



Lumbutts & Mankinholes Conservation Area Character Appraisal

April 2008

Contents

1. INTRODUCTION

- What is a Conservation Area?
- What is a Conservation Area Appraisal?
- Conservation Area Boundary

2. HISTORIC DEVELOPMENT OF LUMBUTTS AND MANKINHOLES

- Origins
- Mediaeval Times
- Packhorse Routes
- Early Textile Manufacturing
- Non-Conformism in Mankinholes
- Early Roads and the Canal
- The Industrial Revolution in Lumbutts

3. ASSESSMENT OF SPECIAL INTEREST

- Location, geology and landscape setting
- Built appearance
 - building materials
 - public realm
 - local architectural details
 - building heights and landmarks
 - views, vistas and panoramas

4. CHARACTER AREAS WITHIN THE CONSERVATION AREA

- Lumbutts Village
- Mankinholes Village
- Open Areas Between and Outside the Villages

5. CONSERVATION AREA BOUNDARY REVIEW

6. COMMUNITY INVOLVEMENT

7. REFERENCES

- Bibliography and web sites

APPENDICES

- A. Planning Policy Framework - legislation and the local plan
- B. Additional Controls in Conservation Areas
- C. Management plan / guidance

Plan of Lumbutts and Mankinholes Conservation Area

1. INTRODUCTION

What is a Conservation Area?

A conservation area is defined in the legislation as 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).

Our heritage and our sense of place are closely linked to the communities where we live and work. Conservation areas were introduced in order to help protect this sense of place. Without controls over alterations and development, the character of these places will be likely to alter unacceptably over time. Conservation areas provide the basis for local planning policies which aim to preserve or enhance such areas, and enable control over demolition of buildings and over some changes to existing properties, so helping to safeguard the historic and architectural character and quality of places and neighbourhoods.

It is important to remember that the character and appearance of a conservation area is not only defined by its buildings but also by the spaces between buildings, its trees and open areas, and the activities which take place there.

(See Appendix A for further details on the legislative framework in relation to conservation areas, and Appendix B for details of what conservation area designation means).

What is a Conservation Area Appraisal?

This Conservation Area Appraisal defines and records what makes Lumbutts and Mankinholes Conservation Area an "area of special architectural or historic interest". It will help to provide a better understanding of the physical development of the villages and what makes the area special. It will inform local plan policies and guide development control decisions in relation to applications for planning permission and conservation area consent. It will in turn help to reduce uncertainty for those considering investment or development in the area. The Appraisal will also guide the enhancement of the appearance of the area by providing the basis for improvement and sustainable decisions about the future of the Conservation Area through the development of management proposals - these are set out in the accompanying Appendix C.

The Conservation Area Boundary

The Lumbutts and Mankinholes Conservation Area was designated on 3rd December 1980. It includes the two separate settlements together with the open areas between and around the villages. This character appraisal includes a brief review of the boundary of the Conservation Area and will consider whether any changes to this should be made.

2. HISTORIC DEVELOPMENT OF LUMBUTTS AND MANKINHOLES

Origins

The surname “Mankin” is found in parish records of the township of Langfield, and the parish of Halifax. The name ‘mankin’ is believed to have Celtic origins, meaning ‘head of a group’ or ‘headman’. In the Oxford Old English Dictionary, where the first known uses of the word are recorded, a ‘mankin’ was a ‘fierce wild man’. There are a number of theories as to the origins of the unusual name of Mankinholes. One is that the name identifies an area of caverns not uncommon in the Pennines, where the “mankin holes” appear to have been made or inhabited by mankins now gone, leaving deep pits or openings descending to connected caverns in the ground. An alternative view is that the name means ‘Mancan’s Hollow’, Mancan being an Irish name and suggesting Irish-Viking settlers.

Although people have probably lived in Mankinholes from pre-historic times, one of the earliest specific references is found in the record of a Court held at Wakefield in 1225. Several cases dealing with agricultural offences at this time show that Mankinholes was an established agricultural community. Mankinholes developed as a linear group of farmsteads along the village street, with houses and barns packed tightly together on either side for protection against the weather.



Mediaeval Times

From Norman times to the middle of the fourteenth century, peasant farmers extended cultivation on the slopes of the Pennine foothills. The stewards of the Manor of Wakefield encouraged their tenants to bring new land into cultivation through ‘enclosure’ because of the extra rents that this brought. The small-scale patchwork pattern of farmsteads and field boundaries that was established at this time is largely preserved in the present landscape. Most of the timber farmhouses and outbuildings have been replaced in stone, and dry stone walls now follow the lines of the original ditches and hedges.



The Black Death arrived in Yorkshire in the spring of 1349 and while it stopped further expansion of population and settlements into the Pennine valleys, it enabled new tenants to take up holdings at attractive rates, giving opportunities for families to improve their standard of living and for the wealthier peasants to buy up more property and found dynasties of yeomen and minor gentlemen. (Yeoman is a description of social status, denoting the rank immediately below that of 'gentleman').

Packhorse Routes

The old packhorse route, which for centuries took the local traffic between Todmorden and Halifax, went along Long Causeway through Lumbutts and to the south of Mankinholes. It is possible that these tracks originated as prehistoric man pioneered routes over the hills, and in medieval times a network of trade routes developed carrying the materials of the textile trade to and from sheep farmers, manufacturers and markets. The nature of the land meant that packhorses were the only practical means of moving goods for the best part of 500 years. There were no valley roads as such until the mid-1700's when the turnpikes arrived and at that time the valley bottoms were mostly covered in dense swampy forests and therefore only crossed when absolutely necessary - all other movement was done via the hill tracks. The packhorse trails criss-crossed the higher ground. They were narrow, winding and rough, climbing the heights and down again over the shoulders of the hills.



Early Textile Manufacturing

During the reign of Elizabeth I the population of England recovered from its long decline to a level that had not been reached since 1300. Around the Upper Calder Valley, farmers concentrated on both livestock and textiles to provide a sufficient livelihood and the area became one of the wonders of the Tudor age, when contemporaries were astonished that so much wealth could be generated in such apparently bleak countryside.

The small size of many Pennine farms came about not only from piecemeal intaking of new land, but through an inheritance custom known as 'partible heritage'. In the Upper Calder Valley the usual practice was to divide farms between sons and to give daughters a lump sum or an annuity. Many of the smallest farms were rented by sub-tenants. Smallholders were dependent on their common rights to pasture animals on the wastes and sought to add to their meagre incomes by weaving, leading to an increasing tendency for men to be described as clothier rather than husbandman.

Following the decline of the great medieval lordships and the break-up of the monastic estates, James I tried to raise money by offering the tenants of the Manor of Wakefield the chance to become freeholders. This led to the unique conditions in the Upper Calder Valley that allowed a thriving dual economy and the rise of a wealthy Yeoman-clothier class as they became free from tight manorial control and regulation.

Non-Conformism in Mankinholes

There is a long-established and strong tradition of non-conformism in the Upper Calder Valley - people in the area had always fought against outside authority and whilst their faith was very important to them, the community had largely dissented from the established church. A strong core of Quakers, formed in 1653, would meet illegally in each other's houses. Many local people were prosecuted for holding these illegal meetings, and for not paying their church levies. Pilkington Farm on Mankinholes Bank was well known at the time as a Quaker meeting house and was also used as a burial ground.

Other religious dissenters in the area included early Methodists, some of whom were known to and admired by John Wesley. Wesley himself visited Mankinholes in 1755, with the Wesleyan Methodists establishing a congregation there in 1814. A chapel was built to serve the communities of Mankinholes and Lumbutts as well as the surrounding area of Langfield, and a Sunday school was added in 1833. By 1836 the members of the congregation were at odds with each other and an eventual split occurred with a break-away group establishing their own chapel at Lumbutts in 1837.

The original Mankinholes chapel was entirely re-built in 1911, leaving the Sunday school as it was. When another chapel closed down in 1954 its stained glass windows were transferred to Mankinholes. The congregation continued to flourish, but the building declined with structural decay and dry rot leading to its demolition in 1979, with the stained glass being moved to the rival chapel at Lumbutts. The burial ground remains together with the Sunday school building which was sold off as a private residence.



The chapel at Lumbutts prospered so much so that by 1877 the original building was demolished and replaced with the present larger building on the same site, with a school room on the ground floor underneath the chapel at first floor. John Fielden Esq. JP of Dobroyd Castle and James Ingham Esq. of Bradford donated additional land on which to enlarge the burial ground. The chapel is still operating today and is home to the Old Lady of Lumbutts - a huge 3-ton organ installed about a hundred years ago, and one of very few left in the country.



Early Roads and the Canal

In spite of strong trading links with the east coast, the West Riding of Yorkshire lagged behind Lancashire in providing turnpike roads. The early turnpike trusts aimed not to replace existing highways but to maintain and improve them. Roads which proved unsuitable for wheeled traffic were eventually abandoned in favour of easier routes, but at first only minor detours were made to avoid the steepest hills. New routes along the valley bottom developed later. Turnpike trusts were concerned with major thoroughfares for the benefit of trade. In 1761 work began on the turnpike route from Halifax to Todmorden, with branches to Rochdale and Burnley - a development which would result in the eventual abandonment of the old packhorse routes for all but informal traffic.

Major trans-Pennine trading links were further developed between 1794 and 1804, when the Rochdale Canal was constructed between Sowerby Bridge and Manchester. Following completion, the valley bottom became a major through-route, opening up the area to economic influences from industrial Lancashire as well as the West Riding. Canal horses could pull much heavier weights on barges than a packhorse could carry, thus furthering the abandonment of the old packhorse routes.

The Industrial Revolution in Lumbutts

In the meantime textile production had moved away from small-scale domestic industry to the mills. Water was being harnessed to power the new mechanised looms, which could be installed en masse in these large buildings.

The mill at Lumbutts was evolving during this time and led to the development of the village there as a collection of workers' housing, serving the water-powered mill. Until 1783, the mill at Lumbutts was a corn mill. In that year four local businessmen agreed to enter into a partnership in the cotton business as joint traders, and for that purpose they took out a lease on the mill. The business went from strength to strength as American cotton began to arrive in the district and as the canal was built, ensuring an easier and more economical way of carrying goods back and forth from Manchester and Halifax.

In 1794, the partnership sold out to Joshua Fielden of Waterside in Todmorden. The Fieldens wanted the mill as a remote extension to the ever-growing spinning mill at Laneside known as Waterside Mill. By the 1830's the mills had taken on weaving as well as the spinning and preparation of cotton, requiring massive extensions and Lumbutts was no different.

The Fieldens commissioned William Fairbairn to design a new mill at Lumbutts. This mill, which was built around 1830, was to be powered by a unique method - a tower 98 feet high was built to house three waterwheels positioned vertically above each other. The run-off from each of the 10-metre wheels turned the one beneath it producing about 54 horsepower. Three dams were built above the mill to supply water to the wheels, but it is not clear how the water was brought to the different levels (probably a piped siphon system was used). The chimney contained a spiral staircase.



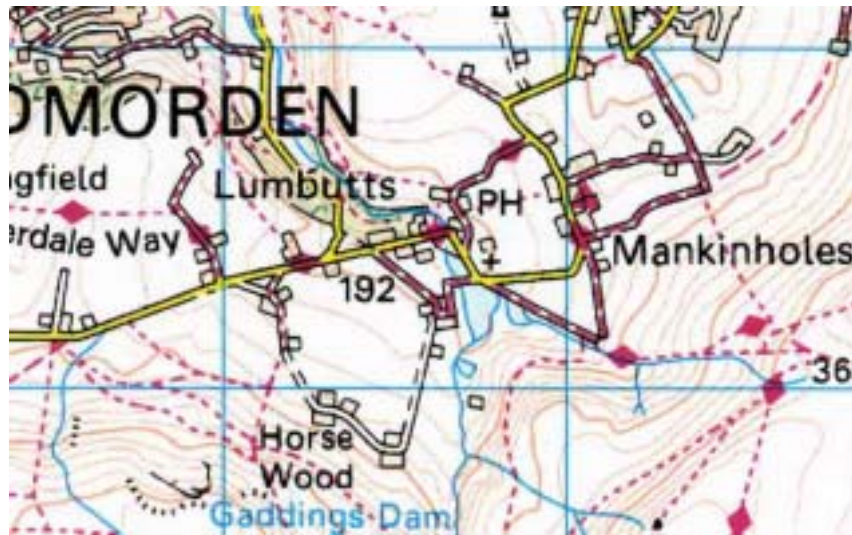
John Fielden, one of Joshua's sons, became established as one of the most wealthy and powerful of the local mill owners but was also known as a great social reformer. He is even said to have incited his workers to riot in the first of the Poor Law Riots of 1838. William Ingham, a farmer who lived at Mankinholes Hall, was fined for refusing to pay his rates towards a new Union Workhouse. He refused to pay the fine and the police arrived at his door. John Fielden and his workers at Lumbutts Mill were prepared for this, ringing the alarm bells at the mill, and a mob of around 2000 attacked the constables at the Hall who were beaten and stoned.

Lumbutts Mill closed down in 1926 and was used as a government storage depot during the second world war. After the war the main mill building was demolished leaving only the mill manager's house and the water tower still standing. New extensions have since been built to house an activity centre used for residential training weekends and other activities.



3. ASSESSMENT OF SPECIAL INTEREST

Both Lumbutts and Mankinholes are typically Pennine in character with buildings of gritstone with stone slate roofs. The character of the Conservation Area is derived from the individual buildings to be found there, their collective development and arrangement, and the varied types of open spaces surrounding them. In trying to assess the area's special character, it is necessary to consider the context within each of the settlements and also in relation to the setting of the villages in the landscape. This is particularly important in settlements set on the shoulder of a valley, like Lumbutts and Mankinholes. The boundary of the Conservation Area has therefore been drawn to include all the buildings within the villages, together with some of the surrounding areas of open land and the packhorse route.



Location, Geology and Landscape Setting

The villages of Lumbutts and Mankinholes lie on a plateau of rolling moorland about two miles south-east of Todmorden, some 9 miles north-east of Rochdale and 12 miles west of Halifax.

The rocks of the Upper Calder Valley belong to the Millstone Grit series, with alternating bands of gritstone, finer sandstone and shales laid down when the area formed the estuary of a great river flowing from the north. In the course of time the estuary silted up and became a swamp covered with dense tropical vegetation. Periodic changes in sea levels brought further layers of sand and silt separating the plant beds that compressed into coal seams. This series of rocks, known as the Coal Measures or Westphalian, can be seen on the east side of Halifax and in the Burnley Valley. From Halifax to Todmorden, however, these deposits have been removed by erosion leaving the strata from the Upper Grits to cap the highest hills.

Following the Westphalian period, a succession of earth movements pushed up the rocks into the fold or anticline, which we now know as the Pennines. Natural erosion over a long period, during which the climate ranged from tropical to arctic, produced a rolling plateau surface at a height (in terms of today's landscape) of 365m to 425m above sea level. The streams draining the plateau were tributaries of the River



Calder, which flowed at a much higher level than at present.

The distinctive appearance and character of this area has been formed largely by the human response to the high Pennine landscape, and the resultant setting of the villages and individual farmsteads.

The Built Appearance of the Conservation Area

The physical appearance of the Lumbutts and Mankinholes Conservation Area, in terms of its structures and spaces, is due largely to the building materials which were available locally, the traditional local construction styles and techniques, and the relative prosperity of the area or of individuals living there at different periods in its history.

● Building Materials

The principal and traditional building material in the area is natural stone. Earlier vernacular buildings feature watershot gritstone masonry with some later buildings of coursed local sandstone.

Stone is also the traditional material for boundary walls in the area. These include garden walls to properties and also dry stone walls, so typical and characteristic of this area and a very important feature in the landscape. A variety of styles of coping stone exist including curved coping stones, and flatter stones sometimes laid diagonally.



With regard to roofing materials, most are clad with local stone slates. There has been some use of blue slates in the Conservation Area, possibly most notably on Lumbutts Methodist Church.

● The Public Realm

The packhorse route is the most historically significant feature of the public realm to be found in the Lumbutts and Mankinholes Conservation Area. Packhorse routes were usually laid with stone flags to give the horses a firm footing on the otherwise soggy and peaty ground. The larger flags could be about 3 feet wide accommodating a single file of horses, and some were removed later for building purposes or to be used as base stones for dry stone walls. The prevalence of these tracks contributes hugely to the unique character of the area.

Originally the other routes and tracks of the area would not have been surfaced, but would have been simple unmade dirt tracks some possibly laid with stone setts. The main road through the area and Causeway Wood Road and some other side roads are now surfaced with “tarmac”, but there are still many unmade tracks and private drives leading to individual farmsteads or other buildings. All of the roads in the area have raised grass kerbs and there are few pavements.

There are two interesting features of the area which can be said to be within the public realm, both listed structures and of great interest. One is the stone water trough, listed grade II and thought to date from the eighteenth century, which is to be found at the southern end of the main road through the village. This would have provided drinking water for livestock and for the packhorses which carried raw materials for the early textile industry or the woven cloth to the centres of trade such as Rochdale and Halifax. The structure comprises four linked rectangular troughs with circular basins at each end - it is thought that these end basins were possibly used to keep milk churns cold.



The other feature of interest is a milestone, located at the southern end of Lumbutts Lane close to the Top Brink public house. This milestone, which is grade II listed, is thought to date from the eighteenth century. Lumbutts Lane is now part of the Calderdale Way, but originally was part of the packhorse route from Cheshire to Halifax for transporting salt. Part of this route is known as the Salter Rake Gate.

There is little other street furniture of any type in the area - there are two or three simple wooden benches providing resting points on the main road through the villages, and several wooden finger posts indicating public footpaths. These are often quite weathered and not always clearly read but their simple design and the use of natural materials are appropriate for their location.

● **Local Architectural Details**

Many of the buildings within the Conservation Area, including most of those in Mankinholes, were built during the seventeenth and eighteenth centuries. There are individual buildings which are even earlier, such as Mankinholes Hall, now the youth hostel, which is thought to date back to the late sixteenth century and was extended, probably early in the nineteenth century.



Most of the local architectural styles and details found in Lumbutts and Mankinholes are apparent throughout this part of West Yorkshire and also in East Lancashire as local builders and architects shared their practices and worked over a wider area than just their own village.

Typical local roof details include -

- Shallow pitched roofs, with mortar-pointed verges
- A few examples of steeper roof pitches on later properties and most notably on Lumbutts Methodist Church
- Timber troughing set on stone corbels
- A few examples of hipped gables

Traditional window styles reflect the age of the buildings with weavers' cottages having the typical rows of mullioned windows allowing maximum light into the first floor workrooms. Early nineteenth century buildings have simple sash or casement windows. Victorian properties also have large windows and demonstrate the increasing availability and affordability of larger panes of glass. There are also some fine examples of decorative stonework above windows on earlier buildings such as on the former Mankinholes Hall which has on its gable frontage double chamfered mullioned windows with arched lights and mouldings over the windows. Windows and doors are normally set "in reveals", that is, some 6 inches / 150 mm inset from the face of the wall, usually less in the case of mullioned windows. This is important not only for weather-proofing but also as it creates a shadow and gives visual depth to the elevation.



Few original doors remain, most having been replaced over time but there are still

examples of original style doors which could be used as the pattern for sympathetic reinstatements.

- **Building Heights & Landmarks**

There is a uniformity of building heights throughout the Conservation Area. Most properties are two storeys, or sometimes three storeys high. Two key landmark buildings stand out and are notably higher - Lumbutts Methodist Church, and the water tower to the former Lumbutts Mill.

- **Views, Vistas and Panoramas**

The nature of the Lumbutts and Mankinholes Conservation Area, set as it is in stunning rugged upland countryside, is such that views are a most important part of its character. Important views include those entirely within the Conservation Area, views from within it looking out, and views from outside looking into or across the Conservation Area.

Some key views within the Area include:

- looking west from Mankinholes Bank towards Lumbutts and the hills beyond;
- looking south from Lumbutts Lane which runs between the two villages, towards Lumbutts Methodist Church and the hills beyond.



Important views from within the Conservation Area looking out include:

- looking east along the shoulders of the Upper Calder Valley with the tower of Cross Stones Church on the skyline on the north side and Stoodley Pike on the south side;
- views east from Mankinholes towards Stoodley Pike;
- views south from Lumbutts Road looking up the steep rugged escarpment towards the plateau above.



Dramatic wider views include those from Stoodley Pike, from which almost the whole of the Conservation Area can be seen, with Todmorden and the moors to the north in the distance.

4. CHARACTER AREAS WITHIN THE CONSERVATION AREA

The Lumbutts and Mankinholes Conservation Area can readily be divided into three character areas - the village of Lumbutts, the village of Mankinholes, and the open areas around and between them.

- **Lumbutts Village**

The village of Lumbutts lies in the centre of the Conservation Area. Being at a lower level than the neighbouring village of Mankinholes, it has a very different character. Generally quiet and very rural, the village has an intimate feel enhanced by the differing land levels and the network of pedestrian routes through and around it. A key landmark building in the village is the water tower of the former Lumbutts Mill which can be seen from many parts of the Conservation Area.

Spatial Analysis

Physically, the village is characterised by properties close to or fronting the main road, with pockets of other buildings located away from this main route - such as around the area of Top Brink close to the pub, the small terrace of properties close to the church known as Black Dyke, and the cluster of larger buildings now forming the Lumbutts Centre. The village has groups of properties at different levels, joined to the main road by generally unmade tracks. The Top Brink area is joined to the Lumbutts Road by a steep part of the old packhorse route leading down the hillside, and now forming part of the Pennine Bridleway.



A key feature of this part of the Conservation Area is the ever-present sound of running water - overflow from the dams above the water tower runs steeply down through the centre of the village initially alongside the road in a stone channel, then passing over rocks and under the bridge close to the Lumbutts Centre, before going along Lumbutts Clough towards New Mill Dam.

Uses

Whilst the village is largely residential, most of the commercial and public facilities in the Conservation Area are also to be found here including the Top Brink Public House, the Lumbutts Centre which is a conference and activity centre, and the Lumbutts Methodist Church.

General Condition of the Area and Buildings

The condition of the built fabric in this area is generally very good. There are however a number of properties on Lumbutts Road which appear run-down or dilapidated including what may be part of the former Jumb Mill which occupied much of the area immediately to the north of Lumbutts Road next to the stream.



Open Spaces and Trees

Although the rural nature of the Conservation Area means that there are large tracts of open space all around, there are also a number of spaces and trees within the Lumbutts Village itself which are fundamental to its character.

The burial ground at Lumbutts Methodist Church forms the main non-agricultural open space within the village and, together with the church building itself, is the focus of views from within the Conservation Area and beyond. The grounds are bounded by stone walls, and there is an attractive arched entrance gate. A variety of mature trees and shrubs together with seating help to give this space a very tranquil yet somewhat more formal feel than the hills and moors all around.

Not far from the church are the three dams - Mill Dam, Lee Dam and Heeley Dam - originally formed to provide water for Lumbutts Mill and now important in terms of their recreational value and the wildlife they help to sustain.



The centre of Lumbutts Village is characterised by trees and other vegetation growing over the stone walls bounding the narrow and winding main road. This, combined with the steep gradients and the water running below, help to give the immediate surroundings an intimate close-knit character, in contrast with the open exposed areas nearby.

Areas of Negative or Neutral Impact

There are few areas within Lumbutts Village which might be said to have a negative or neutral impact on the character and appearance of the Conservation Area. The area around the site of the former Jumb Mill appears under-used (it contains a garage and provides some further informal parking) and relatively untidy in places. However the remnants of what appears to be parts of the mill, the stone wall on its north side, and the watercourse running alongside combine to make this an interesting part of the Conservation Area and one where the character should be reinforced where opportunities arise.

- **Mankinholes Village**

The historic village of Mankinholes lies in the eastern part of the Conservation Area. Very quiet and rural, it retains much of its original character and appearance.

Spatial Analysis

Mankinholes developed in a linear form along the road with buildings often built at right angles to the road frontage to make the most of the space and to enable barns and other buildings to be built close by. Most buildings are built gable end tight up to the road frontage. Historic field patterns, indicating linear land ownership or tenancy from the road frontage, and the associated stone boundary walls are still clear to see in the landscape.



This intimate atmosphere is in contrast to the bleak treeless hills rising up to the south.

Uses

The village is largely residential but with agriculture still very much in evidence in terms of the immediate surrounding landscape and in terms of a number of buildings and sites in the village which are still in agricultural use. There are a significant number of former barns now converted into residential properties. A youth hostel now occupies the former Mankinholes Hall.

General Condition of the Area and Buildings

The condition of the built fabric in Mankinholes is generally very good. Some of the buildings which are still in agricultural use are in less prime condition, notably the old barn on Sisley Lane, dated 1707, but its age and appearance add greatly to the character of the village.

Open Spaces and Trees

Like Lumbutts, the rural nature of Mankinholes means that there are open space and

trees all around, but few formal open spaces.

The burial ground at the former Mankinholes Methodist Church, although located a little way north away from the main village envelope, can be considered to be the principal open space within the village. Tucked away behind a stone front wall and with few reminders of the former chapel still remaining, it has a quiet almost forgotten feel but forms an important part of the history and character of the village. There are wonderful views of the surrounding countryside from the graveyard.



At the southern entrance to the village is a small grassed area containing two stone sheep sculptures and a village sign carved into a stone block.



There are clusters of trees throughout Mankinholes, mainly on private land, which provide attractive settings for the buildings, such as those close to the youth hostel, as well as green 'frames' through which to catch glimpses of the countryside beyond. An important group of trees can be found on Sisley Lane and these mark the boundary of the Conservation Area.



Areas of Negative or Neutral Impact

Like Lumbutts Village, there are few areas within Mankinholes which have a negative or neutral impact on the character and appearance of the Conservation Area. Some of the more modern agricultural buildings are very functional in their appearance and might be seen as not enhancing the area.

A telecom mast, which is actually located just outside the Conservation Area, impacts significantly on its character and is evident in views looking north from Mankinholes and Mankinholes Bank. This is a negative feature affecting the setting of the Conservation Area and any opportunity should be taken to remove or relocate it.

- **Open Areas Between and Outside the Villages**

The open countryside outside the two villages forms the third character zone within the Conservation Area. Quiet, rural and largely agricultural in nature this area provides the wider setting for the historic villages.

Uses

A significant proportion of the open countryside is divided into fields, possibly largely as it was at the time of the first enclosures, and bounded by low dry stone walls. Many of these fields are used for grazing sheep and horses, or for storage, and other areas are simply grassland.

Individual buildings and farmsteads are dotted throughout the area, many now mainly in residential use including a number of former barns now converted into housing. Agriculture still appears to be a significant user of land with some more diversified uses existing alongside. There are properties in use as Bed & Breakfast establishments and the Shepherd's Rest public house at the far western edge of the Conservation Area.



General Condition of the Area and Buildings

The condition of the built fabric throughout this area is variable. Many of the residential properties are in very good condition, whilst some agricultural or other outbuildings are less so.

Open Spaces and Trees

This is generally a large open area so it is difficult to focus on any particular aspects of it. Large parts of it are in private ownership but still provide the setting of fields bounded by dry stone walls which is so characteristic of the area. Other parts are generally accessible and, crossed by public bridledways, enable visitors to wander and enjoy the stunning scenery. Significant areas which greatly enhance the Conservation Area and which are accessible and therefore allow it to be enjoyed include:

- the area to the south of Lumbutts Methodist Church where public footpaths lead to Heeley Hill and eventually to Stoodley Pike;
- the area to the north-west of Lumbutts where footpaths lead along Lumbutts Clough; and
- footpaths forming part of the Calderdale Way leading through the western part of the Conservation Area.

5. CONSERVATION AREA BOUNDARY REVIEW

The original boundary of the Lumbutts and Mankinholes Conservation Area was drawn to include the buildings of the villages together with the landscape in which they are set.

On the northern side of the Conservation Area, the boundary follows the more obvious field boundaries and incorporates the hillsides sloping down towards the villages, thus their setting on this side is given the extra protection of conservation area status.

On the southern side of the Conservation Area, the boundary follows the extent of enclosed land or land 'won from the moors'. On the ground, the boundary is generally clear to see with the enclosed fields being within the Conservation Area and the untamed moors above usually lying outside.

On its eastern boundary the Conservation Area again follows field boundaries, keeping to as simple a route as is practical. Since the construction of the housing estates around Stoodley Grange, these now lie at least one field away from the Conservation Area boundary thereby not affecting its setting.

On its western boundary, the Conservation Area extends to include the Shepherd's Rest public house but again does not include the untamed moorland to the immediate south of Lumbutts Road. It should be noted, however, that the western boundary originally ran through the centre of the car park / stabling area to the western side of the Shepherd's Rest public house. The boundary therefore cut through a self-contained area of land which is in one ownership. Whilst this may have been a logical approach at the time of the original designation, it makes little sense now to have the boundary running along this line. The opportunity has been taken to rectify this slight anomaly by amending the boundary of the Conservation Area to incorporate all of the land within the western boundary of the Shepherd's Rest public house and the open land behind it to two fields' depth.

In all other parts, having looked again at the reasoning behind the original conservation area boundary, and having considered its present function, the remainder of the Lumbutts and Mankinholes Conservation Area boundary remains unchanged.

6. COMMUNITY INVOLVEMENT

This Character Appraisal for the Lumbutts and Mankinholes Conservation Area has been prepared by the Regeneration Section of Calderdale Council's Planning and Regeneration Services. It was adopted by Calderdale Council on 10th March 2008 following a period of consultation with local residents and other interested groups and bodies.

It is intended that Character Appraisals are reviewed every five years - please use the contact details provided on the back cover of this Appraisal if you have any comments to make, or additions or amendments to suggest.

7. REFERENCES

BIBLIOGRAPHY

Hey, David - A History of Yorkshire: 'County of Broad Acres' - Lancaster: Carnegie Publishing, 2005

Jennings, Bernard & Hebden Bridge WEA Local History Group - Pennine Valley: A History of Upper Calderdale - Otley, Smith Settle Ltd., 1992

Royal Commission on the Historical Monuments of England / West Yorkshire Archaeology Service - Yorkshire Textile Mills 1770-1930 - HMSO, 1992

Margaret & David Drake - Early Trackways in the South Pennines - Pennine Heritage Network, 1981

The Standing Conference of South Pennine Authorities, Heritage / Landscape Working Group - Fabric of the Hills - The interwoven story of textiles and the landscape of the South Pennines, 1989

WEB SITES

www.Todmorden.org

www.todmordennews.co.uk

www.todmordenalbum.co.uk

www.todmordenandwalsden.co.uk

www.freepages.genealogy.rootsweb.com/~todmordenandwalsden

www.lumbuttscentre.com

www.mankin.org

www.powerinthelandscape.co.uk

Please note: An appraisal of a conservation area can never be completely comprehensive and the omission of any mention of a particular building, feature or space should not be taken to imply that it is of no interest.

PLANNING POLICY FRAMEWORK

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Designation of a conservation area does not prevent change, but it requires recognition of the area's historical value when planning and making decisions about physical development. It is a means of flagging up the special qualities of a place, and the fact that careful consideration will be required when considering development in these areas. Within a conservation area it is necessary to ensure that any works carried out, whether to existing buildings or in terms of new development, should wherever possible make a positive contribution to the area's character and certainly should not harm or detract from it.

It is important to remember that it is not just buildings that create an area's special interest, but also the spaces between buildings and the relationship of buildings to each other and the surrounding landscape. In addition, development proposals outside a conservation area can affect the setting of a conservation area. Such developments can impact substantially on the area's character or appearance and will therefore need to be considered carefully, particularly if they are large in scale or in height.

Any new development should respect the scale, layout and materials of the existing architecture as well as open spaces, trees and views. It is important that buildings of character and quality in their own right or those which are of townscape value, are retained in conservation areas. Indeed within conservation areas there is normally a presumption in favour of retaining buildings that make a positive contribution to the character of the area.

Planning controls, both from central government and through local plan policies, are more extensive than elsewhere, permitted development rights are more limited, and the demolition of buildings and works to trees are controlled.

Specific details of additional controls in conservation areas are set out in Appendix B to this document.

Local policies relating to conservation areas are currently included in the Replacement Calderdale Unitary Development Plan, adopted in August 2006. However it should be noted that the planning system has changed and in the longer term the Unitary Development Plan will be replaced by the Local Development Framework for Calderdale, linked to the Regional Spatial Strategy for Yorkshire and the Humber.

ADDITIONAL CONTROLS IN CONSERVATION AREAS

Please note that this is only a brief summary and when considering works it is always advisable to contact Planning Services first.

Broadly, the main additional controls which apply in conservation areas are as follows:

- 1. Demolition of buildings** - the total or substantial demolition of any building exceeding 115 cubic metres requires conservation area consent. (However, the total demolition of a dwelling house, buildings attached to them and other buildings exceeding 50 cubic metres, both within and outside conservation areas, requires prior approval by the local planning authority).
- 2. Demolition of walls** - the demolition of any wall exceeding 1m in height (if abutting a highway or public open space) or 2m in height elsewhere requires conservation area consent.
- 3. Works to trees** - six weeks' notice must be given to the local planning authority of the intention to fell, top or lop any tree with a trunk in excess of 75mm diameter measured at a height of 1m above ground level. (No such control applies elsewhere unless the tree is protected by a Tree Preservation Order). Consent is required for works to trees which are protected by a Tree Preservation Order.
- 4. Extensions to dwelling houses** - domestic extensions which do not require planning consent are limited to a total size of 50 cubic metres or 10%, whichever is the greater. (Terraced houses outside conservation areas are subject to the same limitations, compared with 70 cubic metres or 15% for non-terraced houses outside conservation areas).
- 5. Curtilage buildings** - any curtilage building greater than 10 cubic metres requires planning consent and is treated as an enlargement of the dwelling house. (Less stringent controls apply outside conservation areas).
- 6. Dormers** - all dormer windows require planning consent. (Less stringent controls apply outside conservation areas).
- 7. Satellite dishes** - satellite dishes on chimneys, front walls or on front roof slopes require planning consent. (Less stringent controls apply outside conservation areas).
- 8. External cladding** - external cladding, for example with stone, tiles, artificial stone, plastic or timber requires planning consent. (Consent is only required for cladding non-domestic buildings outside a conservation area).

LUMBUTTS & MANKINHOLES CONSERVATION AREA

GUIDANCE FOR ITS MANAGEMENT, PRESERVATION AND ENHANCEMENT

This Appendix forms the Management Plan for the Lumbutts & Mankinholes Conservation Area. Its overall objective is to preserve and if possible enhance the essential character and appearance of Lumbutts & Mankinholes Conservation Area.

It will do this in a number of ways -

- It will act as guidance for owners of properties, builders, architects and others who are considering how best to maintain buildings or where alterations are being proposed.
- In addition it will be used by Calderdale Council when assessing planning and other applications in the Conservation Area.
- It will help to point to enhancement work that could be carried out if resources permit.
- It will be used as a guide for works to highways and other infrastructure elements - although the availability of resources is always crucial as often traditional materials and methods are more expensive nowadays.

Changes will always be happening in conservation areas - the Lumbutts & Mankinholes Conservation Area Character Appraisal, including the guidance in this Appendix, will help to ensure that changes are not detrimental to the identified special character and appearance of the area, but on the contrary at least preserve the character and at best enhance it. It is not the intention to prevent contemporary design solutions but the context of any development will be carefully examined to avoid unacceptable changes to the character of the historic environment.

The Planning (Listed Buildings and Conservation Areas) Act 1990 and other planning legislation contain various powers that can assist local authorities with their responsibility to preserve and enhance the character and appearance of conservation areas.

MANAGEMENT ISSUES IN CONSERVATION AREAS

General Development - applications to develop, extend or alter properties will be expected to be of the highest standard of design, respecting and reflecting the characteristics of the Conservation Area, and using appropriate high quality materials. This is particularly important in relation to listed buildings, important unlisted buildings and sites which are a critical feature in key views and vistas.

Original Period Details - see pages 13-15 of the Lumbutts & Mankinholes Conservation Area Character Appraisal.

- **Windows and doors** - The loss of original architectural details, including windows and doors, through 'upgrading' of properties is regrettable and should be avoided as far as possible. Often the replacement doors and windows are made from uPVC or other non-traditional modern substitutes. This is a major problem in the Lumbutts & Mankinholes Conservation Area and particularly prevalent in recent years with the increased interest in property renovation. The rising interest and importance of energy reduction has led to an increase in the installation of double glazing. Double-glazed timber windows can be obtained and timber doors in traditional patterns can still be made. The traditional design for any particular building should normally be retained, or if this is not possible a very similar design should be used, with particular attention to the position and dimensions of glazing bars and opening lights. Windows should be positioned with the original setback from the outside face of the wall - these 'reveals' are normally some 4-6 inches / 150 mm inset from the face of the wall, depending on the style of the window (see page 14 of the Conservation Area Character Appraisal).
- **Walls** - In Lumbutts & Mankinholes, building walls are mainly of natural stone and this should not be painted but left in its natural finish - where buildings have been painted in the past, paint can be carefully removed to good effect. Extensions should normally be in the same type of stone as the original building - usually watershot gritstone or sandstone. The depths and detailing of the coursing is important and should be carefully considered for new buildings also. As the character of the Conservation Area is partly derived from its age, it is recommended that stone cleaning should not be undertaken as it would create a jigsaw effect of cleaned and uncleaned buildings, which would undermine the integrity of the local character.
- **Pointing** - The purpose of pointing is not only to keep rain water out of a building but also to allow moisture to evaporate. In continuous or driving rain, water will penetrate stone and, through gravity, sink within each stone ending up in the joint. If the pointing is too hard this water becomes trapped, cannot escape and may find its way into the interior of the building. In addition, if frost follows rain, water trapped by pointing can freeze and cause deterioration and spalling in the stone's surface. Ideally, therefore, water should be prevented from becoming trapped - for example, by avoiding strap or ribbon pointing - and by helping water to reach the joints and evaporate by ensuring that the pointing mortar is slightly 'softer' than the stone. Traditionally lime mortar was used for pointing and this is again increasing in popularity. In particularly exposed locations a slightly harder mortar may be necessary. Property owners should take advice from experienced professionals. The visual appearance of the pointing should be subsidiary to the overall wall - it should be finished flush with the wall's surface or very slightly recessed. The surface of the pointing should not be too smooth - the appearance is improved if sand of a colour close to that of the stone is selected with grains of a variety of sizes.
- **Chimneys** - These should be retained at their full height and in their original materials as they can be a significant feature in the views of the area.
- **Roofs** - The traditional roofing materials of the area are local stone slates (normally on the older buildings) and some blue slate. The retention of these

materials is desirable. If new slate is being used it is important to select a material that is a similar colour, size and thickness to slate already in use in the area.

- **Rainwater goods and other external pipework** - the traditional timber gutters and cast-iron downpipes help to form the character of the area and it is best to repair or replace these on a like-for-like basis. It is traditional for these to be painted black.
- **Paint** - It is advisable to avoid paint colours that would not have been used traditionally. If windows and doors are being given a woodstain finish - and this is not traditional - it is best if it is a subdued mid or dark brown colour, not "ginger".
- **Boundary Treatments** - The loss of original boundary features, such as stone walls and decorative iron railings is regrettable. Sometimes this loss is as a result of their replacement with newer different materials such as timber fencing which may not be appropriate or characteristic to the area; or due to a physical change in the use of the land such as from an enclosed garden space to hardstanding for parking provision. Such a change of use can in itself detrimentally affect the character of the Conservation Area. The loss of original boundary treatments in Lumbutts & Mankinholes would be particularly harmful to the character of the Conservation Area as the traditional stone walls are so markedly different to what usually replaces them - often timber fencing or brick walls.
- **Maintenance** - The simplest form of conservation is regular maintenance - this will help to retain the original building fabric and reduce the cost of subsequent repairs and renewals. Roofs are particularly important and should be inspected each autumn. Chimneys should also be inspected, checking the condition of the masonry, pointing and pots. Flues should be swept to prevent fire hazards. Any cast iron gutters, downpipes and railings should be inspected annually for corrosion and repainted every five years. All gutters should be kept clear of leaves and vegetation. Windows and doors should be repaired at the first sign of ill fit or decay. Ideally external paintwork should be renewed every five years.

Article 4 Directions - these can be introduced by a local authority to protect significant traditional features or details on unlisted dwellings which are considered to be an important feature of the Conservation Area, and which are under development and change pressure and therefore at risk of gradual loss. Article 4 Directions give the Council powers to control development which would normally be allowed without the need for planning permission. If introduced, an Article 4 Direction would mean that planning permission may be required for all or some of the following:-

- Removal or replacement of any window or door
- The addition of renders or claddings, or paint to stonework
- Installation of satellite dishes
- Addition of porches, carports and sheds
- Installation of rooflights
- Alteration of front boundary walls and railings.

It is not proposed to introduce any Article 4 directions at present but this situation can be reviewed. It should be noted that these works are already subject to permission on listed buildings.

Views and Vistas - these are very important generally, and are particularly significant in the case of the Lumbutts & Mankinholes Conservation Area. Views will include those within the Conservation Area, those from within the Conservation Area looking out, and those looking into the Conservation Area from outside it. Such views and vistas should be given due regard when considering proposals for development, and should be protected from inappropriate development which would detract from them.

The Public Realm - this is the area between buildings and areas of private land, and includes public spaces, streets and tracks.

Traditional paving surfaces generally only remain in a few areas, and it may be appropriate to re-introduce them in selective situations, such as to enhance the setting of a key listed building, or to strengthen the character and appearance of significant routes. Certainly the loss of traditional materials such as stone slabs or setts, and any proposal to alter or remove any remaining elements of any packhorse route should be very strongly resisted.

The need for highway and public realm development and maintenance appropriate to the status of a Conservation Area is often a key issue. Maintenance to highways and other works in Conservation Areas are considered carefully within the budgets available.

Signage - There are few examples of signage in the Lumbutts and Mankinholes Conservation Area because there are so few commercial premises. The two public houses and the Lumbutts Centre currently use signage as a directional aid and to attract business. The existing signage in the Conservation Area is generally of an appropriate standard, and every opportunity should be taken to ensure that this remains the case and to avoid inappropriate signage and visual clutter.

SPECIFIC SITES AND OPPORTUNITIES FOR ENHANCEMENT IN LUMBUTTS & MANKINHOLES CONSERVATION AREA

A number of areas and sites within the Conservation Area would benefit from enhancement in order to maximise their potential in raising local environmental quality.

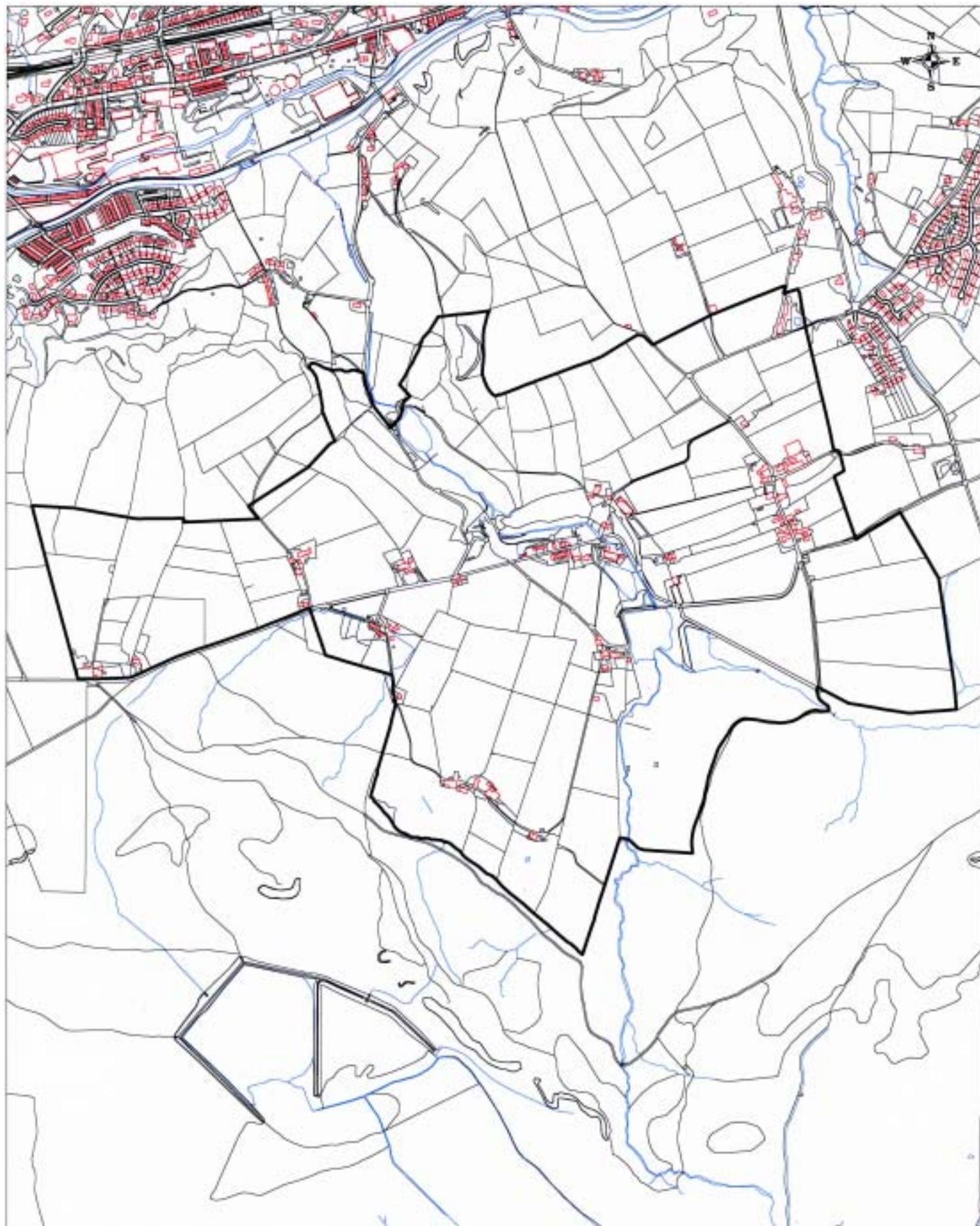
- **Lumbutts Village**

The area around the site of the former Jumb Mill appears under-used (it contains a garage and provides some further informal parking) and relatively untidy in places. However the remnants of what appears to be parts of the mill, the stone wall on its north side, and the watercourse running alongside combine to make this an interesting part of the Conservation Area and one where the character should be reinforced where opportunities arise.

- **Mankinholes Village**

Some of the more modern agricultural buildings are very functional in their appearance and might be seen as not enhancing the area.

A telecom mast, which is actually located just outside the Conservation Area, impacts significantly on its character and is evident in views looking north from Mankinholes and Mankinholes Bank. This is a negative feature affecting the setting of the Conservation Area and any opportunity should be taken to remove or relocate it.



Calderdale
Council

Regeneration and Development

Planning and Regeneration Services

Andy Edwards,
Head of Planning and Regeneration,
Northgate House, Northgate, HALIFAX,
West Yorkshire, HX1 1UN.

Telephone No. : (01422) 357257
Fax No. : (01422) 392205

Website: www.calderdale.gov.uk
Email: town.planning@calderdale.gov.uk

Lumbutts & Mankinholes Conservation Area

Scale 1:11000

Date: 07/04/2008

Drawn By:
David Highton

Reference:
Ref

© Crown Copyright.
All rights reserved (Calderdale MBC)
(Licence No. 100023069) (2008)



Town Hall
Halifax
HX1 1UJ
Telephone: 01422 392237
Fax: 01422 392349
Email: town.planning@calderdale.gov.uk

