-light stone mullioned window. Single light. First floor: two 3-light stone mullioned windows. Second floor: two 3-light stone mullioned windows. North elevation: Ground floor: back to earth. First floor: entrance with stone surround and tie-stones. One 4-light stone mullioned window. Second floor: one former 3-light stone mullioned window now entrance and single light with later open stair to doorway. One 3-light stone mullioned window. West gable: former loading door (blocked). Included for group value.

### **CV 2/385 104 and 106 Radcliffe Road, Lower Wellhouse, Golcar (Grade II)**

GV II Early to mid C19. Terraced pair of houses, part of group. Hammer dressed stone. Quoins to north. Pitched stone slate roof. Coped gable to west. Stone brackets to gutter. Central stack. 3 storeys. South elevation has: Ground floor: two entrances with stone surrounds; two 3-light stone mullioned windows (one with 1 mullion removed). First floor: four 2-light stone mullioned windows (one with mullion removed). West gable has: First floor: one single light. Second floor: Venetian window. North elevation has: Ground floor: back to earth. All windows have pronounced sills. First floor: entrance with stone surrounds and adjoining single light with large wooden lintel over (possible former larger opening); three 2-light stone mullioned windows.

### **CV 2/423 1 and 3 Share Hill Road, Upper Wellhouse, Golcar (Grade II)**

II Early to mid C19. Back to back houses. Hammer dressed stone (part rendered). Pitched stone slate roof. Coped gables. Stone brackets. 2 storeys. No 1 South west elevation has: ground floor; entrance with stone surrounds. One 4-light stone mullioned window. First floor; one 6-light stone mullioned No 3 North east elevation has: ground floor; entrance with stone surrounds. One 4-light stone mullioned window. First floor; one 6-light stone mullioned window. North west gable has: first floor; former 7-light stone mullioned window (3 lights blocked). South east gable (rendered) has: Attic; one 3-light stone mullioned window. Water tabling over former adjoining buildings.

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### **CV 2/424 9 Share Hill Road, Upper Wellhouse, Golcar (Grade II)**

GV II Datestone 1849. House, part of group. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets on string course. 2 storeys. South east elevation has: ground floor; central doorway with stone surrounds. Two 2-light stone mullioned windows. First floor; two 3-light stone mullioned windows, one 4-light stone mullioned window (continuous sill to both windows). Datestone to first floor; stone plaque with inscription B T & M 1849.

### **CV 2/425 11 Share Hill Road, Upper Wellhouse, Golcar (Grade II)**

GV II Mid C19. House, part of group. Hammer dressed stone. Pitched stone slate roof. Coped gable to SW. Stone brackets. 2 storeys. South east elevation has: ground floor; entrance with stone surrounds. One 3-light stone mullioned window. First floor; one 5-light stone mullioned window (continuous sill band). North west elevation has: ground floor; one 2-light stone mullioned window (1 light blocked). First floor; one 3-light stone mullioned window (1 light blocked). South west gable; has one 2-light stone mullioned window (1 light blocked).

### **CV 2/487 46 Upper Wellhouse, Golcar (Grade II)**

Early to mid C19. Excellent Weavers cottage. Hammer dressed stone. Pitched stone slate roof. Coped gable. Stone brackets. 3 storeys. South East elevation: All lights have rounded heads. Ground floor; New central entrance with stone surrounds and tie-stones. One 4-light stone mullioned window. One 6-light stone mullioned window. First floor; One 4-light stone mullioned window. One 7-light stone mullioned window. (2 mullions removed). Second floor; One 15-light stone mullioned window. North West elevation: Ground floor; One 3-light stone mullioned window. First floor; Entrance with stone surrounds and tie-stones. One 3-light stone mullioned window (1 mullion removed). Second floor; Former entrance with stone surrounds and tie-stones (part blocked).

### **CV 2/488 50 and 52 Upper Wellhouse, Golcar (Grade II)**

GV II Early to mid C19. Two excellent weavers houses. Hammer dressed stone. Pitched stone slate roof. Coped gable to south west on moulded footstones. 3 storeys and basement. South East elevation: Basement; Entrance with stone surrounds. Three 2-light stone mullioned windows (1 mullion removed). Ground floor; Entrance with stone surround and tie-stones. Two 5-light stone mullioned windows. One

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2-light stone mullioned window. One single light. First floor; One 3-light stone mullioned window. One 8-light stone mullioned window. One 2-light stone mullioned window. One 7-light stone mullioned window. Second floor; One 17-light stone mullioned window. One 2-light stone mullioned window. One 6-light stone mullioned window. North West elevation: Ground floor; Back to earth. First floor; Three entrances with stone surrounds and tie-stones (1 blocked). One later entrance. Second floor; One 2-light stone mullioned window. South West elevation: Ground floor; Entrance with stone surrounds and tie-stones. One 2-light stone mullioned window. (blocked). First floor; One 2-light stone mullioned window (mullion removed). one 2- light stone mullioned window (mullion removed and blocked). Second floor; One 3-light stone mullioned window (blocked).

### **CV 2/489      56 Upper Wellhouse, Golcar (Grade II)**

GV Early C18 (1720 according to deeds). Hammer dressed stone. Quoins. Pronounced plinth. Pitched stone slate roof. Coped gable to north. 2 storeys. East Elevation has: Ground floor; Entrance (part blocked) with large millstone grit lintel, stone surrounds and tie-stones. One 3-light stone mullioned windows; one 5-light stone mullioned window (both windows are double chamfered with tie-stones under lintels and have millstone grit surrounds). First floor; Three 3-light stone mullioned windows (recessed and chamfered). West Elevation has: Various altered windows.

### **CV 2/490      62-68 (even) Upper Wellhouse, Golcar (Grade II)**

GV II Early to mid C19. Terrace of different builds. Hammer dressed stone. Pitched stone slate roof. Coped gables. Moulded footstones. 3 storeys and 2 storeys. South East elevation: No.62: Ground floor; Entrance with stone surround. One 6-light stone mullioned window. First floor; Two 3-light stone mullioned windows. Second floor; One 8-light stone mullioned window. No.64: Ground floor; Central entrance with stone surround and tie-stones. One 4-light stone mullioned window (2 mullions removed) (double lintel). One 3-light stone mullioned window (1 mullion removed). First floor; Three 3-light stone mullioned windows. No.66: Ground floor; Entrance with stone surround and tie-stones. One 6-light stone mullioned window. First floor; Two 3-light stone mullioned windows. No.68: Ground floor; Central doorway with stone surrounds and tie- stones. One 5-light stone mullioned window. One 3-light stone mullioned window. First floor; Two 3-light stone mullioned windows. One 5-light stone mullioned window. North West elevation: No.62: Ground floor; Back to earth. First floor; One 3-light stone mullioned window. (Blocked). Second floor; One 2-light stone mullioned window. No.64: Ground floor; Back to earth. First floor; One former 3-

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light stone mullioned window (part blocked to form small light). No.66: Ground floor; Entrance with stone surround and tie-stones. Back to earth. First floor; Two 3-light stone mullioned windows (blocked). No.68: Very small single light. North East gable (rendered): Ground floor; Later single light. First floor; One 3-light stone mullioned window. South West gable: Single light to attic (blocked). One 4-light stone mullioned window (blocked). Ground floor; Lean-to extension of later date.

### **CV 2/491      70 and 72 Wellhouse Green, Upper Wellhouse, Golcar (Grade II)**

GV II Early to mid C19. Handed pair of weavers houses. Hammer dressed stone. Pitched stone slate roof. Large central stack. Water tabling. 2 storeys (ground floor back to earth). Nos. 70 and 72 South elevation has: Ground floor; Two entrances with stone surrounds and tie-stones. Two 3-light stone mullioned windows. First floor; Two 5-light stone mullioned windows.

### **CV 5/390      5-15 Wellhouse Fields (Odd) (Grade II)**

Mid C19. Terrace of 6 cottages. Hammer dressed stone. Plinth. Continuous sill band to both floors (pronounced to first floor). Pitched stone slate roof (No 13 bitumen covered). Coped gable to south east. 6 stacks. Stone brackets on string course. 2 storeys. South east elevation: Ground floor; six entrances with stone surrounds and tie-stones. Two 3-light stone mullioned windows. Four 4-light stone mullioned windows (one has 2 mullions removed). One 5-light stone mullioned windows. First floor; one 11-light stone mullioned window (4 lights blocked to form two 2-light and one 3-light windows). Three 6-light stone mullioned windows. One 7-light stone mullioned window. One 8-light stone mullioned window. North west elevation: Ground floor; one entrance and various single lights with stone surrounds. First floor; one 6-light stone mullioned window. One 5-light stone mullioned window. Two 3-light stone mullioned windows. Two 2-light stone mullioned windows. Two single lights.

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### APPENDIX 2: UNITARY DEVELOPMENT PLAN POLICIES

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

1. Creates or retains a sense of local identity;
2. Is visually attractive;
3. Promotes safety, including crime prevention and reduction of hazards to highway users;
4. Promotes a healthy environment, including space and landscaping about buildings and avoidance of exposure to excessive noise or pollution;
5. 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.

BE2: New development should be designed so that:

1. It is in keeping with any surrounding development in respect of design, materials, scale, density, layout, building height or mass;
2. The topography of the site (particularly changes in level) is taken into account;
3. Satisfactory access to existing highways can be achieved; and
4. Existing and proposed landscape features (including trees) are incorporated as an integral part of the Proposal.

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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.

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:

1. In areas within which stone has been the predominant material of construction;
2. Within conservation areas; and
3. 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.



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

Materials of construction;

1. Window openings;
2. Roof styles; and
3. Architectural detailing.

Extensions to dwellings in conservation areas, or dwellings which are listed as being of architectural or historic interest should, where the proposals already comply with policy be3 or be5, be designed so that the intrinsic value of the host building and its surroundings is retained and the original building remains the dominant element.

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

1. Is to the front or main elevation of the premises and is relatively small in scale;
2. is to the rear and does not exceed 3.0m in overall projection; or
3. Does not result in an undesirable terracing effect being established in relation to adjoining dwellings.

BE15 Dormer extensions to the front or main elevations of dwellings will normally be permitted provided that:

1. The original roof form and covering remains the predominant feature;
2. The extension does not exceed more than 50% of the width of the original roof, and is centrally placed;
3. When measured in the vertical plane a distance of 1.0m approximately is achieved between the gutter line of the dwelling and the base of the front wall of the dormer and 0.5m approximately is achieved between the ridge of the dwelling and the junction of the dormer; and

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4. The extension does not project above the ridge of the dwelling or (in the case of a hipped roof) beyond the slope of each change in roof direction, unless the roof is redesigned to eliminate any resultant box effect.

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### MANAGEMENT PLAN

#### Preservation

This section sets out a possible management plan for the Wellhouse 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)

#### Built Environment

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. There are a number of buildings, within clusters or individual grounds, which form part of the historic settlement patterns and development of Wellhouse, some dating from the 17th century. As a consequence of this the area is sensitive to change. In addition, there has been considerable development pressure, especially in Lowestwood Lane; further infill development should be presumed against, or carefully considered.

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.

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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. Extensions at the side or rear are generally to be preferred, except where these elevations have also been carefully designed or are open to public view. Extensions should be subordinate to the building to which they are attached, should use similar or complimentary materials, and should reflect or compliment its style and appearance.

The council will expect any proposal for a development within the conservation area to be supported by a Design and Access Statement which should include a full analysis of the surrounding area. Proposals should respond to the surrounding development in terms of scale, height, massing, alignment and materials. All proposals should enhance the character and appearance of the conservation area.

### **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 the authority an opportunity to make a tree preservation order.

Over half of the returned questionnaires considered trees and open spaces to be important within the conservation area in Wellhouse. 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 and the Green. The surrounding agricultural fields are 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. Policies, which affect

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the Green Belt, Areas of High Landscape Value and Sites of Special Scientific Interest, should provide additional protection to the Wellhouse Conservation Area.

In addition, an enhancement scheme should be considered for the long-term maintenance of the graveyard in Wellhouse. This should encourage access and incorporate seating to encourage people to use this area. Consideration should also be given to the improvement of the space on Radcliffe Road at the side of the bus stop. Conservation and Design should consult with the Highways Department to consider an enhancement programme.

### **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 Wellhouse Conservation Area the implications and responsibilities of living in a conservation area.

### **Article 4 Directions**

The feedback from the consultation suggests the possible introduction of an Article 4 (2) Direction in the Wellhouse Conservation Area. 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 Wellhouse conservation area, with a detailed assessment of what impact any current permitted development may have upon the character and appearance.

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### **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 highways or statutory authorities undertake any work. 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 and bridleways should be agreed in association with Highways Department and Conservation & Design. This should include removal of litter and detritus, which collects at the kerb edges. The bus stop is out of character with the conservation area and should be replaced in a more appropriate material at the next opportunity.

### **Gate Piers and Boundary Walls**

Gate piers and boundary walls are also features of the conservation area. Therefore every opportunity should be made to provide or restore walls and/or hedges to property boundaries. It is recommended that the council produce a design guide for boundary walls and fences in the conservation area.

### **Signage**

Feedback from the questionnaire identified the clutter of signage as a problem within the conservation area. Some signage has been targeted by vandals and requires replacement. Audits of existing assets in the public realm, including nameplates, should be completed in conjunction with the Highways Department 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. This should identify traffic calming measures, consider on street parking and identify methods of excluding heavy goods traffic travelling through the village.