



The Northowram Village Conservation Area Appraisal and Management Plan

Final Draft for Adoption

January 2011

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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 sense of place are closely linked to the communities where we live and work. Conservation areas are introduced in order to help protect this sense of place. Without controls over alterations and development, the special character of these places would be likely to alter unacceptably over time.

Conservation area designation brings with it extra controls which cover:

- Demolition of buildings;
- Minor developments such as porches, extensions, satellite dishes and boundary walls; and
- Works to trees.

This helps 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.

It is recognised that change is inevitable in most conservation areas and it is not the intention of the designation process to prevent the continued evolution of places to meet changing demands. The challenge within conservation areas is to manage change positively, in a way that sustains, reinforces and enhances the special qualities of the area.

Please see the appendices for further details on the legislative framework in relation to conservation areas and details of what designation means in terms of additional planning controls (p70).

What is an Appraisal?

A conservation area appraisal defines and records what makes a particular place an “*area of special architectural or historic interest*”. It will help to provide a better understanding of the physical development of the area and what makes it significant. An appraisal informs local planning policies and guides development control decisions in relation to applications both within, and affecting the setting of, the conservation area. It will, in turn, help to reduce uncertainty for those considering investment or development in the area. An appraisal also guides 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.



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.

The Proposed Conservation Area Boundary

As a newly designated conservation area, a boundary needs to be established to help define those features of special interest that hold together as a comprehensive area and show Northowram's historic development. The boundary is drawn to include the surviving elements of the Core Village and Park Square areas, together with the important open areas between and to the west of the village.

Northowram Village Conservation Area

This map shows the boundaries of the Northowram Village Conservation Area, highlighted by a red outline. The area includes several residential streets such as Windmill Drive, Windmill Terrace, and Hillview Gardens. Notable landmarks include St Matthew's Church (E. of E) and Northowram Hill. The map also shows surrounding areas like Windmill Hill and Hillview Gardens. A scale bar at the bottom indicates distances up to 100m.

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2. The Historic Development of Northowram

Northowram Timeline

2000-750 BC – Important Bronze age trade route from the Wolds to the Burnley area (Bronze age axes and spearheads found in quarry 1856)

2nd Century AD – Possible siting of a small Roman temple (A lead figurine of Roman origin holding a cornucopia was found in this area; dated by British Museum)

1086 – Mentioned in the Domesday Book as *Ufrum*

1200-1400 – Many small settlements scattered throughout the area, with lots of clearance of woodland taking place, creating good workable agricultural land.

1274 – Manorial records state that Lord of the Manor of Wakefield, the Earl of Warren, owned the land of Northowram

1296 – First building on the site of Northowram Hall

1349 – Black Death; it is suggested that one third of the population died

1379 – Quarrying first recorded; extracting slate stones that were used for roofing.

1530 – Coley Church built to serve Shelf, Northowram and Hipperholme; before this Halifax Parish church was the nearest place of worship.

1600s – The area was developing and becoming wealthier; paid more tax than surrounding areas as land was better quality

1604 – Clay House is built for John Clay. Has since been rebuilt and was home of Andertons in 19th Century

1650 – Reverend Oliver Heywood comes to preach in Coley Church

1662-3 – Township of Northowram is formed

1672 – Oliver Heywood forms the first Nonconformist church in Northowram

1688 – First Heywood Chapel is erected

1693 – Bell School on Northowram Green is founded by Oliver Heywood

1700-1900 – Most workers' housing was built in this period

1702 – Oliver Heywood dies aged 72

1723 – Priestley Hall: Nathaniel Priestley's house is built, now Shoulder of Mutton

Mid 1700s – Loom renting was common

1740s-1840s – Turnpike roads shape routes out of Halifax towards Northowram

1750-1 – The Manse for the minister of Heywood Chapel is built on Towngate

1783 – College academy moved to Northowram from Heckmondwike located in cottage attached to Manse

Mid 1800s – The area was still developing and population was growing as nearby Halifax boomed as a business centre for cloth trade

1821 – New Connection Methodist Church built. Rebuilt 1882

1836 – Heywood Chapel is rebuilt to accommodate larger congregation

1840 – Infant School founded by Rev White

1848 – Borough of Halifax formed

1848 – Wesleyan Methodist church formed in Northowram

1850 – Wesleyan Chapel built on Towngate

1855 – Church School built, used as Mission Church, now the Community Centre

1866 – Northowram Township lost parts of Halifax and Shibden Valley to the Borough of Halifax

1860s – Queensbury also split from Northowram leaving the area much depleted in size and population

1870 – 27 quarry owners listed in the Northowram Township

1870 – Education Act leads to big changes with a School Board set up in 1875 to provide education for the children of Northowram

1874 – Mechanics' Institute built

1880s – Modern civic administration begins

1885 – First gas street lights erected and lighted in Northowram.

1900 – Northowram becomes part of the Halifax County Borough and no longer a township in its own right.

1913 – St Matthews Church is dedicated

1920 – Recreation Ground dedicated to Halifax Corporation

1922 – Last stone mine is closed

1930s – Wesleyan Methodist and New Connection Methodist Churches merge to become Northowram Methodist Church

20th Century – Mineral extraction declines

3rd Nov 1954 – Baxter House, Nos. 8 & 9 Tetley Lane, Shoulder of Mutton are listed

23rd Nov 1973 – Church of St Matthew, Hillway House, Nos. 15, 17 & 19 Towngate, No. 31 Towngate are listed

29th April 1982 – Heywood United Reformed Church is listed

Origins of Northowram

The landscape around Northowram that we see today is a record of thousands of years of human endeavour. Although there is evidence of Bronze Age people in this area, the Pennine foothills were amongst the last parts of England to be settled. Most settlements started as mediaeval clearances, although some hamlets were founded before the Norman Conquest.

It is likely that Northowram appears in the Domesday Book of 1086; it is mentioned as *Ufrum*. Indeed the whole district, including Southowram as well as Northowram, in ancient times was known solely as Oworm. The name Northowram, alias North-over-ham, could indicate a meaning similar to 'north above the town', as *ham* in Anglo-Saxon Old English signifies 'town'.

According to Domesday, Northowram belonged to the King, and consisted of two '*carrucates*' of land or as much as two teams of oxen could plough in a year. It was subsequently granted by the Crown to the Earl of Warren, Lord of the Manor, and manorial records of 1274 state that Northowram formed part of the Manor of Wakefield.

Mediaeval Northowram

From Norman times to the middle of the 14th Century, peasant farmers extended cultivation on the slopes of the Pennine foothills. The stewards of the Manor of Wakefield encouraged their tenants to bring land into cultivation to benefit from the extra rents and 'fines' that this brought. The numerous 'Royds' in local place names signify there was formerly much woodland in this district, as royd means 'a clearance' and throughout this period, significant clearance was taking place as workable agricultural land was created from the woodlands. The small scale patchwork pattern of farmsteads and field boundaries that were established at this time can still be seen in the modern landscape, with most of the timber farmhouses and outbuildings being replaced in stone, with dry stone walled boundaries.

People residing in Northowram were required to grind their corn at Shibden Mill and if they refused, were severely punished. Shibden Mill was one of the earliest mills in the district and for over 600 years serviced the township of Northowram. When the old mill had decayed beyond use, another mill was erected in the village, but this had also disappeared by the 19th Century. The place name Windmill Hill indicates the place where it stood, and this, and the Shibden Mill Inn are the only evidence remaining that show the old corn mills existed.

The Black Death arrived in Yorkshire in the spring of 1349 and while it prevented further expansion of the population and settlements in the Pennines, 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, founding dynasties of yeomen and minor gentlemen. (Yeoman is a description of social status, denoting the rank immediately below that of 'gentleman').

Agriculture and Industry

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. In Northowram, the better quality land of the Pennine fringe area allowed farmers a more sufficient livelihood than those in the higher parts of the Pennines, where farmers were forced to work in textiles to supplement the low income they received from their poor quality land. This led to a mixed workforce in Northowram, with some who worked the land, some textiles workers, some who quarried and some with dual roles, for example, a farmer-quarryman.

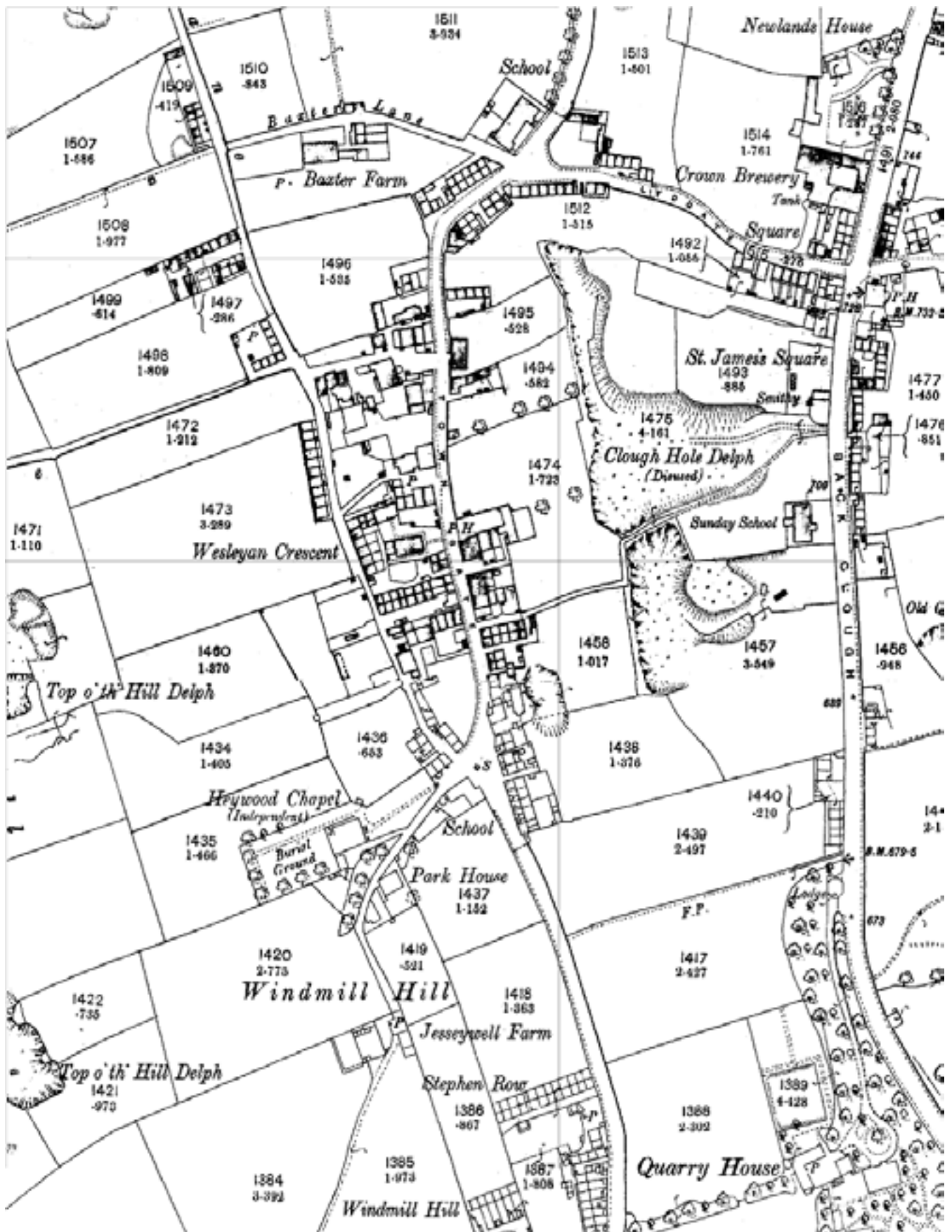
Following the decline of the great mediaeval lordships and the break up of the monastic estates, James I tried to raise money by offering the tenants of the Manor of Wakefield the chance to become freeholders. This, along with the mixed, dual roles of some workers allowed a thriving dual economy and the rise of the wealthy Yeoman class, as they became free from tight manorial control and regulation.

Although not forced into textiles because of the better quality farmland, the proximity of Halifax as the great centre of the wool trade meant that many people in Northowram and other surrounding villages worked the spinning wheel and hand loom. Wool combing, spinning and hand loom weaving from very early times were the chief occupations for many inhabitants of Northowram, and by the mid 18th Century loom renting was also common for those weaving for their own purposes. In the early 19th Century, a Mr Anderton owned a number of looms, but also gave out large quantities of wool to the residents of Northowram. On a Saturday, workers would assemble in the 'fold' or yard adjoining his residence to hand in their finished cloth 'pieces' and receive their pay. The yard is still known as Anderton Fold.

Extractive industries were also very important in the development of Northowram. Quarrying was first recorded as early as 1379, with 'sklate stones' being extracted to be used for roofing, and continued throughout the 14th, 15th and 16th Centuries. Building stone was also quarried and this became most prevalent in the 19th Century, with quarries moving around the district, as one area was worked before moving on to a new site. One quarry still remains today, lying just outside the conservation area to the west. Northowram Parish Church is built in a quarry, with the steep quarry face still visible at the rear of the church grounds, now covered in mature trees. There was also a quarry where the current library stands.



Site of quarry to the rear of St Matthew's Church



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1893 OS Map showing quarries on site of Northowram Parish Church

As well as quarrying, stone was also mined locally, with very good beds of thick slabs lying deep down underground. These large slabs were used for the engine beds of large steam engines. Coal was also mined in the area, but in the 19th Century, although collieries were being worked, it was the stone quarrying and mining that furnished the chief occupation of the male population of Northowram; young women and girls journeyed to Halifax, Shelf and Queensbury to find employment in the mills.

As the railways arrived in the area, they began to bring in bricks and other slates from elsewhere and by the later 19th Century, local stone quarrying was declining. In 1870 there were 27 quarry owners listed in Northowram Township, but by 1894 this had reduced to 17. Stone mining was also in steep decline and ended in 1922 when the last mine closed. Mineral extraction continued to decline throughout the 20th Century and today only one quarry remains.

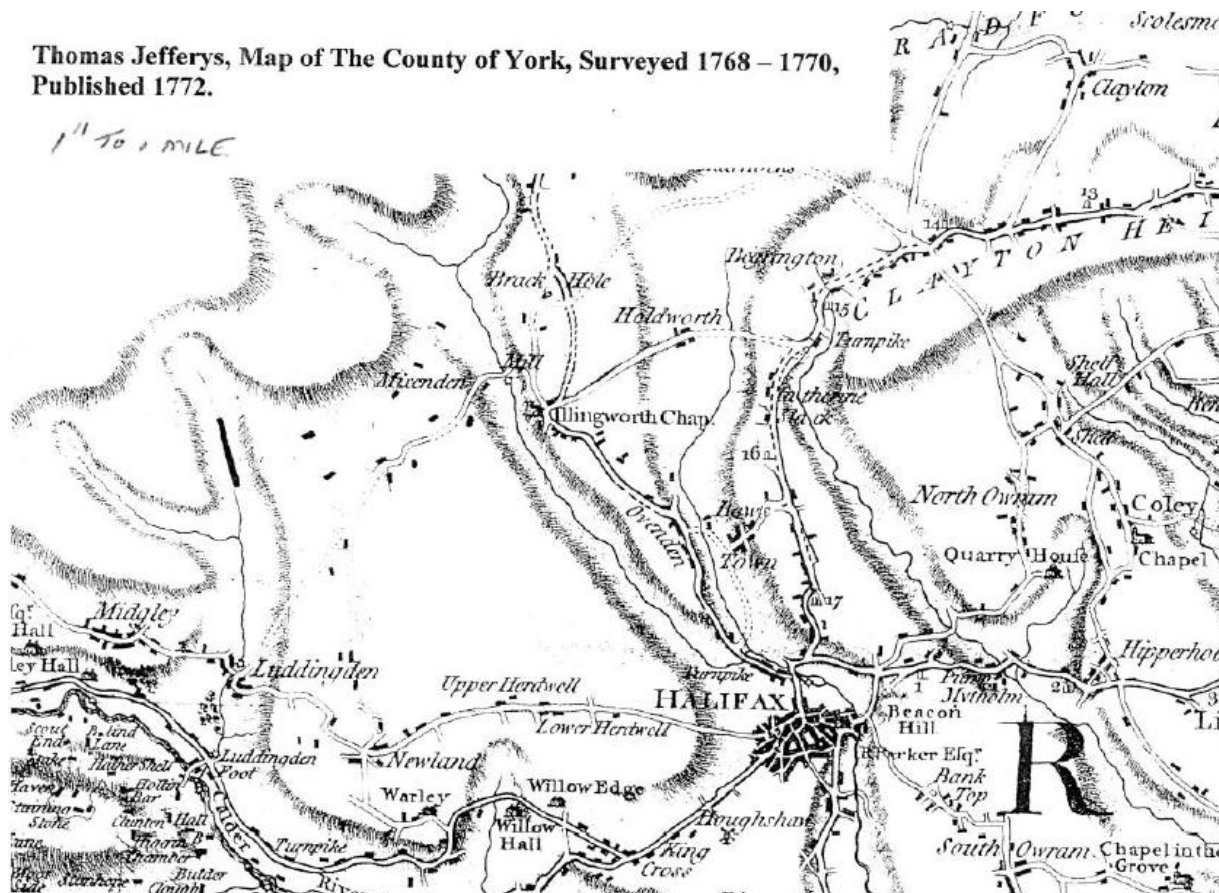
Brewing was also an important industry in Northowram in the 19th Century with two breweries in the village, Windmill Hill Brewery located at Park Square and Crown Brewery on Bradford Road, just north of Lydgate. Deep water courses that run under the village provided the water needed for the brewing process, however, the industry appears to have been quite short lived. In the early 20th Century, Windmill Hill Brewery was already disused and Crown Brewery became a Tannery before being demolished following a fire. It is now the home of Booths furniture store.



Early Roads and Developing Transportation

The old mediaeval route winding up from Halifax towards Northowram (The Hough) was hilly, narrow and awkward. There was not much scope even for the use of cart horses, as it could only be accessed on foot or by horseback, which led to the increased use of packhorses. Nevertheless, the area appears well served by a dense network of old bridleways and rights of way; the oldest of these seem to be centred on Coley Church.

Thomas Jefferys, Map of The County of York, Surveyed 1768 – 1770,
Published 1772.



Map showing old route into Northowram – it follows the Hough and Towngate

Despite the poor road network and 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. However, 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. Turnpike trusts were concerned with major thoroughfares for the benefit of trade and minutes of individual trusts show their most active trustees were usually merchants. Between 1740s and 1840s businessmen would build roads and charge people to use them, for example, the main road to Wakefield, with toll houses at Godley Lane Head and Stump Cross.

Religion and Nonconformism

The increased prosperity of the area in the late 15th Century led to the building of local chapels (initially called chapels to distinguish them from the local parish church, they later became known as churches). Coley Chapel was built in 1530 to serve Shelf, Northowram and Hipperholme, as previously people had to travel to Halifax Parish Church, the nearest church in the district.

The strong tradition of Nonconformism in the area and the resultant wealth of Nonconformist chapels and churches is a direct result of the Minister Oliver Heywood, who was called to preach in Coley Chapel in 1650. He was a popular minister in the district and often preached to very large crowds. However, after persistently refusing to conform to the standard practice of the Church of England and use the Book of Common Prayer, he was excommunicated from the church in 1662 and eventually imprisoned for 11 months in 1685. After James II's Declaration of Indulgence in 1687, establishing the freedom of religion in the British Isles, Oliver Heywood immediately set about building a meeting house in Northowram. Heywood Chapel was completed by 8th July 1688 when the first service was held, attended by vast numbers. Therefore, Northowram had the honour of forming the first Nonconformist church in the district and the oldest in the parish of Halifax. Oliver Heywood continued to live and preach at Northowram, residing in Ebenezer Cottages on Towngate. He died on 4th May 1702 and is buried unmarked, in a side chapel of Halifax Parish Church.

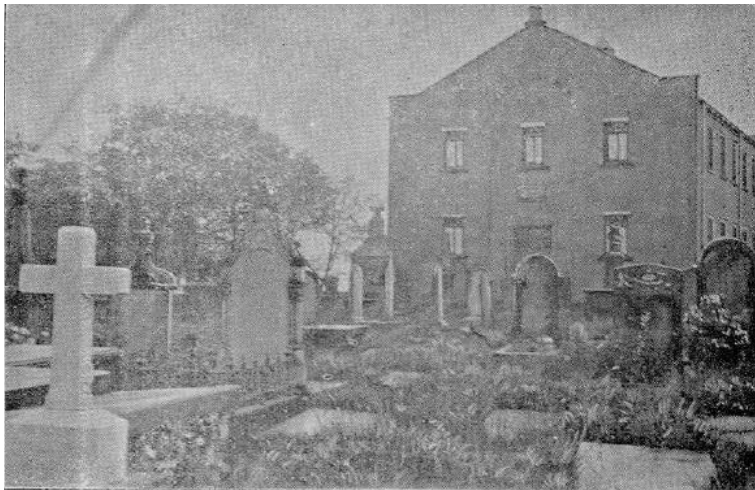


Oliver Heywood's Old Chapel 1688

There was no parsonage or Manse belonging to Heywood Chapel, as Oliver Heywood owned his own property. As such, a local yeoman, Nathaniel Priestley

surrendered land and stone to build a dwelling for the residing minister and The Manse on Towngate was built in 1750.

In 1836 Heywood Chapel was taken down and a new larger chapel was erected in its place within the same site, although not on the exact footprint. The original date stone from the 1688 chapel was reset in the new building and the burial ground now extends to the front and rear. The exact position of the original chapel is unclear.



Modern Heywood Chapel 1836; reset date stone and front burial ground

There was also a strong Methodist movement within Northowram and the New Connexion Methodist Church was built on Northowram Green in 1821. The church was demolished and a new larger place of worship was built in its place in 1882. A few friends of Wesleyan Methodist sympathies also formed a church in Northowram in 1848 and originally held services in a cottage on Upper Lane. They were so well attended that desire sprang up for a chapel. The Wesleyan Chapel was opened on 19th April 1850 and could seat 350. In the 1930s the two Methodist factions merged and the Wesleyan Chapel has now been converted into a dwelling.

It was not until the early 20th century that an Anglican church was built in Northowram. The Church of St Matthew was designed by a Halifax firm, Walsh and Nicholas, and the foundation stone was laid on 1st January 1911 by the Reverend George Watkinson and his brother Samuel, who were the main benefactors of the church.



Once the building works were complete, gardens were formed in the grounds and specially designed wrought iron gates were commissioned for the entrances to Bradford Road. One pair of these is still in existence today.



St Matthew's Church gardens – note the iron gates which still exist today

Education

Owing to the lack of education for poor children, Oliver Heywood decided to form a free school in Northowram, which was built on the edge of Northowram Green and opened on 5th October 1693. It became known as the Bell School due to there being a bell placed on top of the building to ring the children to their lessons. In the 18th Century the school was in desperate need of repair and it was rebuilt in 1786. The building still exists, though now much altered, as the Northowram Club.



The original engraved stone over the door of the Bell School was lost in 1867 and it was suggested in 1896 that it be replaced with the date of 1693 and the initials O H. However, the current plaque on the building does not reflect this stating: "Northowram Free School erected by subscription and endowed under the will of Joseph Crowther of Whithill AD 1711 '*Man Know Thyself*'."



In the 19th Century, the bell was lent to the Mission Church (now the Community Centre on Back Clough) and by the turn of the 20th Century there was a wish to restore it to the Bell School. There is a bell still in existence on the upper floors of building, however, whether it is the original bell is unclear.

Since the establishment of the Bell School, various other schools have been erected by the Ministers of Northowram over the last 300 years. One such school was erected adjoining the Manse for the use of the minister Robert Hesketh in 1772; and in 1783, the College Academy from Heckmondwike moved to Northowram and used these premises.

In 1840, Reverend White founded the Infant School near Heywood Chapel at the junction of Upper Lane. Children as young as 2 or 3 could attend, as often poorer families had needed to put their children into employment by the time they were old enough to go to the free school.

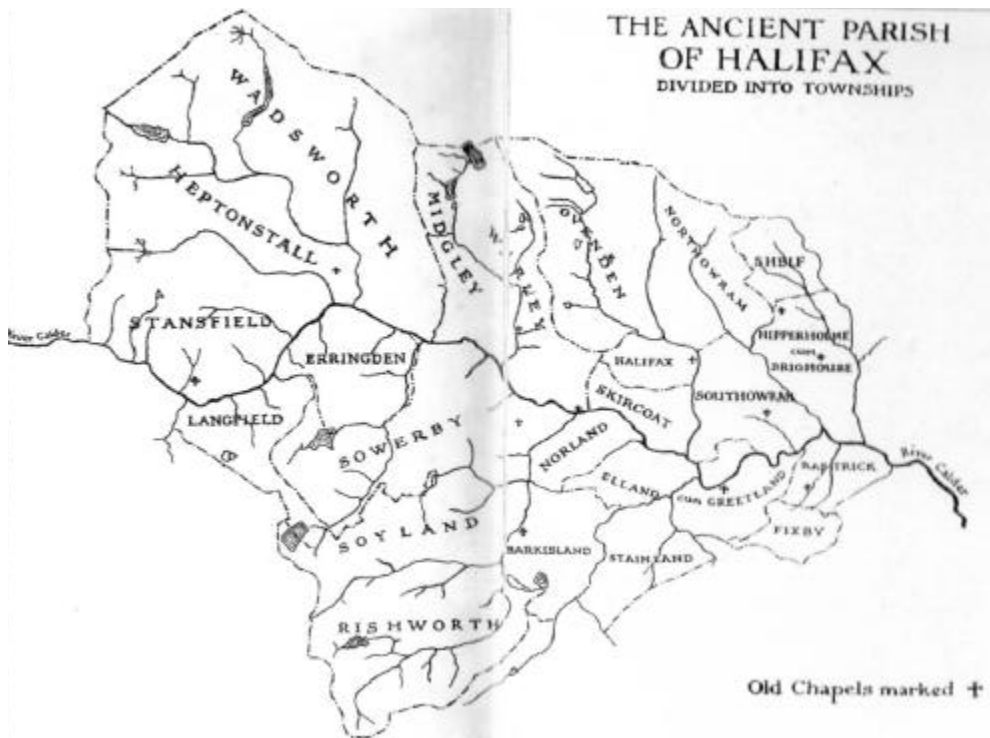
The 1870 Education Act led to significant changes for the existing schools in Northowram. A School Board was set up in 1875 to provide education for the children of Northowram, and the newly erected Mechanics Institute (1874), on the junction of Baxter Lane and Northowram Green, was rented as a day school, being used in the evening as a Mechanics Institute with night classes. The scholars at the Bell School were transferred across and the free school closed. In 1877, the Infant School was also transferred to the Northowram School Board and by 1891 all the Mechanics Institute classes had ceased and the building was solely used as a school. In 1996 the current school was built and the Mechanics Institute was converted to residential use.



Cottage attached to the Manse, the Old School and the Mechanics Institute

Local Government and Administration

The district of Northowram was first formed into a Township in the reign of Charles II, where, between 1662-3, all the parishes in Yorkshire were divided into townships. It was one of 23 townships in the Parish of Halifax and stretched from Hebble Brook and Dean Clough to the Northowram/Shelf boundary, and included much of Queensbury, all of Shibden, Boothtown and Northowram itself.



Taken from T. W. Hanson's 'The Story of Old Halifax'

During the 19th Century, modern civic administration began to develop and The Borough of Halifax was formed in 1848. When this was extended in 1866, Northowram Township lost those parts on the Halifax side and Shibden Valley side including Boothtown, Haley Hill, New Bank, Claremount, Horley Green, High Sunderland and Charlestown. By the end of the 1860s, with so many settlements taken from the township, Northowram had shrunk to become more like the size it is today. Finally, in 1900, Northowram itself became part of the Halifax County Borough and was no longer a township in its own right.

3. Assessment of Significance

The overall significance of Northowram Village Conservation Area is high. Although the encroachment of residential estates is unfortunate, the core village and its rural setting are still readable. The vernacular housing is still in good condition, although over time there has been some removal of original architectural details and the introduction of inappropriate materials and details such as satellite dishes and uPVC glazing. Many of these issues are reversible and there is scope for the enhancement of the conservation area, thereby increasing its significance.

Archaeological Interest

Northowram is of MEDIUM archaeological value, as there is some potential for gaining more information about the settlement through sites and properties that have since disappeared. It is considered that the area contains some archaeology of regional importance, for example, late mediaeval and early post-mediaeval remains in the Towngate area; and any surviving evidence of early quarrying would be of at least regional importance. The exact siting of the original Heywood Chapel has been lost, but there is potential for foundations to remain within the burial ground, and given its relatively early date, this would also be of regional interest. Just outside the proposed conservation area boundary at Windmill Hill, there is potential that the location and remains of the old mill still could be found, although it is quite likely that this is in the ground



beneath the current housing estate. Furthermore, the remains of the old Brewery on Bradford Road and its underground watercourse could still be in place under the current Booths furniture premises. Bronze Age discoveries in the 19th Century, and the find of a 2nd Century AD figurine, possibly from a small Roman temple, could indicate scope for early settlement archaeology in the surrounding area.

Architectural Interest

Northowram is of MEDIUM architectural value due to the age of some of its more prominent buildings and their local vernacular style. Most were built in the 17th and early 18th centuries and their form, massing and architectural detail reflects the local traditional designs of the area. Large stone slate roofs with large chimneys, and



many mullioned and transomed windows, such as those at The Shoulder of Mutton public house, are typical features that are prevalent in the older buildings of the area. Although Hillway House and Nos. 8 and 9 Tetley Lane have been renovated, their sensitive restoration reflects this local vernacular. Impressive 19th century buildings such as Heywood Chapel, also add to the architectural value of the area. Later 19th Century housing, although of interest, forming an important positive

contribution to the historic character of the area, is relatively common and not of particular architectural value.

Artistic Interest

As there are no large sculptures or historic landscaped public parks or gardens within the conservation area, artistic interest is limited to that associated with the churches. As such, Northowram is considered to be of LOW artistic value, with the main forms of artistic interest being the delicate window detailing and stained glass of St Matthew's Church, and also the large gravestones and monuments in the burial ground of Heywood Chapel.



Historic Interest



With the longevity of Northowram as a continuous settlement for at least 1000 years, the development of extractive industries from mediaeval times and the importance of the area as one of the earliest strongholds of Nonconformism, Northowram is considered to be of HIGH historic value. The formation of one of the earliest Nonconformist churches in the country, and being the residence of its founder Oliver Heywood, is considered to be of national

importance in terms of religious development. The historic value of the settlement is also enhanced by the survival of the diaries of Oliver Heywood, which give detailed accounts of village life at that time. Northowram is a physical representation of yeoman wealth and the development of religious reform, as well as harbouring philanthropic ideals of educational improvements and being a good example of developing rural life through the centuries.

Location, Geology, Form and Setting

Set in the hills above Halifax to the north east, approximately 3 miles from the town, Northowram is separated from Halifax by the Shibden Valley and Beacon Hill, and is on the main road to Bradford, which is the old turnpike road through the area. Located on the hilltop, the village commands excellent views across the surrounding countryside to nearby settlements, and the hill itself is made up of the flag rock which has enabled Northowram to develop over the centuries through its extraction as building stone.



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. The solid geology of Calderdale sees Lower Carboniferous rocks outcropping at the surface, these being overlaid in areas by more recent drift material, peat on the uplands and sands and gravels in the valley bottoms, particularly in the east of the District. The Carboniferous strata are typified by an ever-changing succession of sandstones, gritstones, shales and mudstones.

The Halifax coal strata form a compact group of rocks, consisting of beds of shale, sandstone, rag, bind, coal, seat-earth, gannister, ironstone and fossiliferous beds of marine and freshwater origin, the whole being enclosed between the Rough Rock at the base and crowned by the Northowram and Elland Flagrock. The sandstones and the very hard Millstone Grit have been, and continue to be, worked for building stone, with the large flag stones being worked at Northowram, as well as some coal mining in the 18th and 19th Centuries.

The plan form of Northowram village stems from a few clusters of older farmsteads and cottages, linked by narrow tracks and ginnels, following the linear pattern of the north-south mediaeval packhorse route and later by the turnpike route. 18th and 19th Century workers' housing were built between these older farmsteads and this infill gives a strong village core in a rural setting.

The distinctive appearance and character of this area stems from the human response to the foothills of the Pennine landscape, with carved out steep routes up from the valley bottom and old delphs and quarries cutting into the rolling hillside, forming the resultant setting of the village.

Key Characteristics

The following characteristics summarise the key elements of the general historic character of Northowram Village Conservation Area:

- Evolution of the village in a piecemeal manner;
- Good examples of local vernacular architecture;
- Traditional, local natural building materials;
- The form, width and orientation of main streets and linking paths



- Mix of buildings and land uses;
- Natural elements such as trees and open spaces complement the fine grain of the buildings;
- Distinct village with an important open rural aspect to the west;
- Number of key views and vistas

Summary of Important Features and Details

Features and details are important in contributing to the essential character and appearance of Northowram Village Conservation Area:



- Unique use of very large flag stones as paving, steps and unusually as boundary walls;
- Local stone used in structures and walls;
- Predominance of two storey development;
- Unique mix of building types and architectural styles;
- Local stone slate for roofs on earlier properties; and blue slate for roofs from 19th century;
- Traditional window detailing, with stone surrounds and mullions common, with transoms on some properties;



- Stone boundary walls to properties and distinctive dry stone walling on footpaths and streets;
- Original stone paving and setts;
- Historic Squares and Folds, with natural stone paving and drainage details;
- Historic street pattern, particularly narrow linking pathways between Towngate and Upper Lane
- Green open spaces and fields within the village, giving a rural character
- Transitional character of urban centre to rural fringe



The Built Appearance of the Conservation Area

The physical appearance of Northowram, in terms of its structure and spaces, is due largely to the building materials available locally, the traditional local construction styles and techniques, and the relative prosperity of the individuals living there at different periods in its history.

The conservation area is a fascinating mix of buildings including workers cottages, Victorian houses, yeomen's houses, chapels and churches built from local materials in various architectural styles. Domestic properties are fairly standard in form, generally of two storeys and respecting the vernacular norms of design and proportion. These local vernacular styles predominate, with narrow mullioned windows, low eaves, stone gutter corbels and distinctive lintel details and make an important contribution to local identity and the special character of the area.



Materials

The principal and traditional building material in Northowram is natural stone. All the older buildings within the village are constructed of local stone, many with stone slate roofs, and this is seen as fundamental to the image and rural character of Northowram, creating a rugged and sturdy appearance. Most vernacular buildings feature coursed local sandstone. The indigenous stone used to construct the majority of the buildings has blackened with age and this weathering of the stone adds to the overall character and appearance of the fabric of the village. Although some consider cleaning the stone to create a 'new' external finish, this would create a patchwork effect which adversely affects the character of the area and can also damage buildings if carried out in an inappropriate manner, and therefore, this should be resisted.

Examples of weathered local coursed sandstone



Roofs

Locally quarried stone slate was used as the roofing material on the earlier buildings of the conservation area. It is this that gives the roofline its characteristic colour and distinctive profile, which compliments the colour and texture of the stone walls. This roofing material is becoming increasingly rare in many areas, as other forms of roofing material have become available and earlier buildings lost. Therefore, natural stone slate roofs should be treasured and their removal strongly resisted.

Chimneys are an important feature of the architectural character of Northowram. Generally simple in style and rectangular in plan, they are a typical characteristic of the roofscape and many still retain their chimney pots.



Windows and Doors

Timber is the traditional material used for the doors, windows and gutters on the older properties of the proposed conservation area that date from the 18th and 19th centuries. These features are the most susceptible to change and many have been replaced by modern alternatives, but where early details have survived they contribute greatly to the integrity of the built form and quality of the area. The glazing styles of windows are very much dependent on the age of the building and vary from the multi-paned mullioned windows of the earlier structures to the singled paned sashes of later buildings. Sadly, much of the glazing has been replaced with uPVC double glazing and many mullions have been removed.



Paving and Walling

Originally, the village's streets and pavements, if formally surfaced would have been laid with stone sets and stone paving flags. Now only a few areas of original paving materials survive, most noticeably at Anderton Fold, Casson Fold, St James Square and the Cat Steps. Many pavements were resurfaced with artificial paving in the late 20th Century and roads are generally surfaced with tarmacadam.



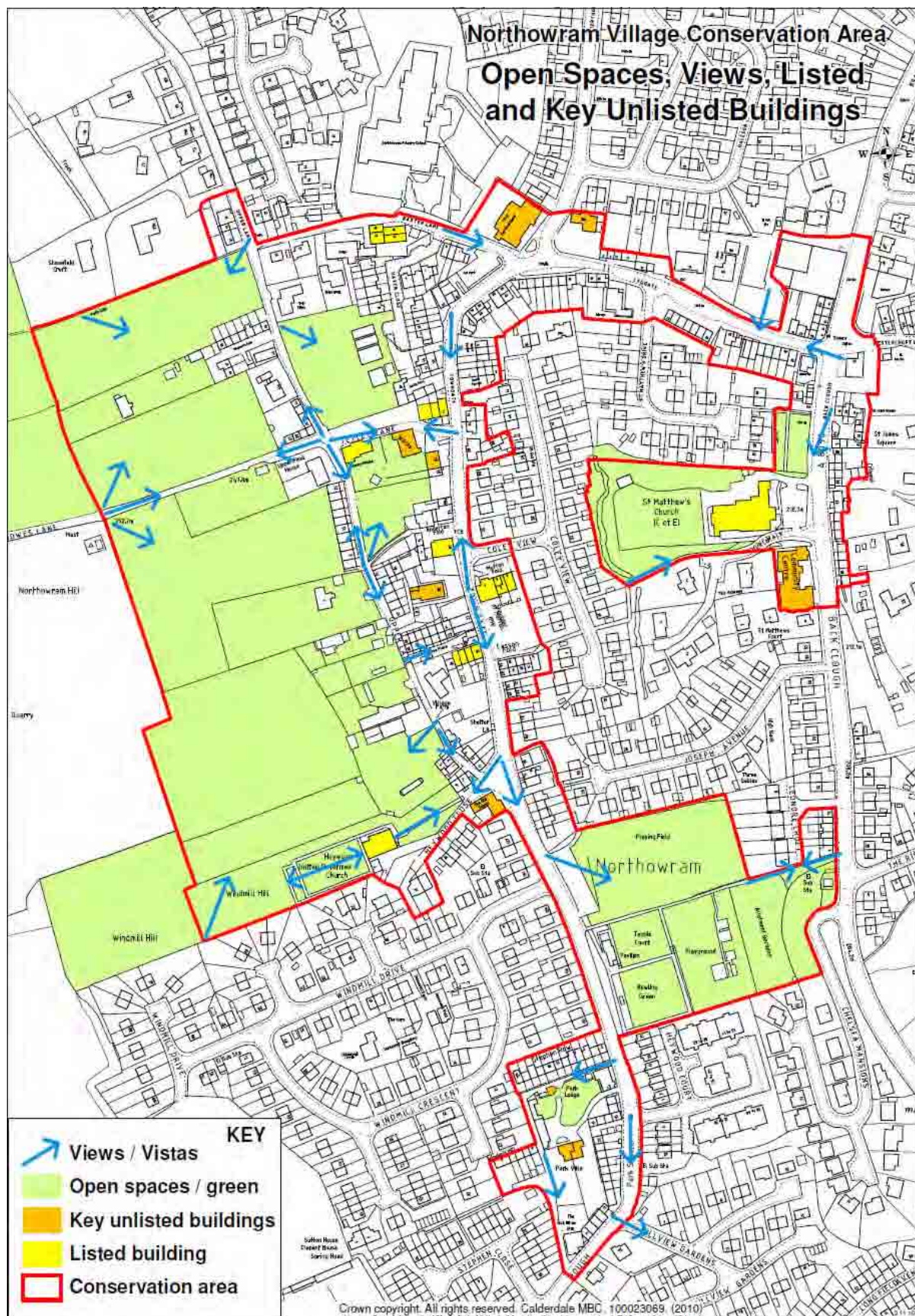
Stone is the traditional material for boundary walls in the area, and is usually laid in regular courses with shaped stones copings many being either curved or castellated. Unusually, there are a number of very large stone flags used both as paving and walling in Northowram and this is an important local feature in the proposed conservation area.



Setting and Landscape Quality

The setting, and the treatment and interaction of buildings and spaces within Northowram Village Conservation Area are as important as the buildings themselves. The harmonious relationship between the green spaces within and around the conservation area and the built form of the village is seen as particularly important, as one enhances the other, forming a unique character.

Being situated on the Pennine fringe, the surrounding countryside varies significantly from the steep valleys and moorlands of the Upper Calder Valley to the west side of Calderdale. Nevertheless, the rolling hillside, with its rich agricultural land and mineral deposits allowed the village to develop on the hilltop, and its unsuitability for industrial works meant it remained rural in character. Northowram therefore, despite the 20th Century housing encroachments, benefits from panoramic views both into and out of the proposed conservation area, which contrasts with the intimate built form of the village and creates a pleasing setting for the Northowram Village Conservation Area.



Open Spaces and Key Views

Important open spaces within Northowram include the graveyard to Heywood Chapel, a peaceful and compelling place, with a mix of tree lined boundaries and more open views into and out of the proposed conservation area. It also provides a wealth of information about the past generations that lived in Northowram, and situated both in front of and behind the church, it is set partially against the village and partially against a pleasing backdrop of open countryside.



The fields to the west of Upper Lane are an important feature of the Northowram Village Conservation Area. They are an indication of the extractive industries and agricultural activities historically associated with the village and are significant in demonstrating how the village originally sat within, and related to, the wider landscape. In view of this, the fields remain as the most important element of the original landscape setting of the historic village. Their existing form directly relates to historic field boundaries, as shown on the 1854 and 1893 ordinance survey maps, and they highlight the important context of Northowram as a historic rural settlement. Glimpsed views of the open countryside to the west are one of the village's characteristics. Views east and south across the fields towards the historic village and Heywood Chapel show the interesting layout and roofscape of the village and are considered important features of the conservation area.



Between Upper Lane and Towngate are smaller fields containing mature trees along their boundaries. Known locally as the Donkey fields, along with another small enclosure next to Hillway House, these fields also provide important context to the rural nature of the village and show the transition from the intimate built village core in Towngate to the more rural Upper Lane area. These rural spaces are important to the village as they are a constant reminder of its isolated and self-sufficient character.



The primary views of Northowram Village include those along Towngate and Upper Lane, which show the relationship between different periods of the built environment. Important views between Upper Lane and Towngate focus on the narrow ginnels that link the two, especially along Tetley Lane and Anderton Fold.



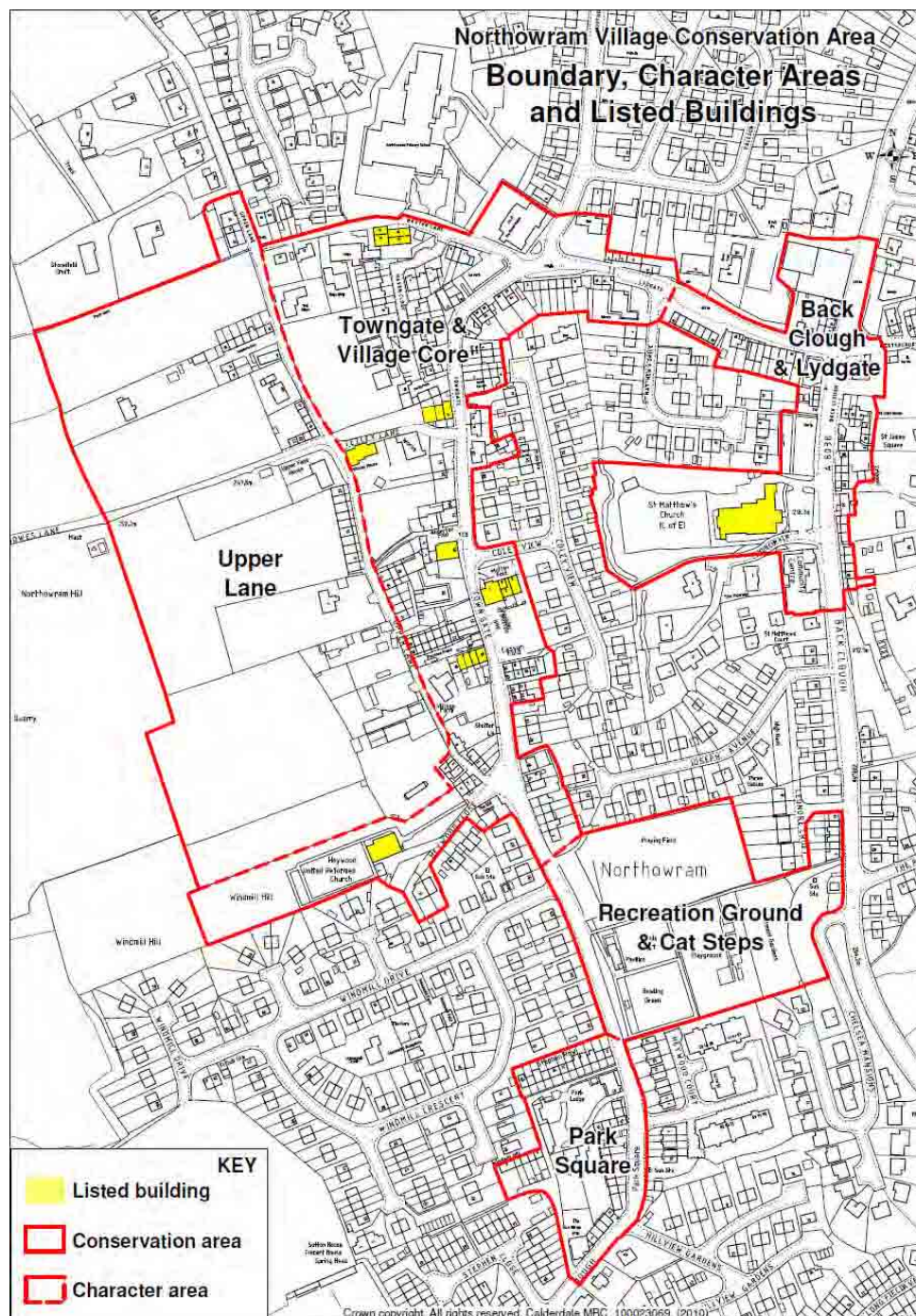
Although a comparatively late addition to the village, the Recreation Ground provides a well defined open space which unites the incongruent elements of the conservation area that adjoin it. It is a well used space of clear value to the community and is a gateway from the Park Square area to the core village of the conservation area. Views east across the recreation ground of the surrounding countryside and Coley Church provide a reminder of the historic importance of Coley Church to the village in the 16th and 17th Centuries.





4. Character Areas

Northowram is not uniform in character with different parts of the area developed at different times and containing different forms of buildings and spaces. The conservation area can therefore be subdivided into distinctive character areas. Each area has a different character generated by the period of its development and the function of the buildings and spaces. The indicative stone building material and landscape unifies all the character areas with one another.



Towngate and the Village Core

This area includes Towngate, part of Lydgate, Baxter Lane, Tetley Lane, Anderton Fold, Heywood Close and the open spaces between Towngate and Upper Lane.

This character area signifies the historic centre of the village and contains most of the conservation area's key buildings. The vernacular clusters of original buildings are surrounded by later infill development of the early 19th Century, notably the back to back houses of Penrose Place, which extend west into the more rural character of Upper Lane.



Towngate was for hundreds of years the main route through old village and is it likely that the commercial core of the village was originally along this route. Still fairly busy today with vehicular traffic, most of the community buildings have been converted to residential use, including the Wesleyan Chapel, Mechanics Institute and Old School. The Shoulder of Mutton public house and Northowram Club remain important assets to the community.

However, one of the main features of the Village Core that have largely been lost over the last century are the Northowram barns. Traditionally constructed with natural stone walling and large cat-slide roof slopes of natural stone slate, the barns were a significant local feature of Towngate, adding great character to the area. Today only one remains near the junction of Towngate and Tetley lane. It has been identified as a key building, but is in danger of collapse and in great need of repair.



Anderton Fold to the west of Towngate still retains its stone setts and flag stone paving, and is a good example of the traditional materials and yard areas, of which there are a few scattered throughout the village. Leading west from Anderton Fold is one of the ginnels which split Towngate from Upper Lane; the others are through Penrose Place, Tetley lane and Baxter Lane. These trackways are a significant feature of the area and appear to have been in place for hundreds of years. They denote the ways workers would have taken from their homes in the village to the outlying farms or quarries and reflect the important transition between the intimate built form of the historic village core and the surrounding rural area.



Summary of Important Features and Details

- Intimate setting of the built vernacular
- Good views through the area, especially between buildings and along ginnels
- A large cluster of older traditional buildings in the local vernacular styles
- Regular coursed stone walls with mainly stone slate roofs and regular chimneys
- Low rise, two storey buildings
- Residential uses with some commercial
- Stone mullioned windows
- Mullioned and transomed windows on Priestley Hall
- Some stone setts and stone paving
- Large flag stones used as paving, boundary walls and steps
- Small rural spaces between Upper Lane and Towngate
- Boundary walls of natural stone with rounded or castellated copings

Key Buildings

Heywood Chapel – Listed as grade II, this church of 1836 stands on a similar site to the original Heywood Chapel of 1688 and the original date stone has been reset in the current building. It is an impressive 3 storey structure of local natural materials with a pediment gabled front and interesting architectural features such as shaped kneelers and arched window detailing. It is a prominent site with a good burial ground to both front and rear containing 18th century and early 19th Century tombstones. Historically important as the site where Oliver Heywood built the first Nonconformist chapel in the district, it is a valued part of the conservation area.



Nos. 13-19 Towngate – These properties are grade II listed, and are known as Ebenezer Cottages. No. 15 is of particular interest as the home of Oliver Heywood and his initials are engraved on the lintel above the door. The buildings are good examples of the traditional vernacular style with local natural building stone and stone slate roofs, with regular chimney stacks. Architectural details form an important part of their character, like the mullion windows and original door detail, and the buildings are part of the original historic fabric of the village.



Shoulder of Mutton – Listed as grade II, this property consists of the public house and former Priestley Hall. Built by Nathaniel Priestley in 1723, Priestley Hall is an impressive vernacular structure with an unusual parapet like detailing to the eaves setting back the stone slate roof from the elevations. A large staircase window with mullions and transoms, along with other long mullioned windows are important features. The public house which joins up to the residence, was originally the farm in connection with the mansion, which only came to be used as an inn in the 19th Century.



No. 31 Towngate – This building is grade II listed and was originally part of Clay House, one of the oldest residences in the township, built by John Clay in the centre of the village in 1604. The lintel bearing the date is still incorporated into the building at its western end, but most of the original house was demolished and the current structure dates from the late 17th and early 18th Centuries. For many years it was the home of the Andertons and the adjoining Fold still bears that name.

Hillway House – This is grade II listed and was probably built in the mid 17th Century. A traditional stone house with stone slate roof, the property has been renovated and altered but in a sympathetic fashion in line with the local vernacular. The gabled west cross wing retains the original long mullioned windows and is particularly of note. The building remains an important feature of the original historic settlement.



Nos. 8&9 Tetley Lane – Another grade II listed building, this property is dated 1687 (date stone has been replaced) and has recently been sensitively renovated. It retains the local vernacular style with stone slate roof, and although the walls remain rendered, the mullion windows have been reinstated. The building is part of an important village grouping of some of the oldest buildings in the conservation area.

Baxter Farmhouse – This is grade II listed and was built by Jeremiah Baxter in the late 17th century. He died in 1705 and the building was inherited by his son Jeremy. Both were members of Oliver Heywood's church and Jeremy was a trustee of the Bell School. The building is currently rendered with a stone slate roof and the long south-facing frontage is of architectural merit containing irregular mullioned windows.



Bell School – This was founded in 1693 by Oliver Heywood as a free school for the children of Northowram. However, the current building dates from 1786 when it was repaired and rebuilt and has been substantially altered since then. In its current form it has little architectural merit, although the unusual wind vent features on the roof are of interest as is the engraved stone on the front elevation. Despite its lack of architectural detail, the

bell school remains one of the most historically important buildings in the conservation area.

Mechanics Institute – Built in 1874, the Mechanics Institute was almost immediately rented out by the newly created Northowram School Board to be used as the premises for the day school, taking over from the Bell School. The building was still used in the evening for Institute classes but by 1891 it was used entirely as the



school. Another important building in the educational development of the village, it also has interesting architectural features, especially the cast iron finials and wind vent features on the roof.



The Manse – In the early 18th Century there was no dwelling house belonging to Heywood Chapel where their Minister could reside. In 1749, a local yeoman, Nathaniel Priestley, surrendered the land and stone to build a dwelling for the residing minister and The Manse on Towngate was built in 1750. A school was built adjoining the manse for the use of the minister in 1772, and in 1783 the college academy from Heckmondwike moved to

Northowram and was held in this school. The adjoining school is now a cottage and the Manse is an important building in the historical and educational development of Northowram.

Works/Barn adjacent to The Manse – Not much is known about this building, although it is said that Oliver Heywood used to stable his horses here. It is an attractive old building and the last of the Northowram barns along Towngate. Built of the local natural stone and with an impressive stone slate roof, the building is in desperate need of repair, with the roof looking likely to collapse in the near future. Nevertheless, it is an important part of the built vernacular of the historic village core and its loss should be avoided.



Wesleyan Methodist Church – The building occupies a prominent position on the west side of Towngate and has an imposing frontage with mullioned windows of three lights and a pediment gable with a semicircular window in the centre. It was built in 1850 for a group of Methodists with Wesleyan sympathies, but by the 1930s, they had joined with the existing New Connexion Methodist Church on Northowram Green and the chapel

became redundant. The building therefore, is part of the religious history of the village and an important feature of the conservation area.

The Old School – Built as an Infant School by Rev White in 1840, with the intention that very young children of just 2 or 3 years could attend to allow them some education before their families had to put them into employment. The building is now converted to residential use and occupies a prominent position at the junction of Towngate and Upper Lane.



Current Condition and Uses

Most of the buildings in this area appear to be in generally good condition but there are some notable exceptions. The works on Baxter Lane are currently vacant and in need of renovation, and the old barn on Tetley Lane appears to be in quite a dangerous condition, with the roof close to collapse. Some other properties have lost their original window detailing, with the loss of mullions and influx of uPVC being the most common.

This part of the conservation area is now mainly of residential use but at one time would have been the commercial centre of the village. Many of the key community buildings have been converted to residential, although the Northowram Club, Heywood Chapel and the Shoulder of Mutton remain. There are also a few commercial properties including a local shop, butchers and hairdressers.

Open Spaces and Trees

The Burial Ground, Donkey Fields and other smaller fields between Upper Lane and Towngate are important in the transition between the urban and rural and provide context to the historic character of the area. They contain mature trees along their boundaries, which add to the aesthetic quality of this particular area.

The views through these rural spaces and along adjacent ginnels and trackways are important to the historic rural village character.



Upper Lane

This part of the conservation area includes Upper Lane from close to its junction with Heywood Close and Towngate at its southern end, to just north of its junction with Baxter Lane further north. It also includes the eastern part of Howes Lane and the fields and their boundary walls to the west of Upper Lane.

The character of this area is rural, comprising the narrow road of Upper Lane bounded along much of its western side by fields. The fields alongside the southern part of Upper Lane appear to still be in some form of agricultural use and contain a variety of agricultural or storage buildings close to the road. Alongside the northern

section of the road, there are a number of short terraces of mainly 19th century houses fronting onto the road, with occasional newer properties developed on larger plots.



Summary of Important Features and Details

- Rural character emphasised by open fields
- Mainly 2 storey stone residential terraces, some with small gardens or yards to the front
- Majority of buildings in residential use, some agricultural and storage buildings
- Stone walls along roadsides and forming field boundaries, some with castellated copings
- Significant views across the open fields towards the built up part of the village

Key Buildings

Although no key buildings are contained within this character area, Hillway House forms a significant contribution to the important views north and south along Upper Lane, strongly influencing the positive historic character of the area. Similarly, Heywood Chapel is an important focal point when viewed across the fields from Howes Lane and Upper Lane.



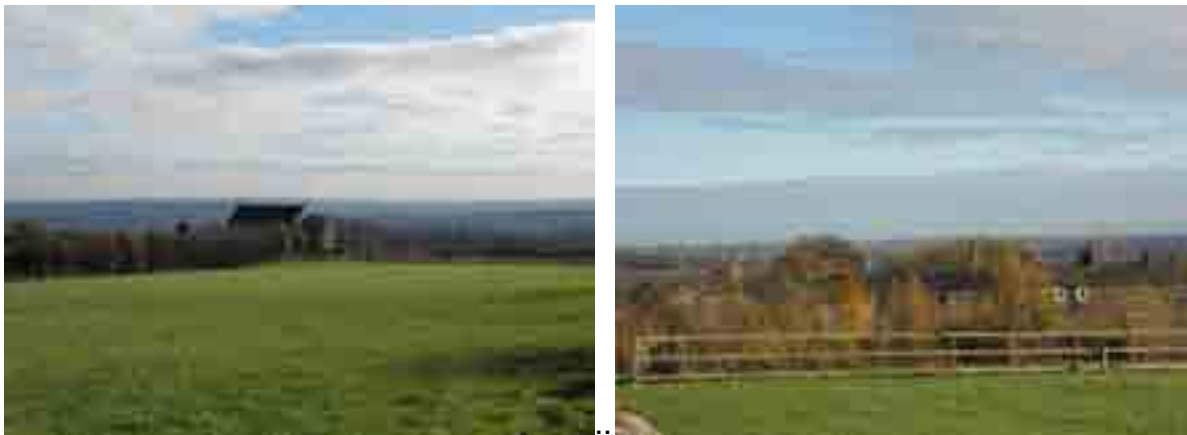
Current Condition and Uses

Most of the residential buildings in this part of the conservation area appear to be in generally good condition. A number of new developments appear in very good condition. The various sheds and other buildings on the southern part of Upper Lane appear often dilapidated.

The area contains residential properties built on or close to the road, with open fields further west.

Open Spaces and Trees

The open fields in this part of the area are an important reminder of Northowram's quarrying and agricultural heritage. They are also valuable in that they provide the last remaining rural setting of the historic village core, and views across the fields to Heywood Chapel and over the roofscape of the village are considered significant.



Back Clough and Lydgate

This area includes the Square, part of Bradford Road to the north, and part of Back Clough to the south (together forming part of the A6036 road), and the eastern part of Lydgate. It also includes St James Square and St Matthew's Church, both located on the main road.

This area developed principally as the main commercial core of Northowram during the 19th century, probably as a result of the increasing importance of the road leading from Halifax to Bradford. Houses and particularly commercial premises grew up along this route to take advantage of the increasing passing trade. Lydgate seems to have provided a link between the old centre of the village and this newer area.

The area is generally characterised by terraced properties lining the roadside, but also includes a group of back-to-backs at the corner of the Square and Lydgate, and the courtyard development of St James Square. There are also a number of larger detached buildings including St Matthew's Church, its neighbouring Community Centre, the former Stocks Arms Public House and the former police station located on opposite sides of the main road at the Square.



The OS map of 1893 shows the Crown Brewery, located on the western side of Bradford Road to the north of the Square. This was a significant local landmark building, but the 1908 map shows it already marked as disused. The site of the building still remains but has been much altered to form the current Booths furnishings shop.

The conservation area has been drawn to include the relatively new terrace of shops with flats above at 27-33 (consec) Lydgate. Although not of any historic interest, this is a well-maintained and apparently well-used block of retail units linking the two older parts of Lydgate.

Summary of Important Features and Details

- 19th century commercial area along Bradford Road
- Some community uses often in larger detached properties
- Mainly 2 storey residential terraces, some with small gardens or yards to the front
- Regular coursed stone walls with a mix of stone and slate roofs
- Some stone setts and stone paving
- Some attractive open spaces

Key Buildings

Church of St Matthew - Listed as grade II, this simple Gothic style parish church, built in stone with a stone roof, was designed by Walsh & Nicholas of Halifax. The foundation stone was laid on 1st January 1911 and brothers Samuel and Reverend George Watkinson both contributed significantly to the building of the church. The original wrought iron gates with the specially designed hammered iron vine leaves and scroll, by a Mr Albert Halliday of



Baildon, are still in existence. The church, with its characteristic square tower, is a landmark building on the main road and can be seen in a number of views through the conservation area.



Community Centre - originally built as the Church School in 1855, the building was almost immediately used by the Mechanics Institute to hold their evening classes before their building on Baxter Lane was constructed. The building was also used by the School Board as a day school and was later used as both a Sunday School and a Mission Church, where at one time the bell from the Bell School hung. This single storey stone building is now a Community

Centre and has been significantly altered, although the original form is still readable with the original engraved plaque still in position.

Current Condition and Uses

Most of the buildings in this area appear to be in generally good condition but there are some notable exceptions. The Community Centre appears run down, as do a number of the residential properties. Other properties appear to have been recently refurbished, including the former Stocks Arms Public House, now a restaurant.



This part of the conservation area is a mix of commercial uses (mainly retail), residential properties and some significant community uses including the church, the Community Centre and a post office at the corner of the Square and Lydgate. The area includes a fish and chip shop, cafe, sandwich shop and new restaurant.

Open Spaces and Trees

There are two significant open spaces in this part of the conservation area. One is the grounds to the rear of St Matthew's Church which comprises a large lawn area bounded by mature trees in what was a former quarry. This space is used for community events.

The other open space in this part of the proposed conservation area is a landscaped area fronting the main road just to the north of the church. With its trees, lawns,

flower beds and benches, this provides an attractive and well-maintained focal point on this otherwise busy main road frontage.

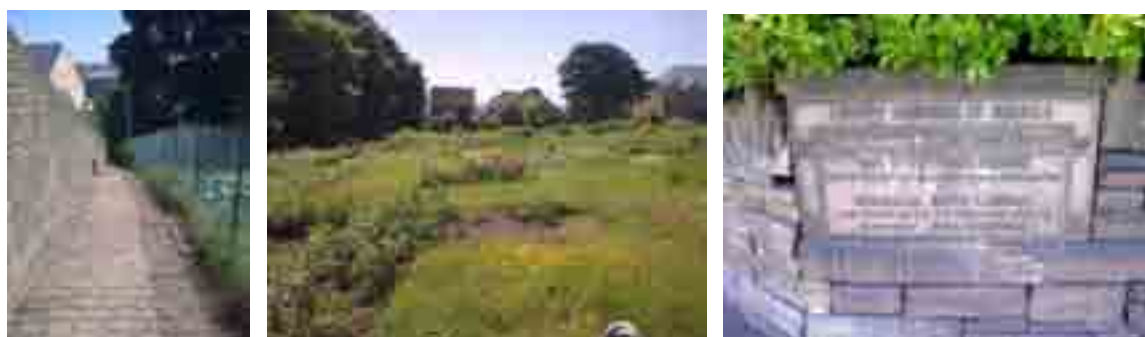


Recreation Ground and Cat Steps

This part of the conservation area includes the playing field, tennis court, bowling green, playground and allotments located to the east side of the Hough, to the south of Joseph Avenue. It also includes a short terrace of properties on Back Clough.

The area is comprised largely of open space apart from a small pavilion building close to the road, together with playground equipment. The pavilion building is of no architectural or historic interest.

The area also contains the Cat Steps, a steep setted stepped route leading east-west from Back Clough towards the Hough, and forming part of a longer footpath which still runs between the playing field and the tennis court. This historic route certainly existed by the middle of the nineteenth century and probably dates from much earlier than this. It is bounded on its northern side by a high stone retaining wall which adds to the character of this route.



The southern part of the Recreation Ground is bounded to the Hough by a stone wall containing a dedication plaque formally recognising the land as a recreation ground for the people of Northowram. Previously, this land appears to have always been

open land, but was officially dedicated in 1920 to the Halifax Corporation by local councillor David Hanson and opened in 1921 as a recreation ground.

Numbers 3-13 Back Clough, a nineteenth century residential terrace, are also included in this part of the conservation area.



Summary of Important Features and Details

- Open space for a variety of community uses
- Stone setted Cat Steps leading through the open space to Back Clough
- Allotment gardens
- A number of trees and shrubs particularly to the western boundary
- Important views across the area to Coley Church

Current Condition and Uses

The Recreation Ground generally appears to be a well-maintained and well-used community resource with the pavilion building also in good condition. The allotments appear fully utilised and provide an attractive backdrop to the upper section of the Cat Steps.

The residential properties on Back Clough appear in generally good condition.

Open Spaces and Trees

As the largest open space in the village, the Recreation Ground provides a pleasant break in the mainly residential built form and links the two original built up parts of

the settlement, the old village core and Park Square. Mature trees adjacent to the cat steps provide a pleasing back drop to the allotments and denote the edge of the conservation area.

Views across the recreation ground from Towngate take in the surrounding countryside and Coley Church to the east. This is a significant view out of the area towards the church that was historically associated with the old village.



Park Square

This area includes Park Square, part of the Hough, Park Lodge, Park Villa, Stephen Row and part of Windmill Hill.

This small area forms a distinctive group of historic buildings set on the historic Windmill Hill area. It was the site of a brewery complex known as Windmill Hill Brewery at the turn of the 20th Century, although most of the cottages were already in existence in 1854 and it is probable that these were workers housing for nearby farmsteads or quarries.

The OS map of 1907 shows the brewery buildings, with Park Lodge and Park Villa, surrounded by the existing cottages. However, by 1922 the brewery is shown as disused and in the 1930s the brewery buildings were demolished and the area reverted back to residential. The only remaining indication that the brewery existed was the public house known as Windmill Tavern, which still exists today.

The terraced housing in this area has quite a regular form. Stephen Row in particular has very regular pairs of large mullioned windows and uniform chimneys. The boundary walls of the gardens to the street are constructed of stone walls with curved copings, but between dwellings consist of large upright flag stones, a distinctive feature of the area.



Summary of Important Features and Details

- Hill side setting
- Good views out to surrounding countryside to the south
- Rows of regular 2 storey terraces mainly with small gardens to front
- Large villa & small lodge in attractive grounds with tree lined drive
- Regular coursed stone walls with mainly blue slate roofs, some stone slate
- Stone mullioned windows
- Mullioned and transomed windows on Park Villa
- Some stone setts and stone paving
- Large upright flag stones used as boundary walls

Key Buildings



Park Villa – This large Arts and Crafts style villa has a double gabled front and large mullioned and transomed windows. It has many attractive details including shaped stone finials, castellations over bay window and large shaped gate piers. It was built around the turn of the 20th Century as the residence for the owner of the brewery that was located here.

Park Lodge – This small lodge is hexagonal shaped in plan with attractive details including an ogee shaped lintel over the door. It was used as the treasury for the brewery and is an attractive feature of this part of the conservation area.



Current Condition and Uses

The buildings and spaces in this area appear to be in good condition generally. There are no intrusive features within the area, but the older housing has been surrounded by more recent residential developments which do not add to the historic character of the area and detract from the traditional rural context, thus affecting the setting.

This part of the conservation area is dominated by residential use, as with the exception of the public house/restaurant, all the properties are dwelling houses.

Open Spaces and Trees

Both Park Villa and Park Lodge are within an attractive garden setting with stone walls, large gate piers and tree lined drive. Many of the terraces also have small gardens, which are an attractive green feature of the area. These small open spaces enhance the built form of the area and views between buildings across these spaces are an important part of its character.



5. Management Proposals

Northowram Village is an attractive and thriving place. However, there are a number of features and issues which currently detract from its special character. Addressing these issues offers the opportunity to enhance the conservation area. Positive conservation management will ensure the ongoing protection of Northowram's special character.

Management Issues

The following breakdown of the conservation area assessment shows which features and details in particular are being retained and preserved and where there are the greatest issues and threats to the historic character of the area.

Strengths

- The area retains its village character through a mixture of buildings and land uses, a central core and more rural outer area to the west.
- The listed buildings include examples from a variety of periods and building types and generally retain a high degree of traditional features and details.
- The predominant and traditional building material is natural stone and slate, which provides a degree of uniformity throughout the proposed conservation area.
- Original large stone flags and stone setts have been retained in some parts of the streetscene.



Weaknesses



- Most traditional windows and doors have been removed, including many mullions.

- Modern and inappropriately altered shopfronts detract from the streetscene.

- Inappropriate mortar, pointing styles and clutter on elevations are undermining the group value of buildings.

- Alterations to chimneys throughout the conservation area negatively impact on the skyline.

- There is a small minority of vacant, dilapidated or underused properties.

- Encroachment of modern housing estates in and around the village has detracted from the original rural setting.

- On-street car parking dominates the appearance of the traditional streets.

Opportunities

- Better decisions by stakeholders (including property owners, developers, Planning Services, Highways etc) through reference to the conservation area appraisal and increased communication with the Conservation Team.

- Working with property owners to make better informed, good practice decisions in relation to works to their properties.

- Bringing vacant and underused buildings back into use.

- Potential for some unlisted key buildings to be formally listed and/or improve their appearance and historic character.



Threats



- Continued removal of traditional features and details from buildings.

- Uninformed decision making concerning planning applications, enforcement cases, listed buildings, highways management and trees that detracts from the special character of the area.

- Loss of historic street surfaces and traditional character of the public realm.



- Continued vacancy of sites and underused buildings.

- Loss of character to the historic built environment due to inappropriately designed developments.

- Loss of rural character and setting due to intensive housing developments and the pressure of potential new development on sensitive sites.



New Development

It is important to note that conservation area designation is not intended to prevent change, but to manage new development in ways that preserve and enhance the special historic qualities of the area. To be successful, any future development within the conservation area needs to be mindful of the distinctive local character of Northowram. New buildings or extensions should reflect the general pattern of buildings, as well as their scale and massing, and be respectful of important views, vistas and open spaces, which protect the setting of the historic village core and are an important feature of the area.

Although future development needs to have a high regard for the local character of the village, good contemporary design may be appropriate in some instances, and issues such as sustainability also need to be addressed. English Heritage promote the idea of new development in conservation areas being 'of their time', and sometimes, contemporary design can enhance the historic environment more so than a pastiche copy of one particular historic period, especially if the area is made up of historic features from different eras. The use of local natural materials is a very distinctive characteristic of this area and could help a new development of modern design to assimilate into the historic environment.

Successful new development in historic areas should:

- Relate well to the geography and history of the place and the lie of the land;
- Sit happily in the pattern of existing development and routes through and around it;
- Respect important views;
- Respect the scale of neighbouring buildings;
- Respect historic boundary walls and retain historic garden plots;
- Use materials and building methods which are at least as high in quality as those used in existing buildings;
- Create new views and juxtapositions which add to the variety and texture of their setting.

(based on CABI and English Heritage publication Building in Context: New Development in Historic Areas, 2001)

Listed Buildings

The Department of Culture, Media and Sport through English Heritage are responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from Calderdale Council for any work that affects the special character or appearance of a listed building. This applies to internal as well as external works.

There are 9 listed buildings in the Northowram Village Conservation Area and these are protected by the Planning (Listed Buildings and Conservation Areas) Act 1990. This aims to preserve the character and appearance of listed buildings when alterations are being considered. It is important to note that any adverse or inappropriate changes to listed buildings in conservation areas not only affect the special character of the building, but may also impact on the character and appearance of the conservation area.

The Protection of Unlisted Buildings

There are many buildings and features in the Northowram Village Conservation Area that are not listed but contribute significantly to its townscape value and historic appearance. These buildings will be subject to the increased planning controls that come with being in the conservation area. That protection is based on the presumption against demolition; however, other alterations could be made to them which could damage the character of the conservation area. Generally many minor changes that can result in a loss of character can be made without the need for planning permission and in some cases, this has already occurred.

The retention of natural stone and original features of buildings and streetscape are crucial to the protection of Northowram's special character. The degree to which buildings have retained their original features or contain sympathetic replacements is an important factor in preserving and enhancing the special historic character and appearance of the conservation area.

Enhancement Proposals

There are a number of localities within Northowram Village Conservation Area that would benefit from enhancement schemes to bring forward their potential and improve the environmental and historic quality of the village.

The following statements list the scope for improvement as a series of proposals for enhancement. The proposals would need to be progressed in partnership with the community, property owners, developers, Councillors, other Council services and interested parties to be most successful and in some cases appropriate external funding may need to be sought.

Design Guidance

Many unlisted buildings contribute substantially to the character of Northowram Village Conservation Area. Conservation area legislation helps to protect them from demolition; however, they are still under threat from inappropriate alterations to original period details. Some minor changes, such as replacing windows and doors, can be made to dwellings in conservations area without the need for planning permission and this guidance is intended to try to encourage owners to recognise the heritage value of their properties in order to best preserve and enhance them.

Please note the following design management notes are recommendations based on best practice and are for guidance only. Details of the additional controls in Conservation Areas that are required by the legislation are given in the appendices on page 70.

- **Windows & doors** – The loss of original architectural details, including windows and doors, through the upgrading of properties is undesirable and should be avoided. Often the replacement doors and windows are uPVC or other non-traditional substitutes. This is a major factor in Northowram Village Conservation Area and particularly prevalent in recent years with the increased interest in property renovation.

Thus, original windows and doors should be retained and repaired wherever possible. Where replacement is necessary, the traditional design for a particular building should be retained, with particular attention to matching the position and dimension of glazing bars and opening lights. Glazing bars of original Victorian windows are usually more slender and elegant than modern replacements and replacing windows in uPVC should always be avoided.

Sliding sash windows should be retained wherever possible and not replaced with different materials or with top hung windows which cause a loss of character to the conservation area. Any mullions should also be retained and side hung casements should have flush frames not protruding, storm-proof detailing. All windows should be positioned set back from the outside face of the wall in a 'reveal' of 100-150mm to protect from weathering and improve their appearance.

Windows should have either an off-white paint finish or a dark rich colour. Staining timber windows is not traditional and should be avoided. Ideally, external paintwork should be renewed every 5 years.

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 are always preferable to plastic.

Panelled timber doors or part glazed timber doors are traditional in Northowram; plastic doors and mock Georgian fanlights should be avoided.

- **Chimneys** - These should be retained at their full height as they are a significant feature in the views of the roofscape and village as a whole.
- **Roofs** - The traditional roof materials are local stone slates (normally on the older buildings) and natural blue slate. The retention of these materials is desirable and 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 village.

It is noted that local natural stone slate can be difficult to obtain and in some cases other materials could be used, however, it is advisable to contact the Conservation Team to discuss the possibility of suitable alternatives.

- **Walls** – In Northowram, building walls are mainly of natural stone and in most circumstances this should not be painted, but left to its natural finish. Where buildings have been painted in the past, paint can often be carefully removed to good effect. Extensions should normally be in the same type of stone as the original building – usually coursed gritstone and sandstone. The depths and detailing of the coursing is important and should also be carefully considered for new buildings. Cladding and rendering are not normally encouraged.
- **Pointing** – The purpose of pointing is to bond the stonework of a building, keep rainwater out and allow moisture to evaporate. Open joints and deteriorated pointing allow water ingress and can cause structural instability.

Traditional buildings were designed to ‘breathe’ so it is important to use lime mortar which is permeable and allows easy evaporation. The mortar should always be slightly softer than the stone. The work should be carried out by an operative that has experience in the use of lime mortar, as it requires more care and skill than cement pointing.

Pointing should always be less pronounced than the stone it bonds; it should be finished flush or very slightly recessed, depending on how sharp the edges of the stone are.

Cement mortar should not be used as water cannot pass through the impermeable joints and becomes trapped in the stonework. As the water freezes in winter it expands and causes the surface of the stone to fall away. Over time this causes significant damage.

Strap or ribbon pointing should never be used as it is generally applied in damaging cement mortar, it obscures a large surface area of stone, it traps water close to the stone and it is not historically accurate.

- **Rainwater goods and other external pipework** - Traditional timber gutters and cast-iron downpipes contribute to the character and appearance of conservation areas and it is best to repair or replace them on a like-for-like basis, rather than with non-traditional materials such as uPVC. Traditionally rainwater goods have been painted black.
- **Paint** - It is advisable to use traditional paint colours such as dark, rich colours that were often used on the shop fronts, windows and doors of Victorian buildings. A wood stain finish is not generally traditional and is considered inappropriate. If staining timber, a subdued mid or dark brown colour is best and any ‘reddish’ wood stain should be avoided.

- **Shop front design** - Detailed design guidance for shop fronts and signage is available in the form of a shop front poster and leaflet for Calderdale, however the general principles of good design are as follows:

Where possible, new shop fronts should be based on historical evidence of original details or, if there are none remaining, an assessment of typical detailing for a building of its age.

The use of timber for pilasters and either timber or stone for stall risers beneath the shop window are usually acceptable. Tiled or plastic stall risers and pilasters are inappropriate and visually detrimental to the streetscape.

Where possible, retain all existing traditional detailing to the window frames and doors, including recesses, and maintain original window patterns.

Signage should be constructed from painted timber; plastic is rarely considered an appropriate material for signs. Hanging signs of an appropriate size in painted timber are usually acceptable. Internally lit or flashing signs can be overly dominant and detrimental to the character of the building and the street scene. Externally lit signs may be appropriate in some circumstances but lighting and fascia signage should not intrude upon the street scene or dominate the frontage of the building.

Care should also be taken with the incorporation of security measures. Shutters will generally only be permitted inside the display window with internal shutter boxes. There is a presumption against solid roller shutters as they create a 'dead' frontage that lacks visual attractiveness and has a negative impact on the character of the building and conservation area. When possible, existing external shutters should be removed.

Materials

Natural materials dominate the built environment of Northowram in elevations, roofs and boundary walls, making a major contribution to the character and appearance of the conservation area. Where traditional materials exist, these should be retained and reused, and where they do not exist, opportunity could be taken to introduce them where appropriate, such as when road and footpaths are resurfaced, and where new boundary walls are constructed.

To protect and enhance the conservation area, careful and sympathetic use and choice of materials is needed for new developments. It is good practice to use materials and building methods which are at least as high in quality as those used in existing vernacular buildings. The effect of badly chosen materials or unsympathetic design will have a negative impact on the area as can be seen at Haven Close.

Highways and the Public Realm

The public realm is the area between buildings and includes public open spaces, streets and pavements. Some parts of the public realm are an attractive feature of the conservation area, such as Anderton Fold and St James' Square. However,

there are a number of negative factors within the public realm, which include street clutter in the form of visually inappropriate or badly located highway signage and poor quality street lighting columns.

Traditional paving surfaces generally only remain in very 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. The loss of existing historic materials such as the locally distinctive large stone slabs or stone setts 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. Calderdale Council is fortunate to have been able, with assistance from external funding, to invest in high quality streetworks in some conservation areas and will undoubtedly take any opportunity that emerges for further enhancements of this nature.

There are a number of green open spaces in the conservation area which significantly contribute to its character and appearance and it is considered important to ensure that these areas are retained and where possible enhanced. It would be beneficial to review the planting in some of these areas and to work with owners to ensure appropriate landscaping and maintenance is sustained.

Views

Views are very important generally and are particularly significant for Northowram Village Conservation Area. Expansive views across the area are of particular importance and include those within the Conservation Area; those from within the area looking out; and those looking into the area from outside it. Such views must be given due regard when considering proposals for development and should be protected from inappropriate development that would detract from them. See also the section on Setting and Landscape Quality on p29.

Article 4 Directions

Article 4 Directions can be introduced by a local authority to protect significant traditional features or details which are considered to enhance the character and appearance of the conservation area. These features are often under threat and therefore at risk of gradual loss.

Article 4 Directions give the Council powers to control development that would normally be allowed without the need for planning permission, but which would lead to an erosion of the character and appearance of the conservation area. They work by removing permitted development rights from specific buildings, thus allowing control over changes to elevations, boundaries, roofline or materials where they contribute to local character.

If introduced, an Article 4 Direction would mean that planning permission may be required for all or some of the following:-

- Formation of a new window or door opening;
- Removal or replacement of any window or door;
- The replacement of painted finishes with stains on woodwork or joinery;
- Painting previously unpainted stonework;
- Installation of satellite dishes;
- Addition of porches, carports and sheds;
- Changes of roof materials;
- Installation of rooflights & solar panels;
- Demolition of or alteration to front boundary walls or railings.

It is not proposed to introduce any Article 4 directions at present but this situation can be reviewed.

Development Briefs for Significant Sites

It is recommended that the more significant development sites are provided with a development brief. These are normally larger sites but can also include small sites which are particularly important in townscape terms. Such briefs would provide an element of certainty as well as being a useful source of information for potential developers, residents and others with an interest in the sites. They would also provide information as to the aspirations for a site, and should include guidance with regard to preferred scale, height, massing, building orientation, materials, and landscaping.

On major sites the Council uses a Development Team approach and the requirements are available on request. The Design and Access statement that must accompany planning applications should describe how designs have evolved from the conception of the project to the final design. In a conservation area it is particularly important to demonstrate that the context has been clearly analysed and taken into account.

Underused and Vacant Buildings

It is important that the buildings in the conservation area are fully used and economically viable. This in turn secures their regular maintenance. It may be necessary to identify vulnerable buildings and ways by which they could be repaired and brought back into full and appropriate use. In the longer term, there may be the opportunity to secure grant funding from external sources to assist with the process of regeneration of historic buildings in the conservation area.

Local services

Northowram retains a good range of local services including a library with children's facilities, post office, village club, pubs and cafes, and a variety of other local small businesses and shops. It is important to maintain and support these services as they give the conservation area a vibrant feel throughout the day. They also provide a focus for the community and necessary services to local residents.

Planning applications involving the loss of local services need to demonstrate that there is no need for the facility; that there is no reasonable prospect of the business being viable; and that efforts to retain the facility, perhaps through community ownership, have been unsuccessful.

Towngate through to Lydgate has traditionally been a thoroughfare and movement of people through these spaces forms an important element of its character. Efforts should be made to protect and enhance these local services by supporting new businesses moving into vacant premises and resisting the loss of shops.

The Setting of the Conservation Area

It is important that development around the conservation area does not harm its setting. Any development in or around Northowram Village which affects the setting of the conservation area should have regard to views into and out of the conservation area; the setting of positive buildings and features; and the character of the landscape. Appropriate design and materials should be used in developments adjacent to the conservation area.

Energy Performance and the Historic Environment

Climate change has increased the need for properties, both domestic and commercial, to improve their energy efficiency by decreasing their carbon emissions and use of fossil fuels. Planning Policy Statement 5 states that *“the historic environment has an important role to play in addressing climate change;”* indeed, the retention and reuse of heritage assets avoids the material and energy costs of new development.

The Council also encourages home owners and developers to find solutions to improve energy efficiency. This can be undertaken by simple maintenance and repair of properties, ensuring that they are draft free and in good condition. Insulation and energy conservation should be encouraged in the first instance, with consideration being given to micro-generation equipment and renewable energy after other feasible solutions have been discounted.

As conservation areas and listed buildings can be sensitive to this form of development, every care should be made to ensure that the installation of items such as wind turbines and solar panels sit comfortably in the historic environment and are sympathetic to the context in which they are placed. Where permission is required, it must be ensured that the installation of micro-generation equipment on a property will not have a negative impact on the special character and appearance of the conservation area.



6. Community Involvement

The Northowram Village Conservation Area and the accompanying Appraisal have been prepared by the Conservation Team of Calderdale Council's Planning Services.

Initial discussions were held with the Ward Councillors of Northowram regarding the process for involving the community in the proposed Northowram Village Conservation Area and associated appraisal document. Together it was agreed that the following public consultation would be appropriate:

- Contact with local groups including Northowram and Shelf Ward Forum, Northowram Historical Society and Northowram Village Society;
- Drop-in sessions with members of the Conservation Team at Northowram Library;
- A related exhibition in Northowram Library for the full consultation period;
- A public meeting on Thursday 7th October 2010 from 7pm to 9pm, with a drop-in session beforehand;
- Leaflets to all properties within the proposed conservation area and properties nearby;
- Press releases and information on the Council website at www.calderdale.gov.uk/environment;
- Copies of the draft Appraisal were available to view at Northowram Library, Halifax Central Library and Northgate House, Halifax;
- Written comments and feedback were invited

All responses received through the consultation period were evaluated and the appraisal amended in light of the comments raised. It was formally adopted by Calderdale Council's Cabinet on 10th January 2011.

The Northowram Village Conservation Area and its supporting Appraisal are a material consideration on all planning applications within the area or outside the area where its setting may be affected.

It is intended that Conservation Area 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.



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The Conservation Team should like to thank Mike Beecham and Stuart Shackleton
for sharing their extensive knowledge of the history of Northowram.



8. Appendices

Statutory List Descriptions of Registered Listed Buildings

Please note that the following list descriptions were most likely written at the time of listing and as such, may not reflect the current appearance of the buildings.

Baxter Farmhouse, grade II

Date listed: 3rd November 1954

BAXTER LANE (South Side), NORTHOWRAM
Nos. 17 and 19 (Baxter Farmhouse)

C17/early C18. 2-storeyed traditional stone building with stone roof (not coped). Long north front now rendered with broad irregular mullioned windows. Rear of no interest, with wing derelict at time of inspection.

Church of St Matthew, grade II

Date listed: 23rd November 1973

BACK CLOUGH (West Side), NORTHOWRAM
Church of St Matthew

Dated 1911. Simple Gothic style. Stone with stone roof. Aisled nave. Double gables to transepts. Chancel with south chapel and corridor to north connecting with broad tower topped by modelled belfry and battlements.

Heywood United Reformed Church, grade II

Date listed: 29th April 1982

TOWNGATE
Northowram United Reformed Church

Early foundation, viz reset datestone of 1688 from the famous preacher Oliver Heywood's house, the original chapel of 1672-88. Present chapel built 1836-37. 2 storeys and lower ground floor, sandstone "brick". Plain pediment-gabled front with shaped kneelers. Central shallow arched recess carried into gable and framing the doorway, the latter with simple keystone arch. Plain ashlar lintels to marginal glazed windows. Galleried interior, clasped shaft iron columns supporting gallery with panelled front carried right round to include organ loft. Box pews. Organ of c1837 in a tripartite case with pediment and anthemion decoration, the side screens of the

1880's. The pulpit made up of portions of linen fold panelling associated with Heywood, brought from old chapel. Prominent site with good burial ground in front. C18 and early C19 tombstones.

Hillway House, grade II

Date listed: 23rd November 1973

TETLEY LANE, NORTHOWRAM
Hillway House

Probably C17, altered. Traditional stone house. 2 storeys. Stone roof. Front (to garden) altered and partly rendered but gabled west cross wing retains long mullioned windows. 2-storeyed gabled porch in angle with arched doorway and original window. Other windows modern. Plain front to road with rendered lean-to but west cross wing has original windows and inserted door.

Shoulder of Mutton, grade II

Date listed: 3rd November 1954

TOWN GATE (West side), NORTHOWRAM
Shoulder of Mutton public house, including the former Priestley Hall

Late C17, altered C18 and C20. Coursed stone, part rendered, with ashlar dressings and stone slate roofs. 2-storey. Quoins. South front has gabled cross wing to left with 5-light chamfered mullion windows to both floors, with continuous drip moulds. To right, single doorway with beyond a 5-light mullion window, and above another 5-light mullion window. Beyond to right, set back former Priestley Hall has first and second floor bands, plain parapet and slightly projecting central section. Central doorway with plain ashlar surround flanked by single 5-light mullion windows, above a central 2-light mullion window flanked by 5-light mullion windows. Gable wall to street painted render. Rear facade has to right early cross wing with 4-light chamfered mullion window to first floor. Former Priestley Hall has central tall staircase window flanked by 5-light windows on both floors.

Tetley Lane Nos. 8 and 9, grade II

Date listed: 3rd November 1954

TETLEY LANE (North Side)
Nos 8 & 9 (formerly listed as workshop at junction with Towngate and Nos 8 & 9).

Dated 1687 (not now visible). 2-storeyed traditional stone house much altered. Front now faced with pebble-dash and windows mutilated. Eaves to hipped stone roof. East return to Towngate with small windows, partly altered. Rear with gabled

crosswings and lower centre - mullioned windows intact. Centre and west wing rendered. Part of village group.

Nos 8 & 9 together with Nos 15 to 19 (odd), Shoulder of Mutton Public House and Priestly Hall, Towngate in Northowram form a village group.

Towngate No. 15 (includes No. 13), grade II

Date listed: 23rd November 1973

TOWN GATE (East side), NORTHOWRAM
No. 15

C17, 2-storeyed stone cottage with stone roof. Altered, 2 simple mullioned windows of 5 lights to 1st floor. Below partly moulded mullions and lintel to blocked doorway (or reset) with date 1677 and initials H over OA. Of interest as home of C17 divine Oliver Heywood.

Towngate Nos. 17 and 19, grade II

Date listed: 23rd November 1973

TOWN GATE (East Side), NORTHOWRAM
Nos. 17 & 19

Probably C18. Pair of 2-storeyed stone cottages with stone roof. Each with simple 5-light window (partly altered). Irregular 2 & 3-light windows in gabled east return of No. 19 to Town Gate.

Nos. 15 to 19 (odd), 31, 37, Shoulder of Mutton and Priestley Hall together with Nos. 8 & 9 Tetley Lane Northowram form a village group.

Towngate No. 31, grade II

Date listed: 23rd November 1973

TOWN GATE (West Side), NORTHOWRAM
No. 31

C17/early C18. Traditional stone house much altered. 2 storeys. Eaves to hipped stone roof. Shop to east. Two long mullioned windows to south and simpler altered windows to east and north. To west, irregular wing incorporating doorway of demolished adjoining house with lintel dated 1604 (at rear).

Nos. 15 to 19 (odd), 31, 37, Shoulder of Mutton and Priestley Hall together with Nos. 8 & 9 Tetley Lane Northowram form a village group.

Additional Controls in Conservation Areas

Conservation area status provides the opportunity to promote the protection and enhancement of the special character of the defined area. Designation confers additional controls over development that may damage the area's character.

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

- **Demolition of buildings** – the total or substantial demolition of any building exceeding 115 cubic metres requires conservation area consent.
- **Demolition of walls** – the demolition of any wall exceeding 1 metre in height (if next to a highway or public open space) or 2 metres in height elsewhere requires conservation area consent.
- **Works to trees** – six weeks' notice must be given to the local planning authority before carrying out works on trees within a conservation area. Consent is required for works to trees which are protected by a Tree Preservation Order.
- **Extensions to dwelling houses** – domestic extensions within conservation areas which do not require planning consent are limited to single storey rear extensions and must be constructed from materials that are of similar appearance to the existing dwelling house. Size limits apply.
- **Curtilage buildings** – in addition to the normal limitations that apply elsewhere, no buildings, enclosures, pools or containers can be erected to the side of a dwelling without planning permission.
- **Dormers** – all dormer windows require planning consent within conservation areas.
- **Satellite dishes** – satellite dishes on chimneys, front walls or on front roof slopes require planning consent in conservation areas.
- **External cladding** – external cladding, for example with stone, tiles, artificial stone, plastic or timber requires planning consent in conservation areas.

Please note that this is only a brief summary and it is strongly advised you contact Planning Services before undertaking any works to properties within the Conservation Area.

Planning Policy Framework

Designation of a conservation area does not prevent change, but it requires recognition of the area's historic value when assessing development through the planning and decision making process. It is a means of highlighting the special qualities of a place and the importance of careful consideration in determining suitable 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 form an area's special interest. The spaces between buildings and the relationship of buildings to each other and their surrounding landscape are fundamental in establishing the historic character of an area. In addition, development proposals outside a conservation area can affect the setting of that 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 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 both 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 policies, are more extensive than elsewhere, permitted development rights are more limited and the demolition of buildings and works to trees are controlled.

This character appraisal should be read in conjunction with the wider national and local planning policy and guidance. Relevant documents include:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Statement 5: Planning for the Historic Environment
- Replacement Calderdale Unitary Development Plan (RCUDP) Adopted August 2006
- Calderdale Council's Local Development Framework, an emerging document that will ultimately replace the Unitary Development Plan.

Part of Northowram Village Conservation Area is currently designated as Protected Land in the RCUDP. The purpose of Protected Land is to protect land from inappropriate development that would prejudice the consideration of that land in a Development Plan Review such as the emerging Local Development Framework.

Sites were designated as Protected Land in the RCUDP where they did not fall into any other categories (such as Green Belt, Primary Housing, Primary Employment etc.) and so would be kept free from development that would prejudice their future consideration at a Development Plan Review stage.

A Development Plan Review would consider the potential of the land to contribute to future development needs or alternative uses; possibilities include Primary Housing, Primary Employment, Open Space or even Green Belt.

It is important to reiterate that designation as a conservation area does not preclude future development on designated Protected Land.

Local Policy

Any planning, listed building or conservation area consent applications will be decided in accordance with national and local planning policy and guidance. Local policies relating to conservation areas are currently included in the Replacement Calderdale Unitary Development Plan 2006 (RCUDP). However, it should be noted that the planning system has changed and in the longer term, the RCUDP will be replaced by the Local Development Framework for Calderdale in line with national guidelines from Central Government.

At the time of writing, the following general policies apply from RCUDP:

- GBE1- The contribution of design to the quality of the built environment
- BE1- General design criteria
- BE3- Landscaping
- BE5- The design and layout of highways and accesses
- BE6- The provision of safe pedestrian environments
- BE14- Alteration and extension of listed buildings
- BE15- Setting of a listed building
- BE16- Change of use of a listed building
- BE17- Demolition of a listed building
- EP25- Energy efficient development
- EP27- Renewable energy in new developments
- NE11- Protected land
- NE21- Trees and development sites
- NE22- Protection of hedgerows
- NE23- Protection of stone walls
- S16- Shopfronts in new retail developments
- S17- New and replacement shop fronts

This list is not exhaustive and other policies may apply.

Specific RCUDP policies relating to conservation areas are set out in full below:

BE18 Development within Conservation Areas

The character or appearance of conservation areas, defined on the Proposals Map, will be preserved or enhanced. New development and proposals involving the alteration or extension of a building in or within the setting of a conservation area will only be permitted if all the following criteria are met:-

the form, design, scale, methods of construction and materials respect the characteristics of the buildings in the area, the townscape and landscape setting;

the siting of proposals respects existing open spaces, nature conservation, trees and townscape/roofscape features;

it does not result in the loss of any open space which makes an important contribution to the character of the conservation area or features of historic value such as boundary walls and street furniture; and

important views within, into and out of the area are preserved or enhanced.

BE19 Demolition within a Conservation Area

Development involving the demolition of an unlisted building within a conservation area will only be permitted if:-

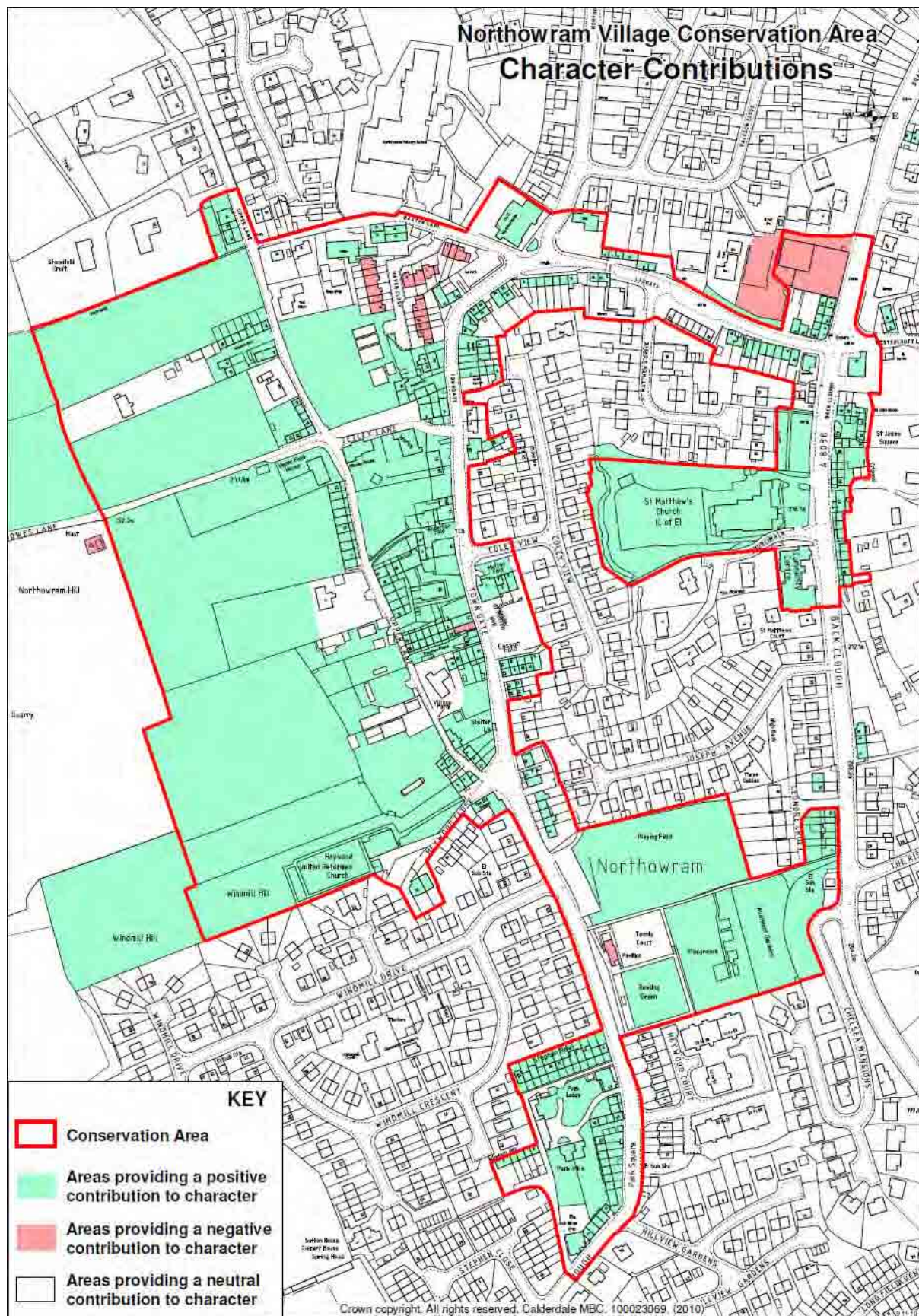
the structure makes no material contribution to the character or appearance of the area;

no other reasonable beneficial uses can be found for a building; and

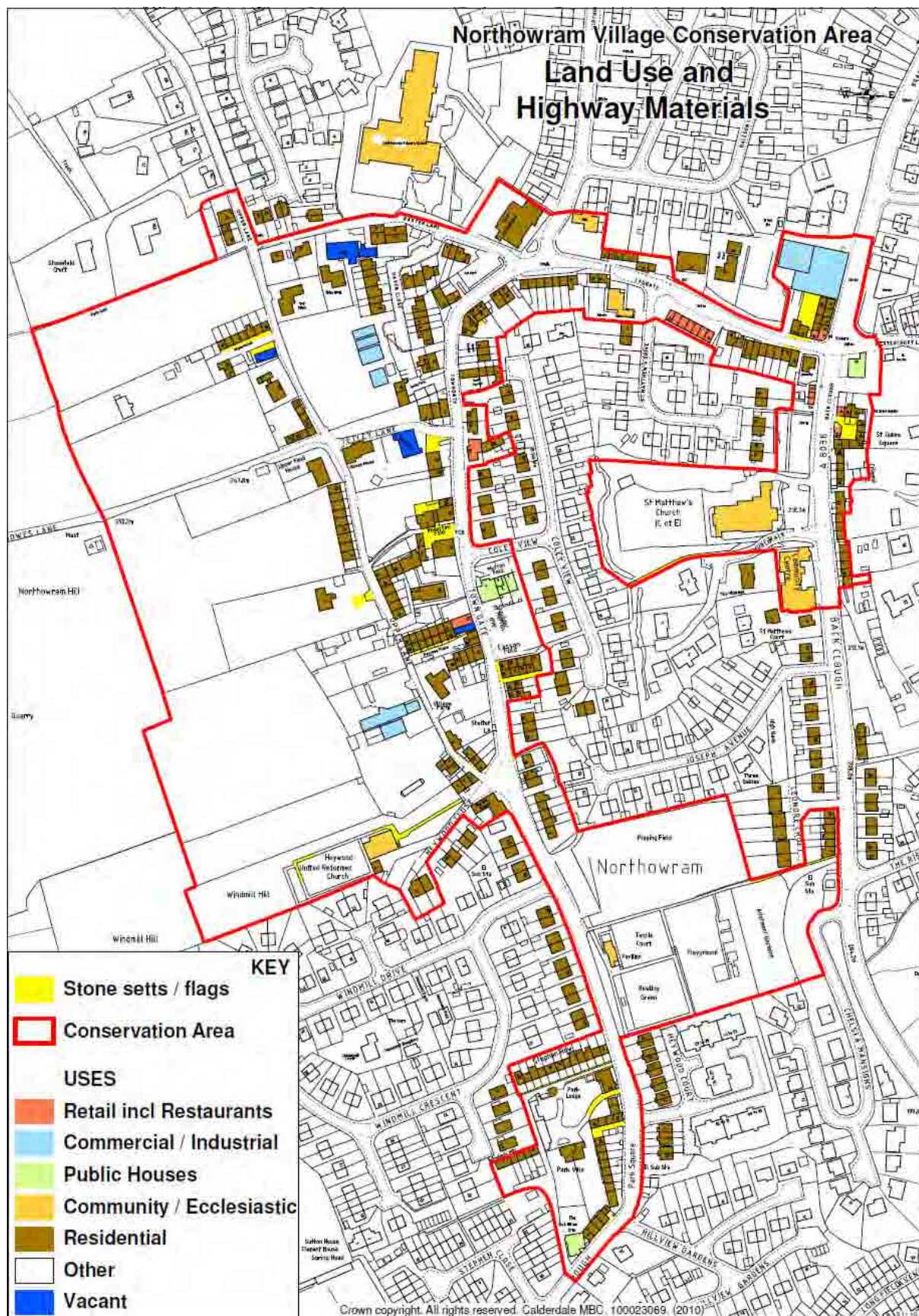
detailed proposals for the reuse of the site have been approved, where appropriate.

Where demolition is permitted, redevelopment should be undertaken within an agreed timescale, secured by condition on a planning approval. Wherever appropriate, it will be conditional upon a programme of recording being agreed and implemented prior to demolition.

Plan of Character Contributions



Plan of Land Use and Highway Materials



Conservation Team

Planning Services
Northgate House
Halifax
HX1 1UN

Telephone: 01422 392237
Fax: 01422 392349
Email: town.planning@calderdale.gov.uk

