



Calderdale
Council

Elland Conservation Area Appraisal & Management Plan

October 2010

Contents

1. Summary	P.3
Elland Conservation Area	
Summary of Special Interest	
Key Characteristics of Elland Conservation Area	
2. What is a conservation area?	P.5
What does conservation area status mean?	
What is the purpose of this appraisal?	
Planning policy context	
3. Assessment of special interest	P.7
Location and context	
General character and plan form	
Geology, topography & landscape setting	
Materials	
Open spaces	
Key views & vistas	
4. Historic development of Elland	P.11
Early & Roman archaeology	
Anglo-Saxon	
Medieval to 1600	
Jacobean Elland	
Georgian Elland	
Roads	
Rivers & canals	
Railways	
Industry	
Businesses	
5. Character Areas	P.15
Character area 1: River & canal area	
Character area 2: The Cross, St Mary's Church & Northgate	
Character area 3: Southgate & Town Hall area	
Character area 4: Providence Street, Timber Street area	
Character area 5: South Lane, James Street industrial area	
6. Boundary review of Elland Conservation Area	P.25
7. Community involvement	P.26
8. Management Plan	P.27
Problems, pressures & capacity for change	
Policy guidance	
Extra design guidance for conservation areas	
Central Elland Supplementary Planning Document (SPD)	
Bids for funding for enhancement works	
9. References	P.37

Appendices

Appendix 1 – Listed building descriptions

Appendix 2 – Plan of open spaces, views, listed & key unlisted buildings

Appendix 3 – Plan of character contributions

Appendix 4 – Plan of land use & highway materials

Appendix 5 – Plan of boundary alterations 2010 & character areas

Appendix 6 – Historic map 1854

Appendix 7 – Historic map 1893

Appendix 8 – Historic map 1956

Appendix 9 – Historic map 1960

1. Summary

Elland Conservation Area

Elland Conservation Area was first designated on 25th February 1992, then extended on 25th October 2010. The boundary of the conservation area was drawn to include the medieval core of the town centre around The Cross, and adjoining areas developed in later historic periods. The conservation area includes over 20 listed buildings and the principal religious, commercial, civic and canal/riverside buildings and structures which contribute to the townscape quality and character. It excludes the major residential and industrial areas on the edge of the town centre which are generally later additions from after 1850.

Summary of Special Interest

The special historic interest of Elland derives initially from its geography and topography, where it developed as an early crossing point of the River Calder, originally by ford and stepping stones, then a series of bridges. Ancient trackways converged south of the crossing point and important routes developed to all directions from The Cross - the site of an ancient preaching place and an early stone cross. The Cross later became the site for the Church of St Mary the Virgin, which was built in the late twelfth century, and is the second oldest church in Calderdale. Elland gained importance from the 12th Century as it was one of the few places to be granted a weekly market and in this era Elland was more prosperous than Halifax. Cloth production and turnpike developments caused the town to grow in the 16th Century. Canal and railway developments further improved Elland's connections encouraging growth. By the late 19th Century, Elland was granted Urban District status and gained some exceptional buildings for a small town.



The use of local natural stone (including Elland Flags), stone slate and blue slate roofs, some stone setts and paving all contribute to the local character. The steep stone setted walkway at Gog Hill is a distinctive feature of Elland. The medieval core of the town has 2-3 storey commercial and civic buildings. These contrast with the larger scale industrial mills and chimneys on the outer edges of Elland which appear more dramatic due to the landscape setting of river valleys, cliff edges and hillsides.

Key Characteristics of Elland Conservation Area:



- Variety and juxtaposition of architectural styles, grand and imposing exceptional buildings next to smaller vernacular buildings
- Topography – river crossing point, canal and roads in the valley with the town centre on the hill above
- Small scale 2-3 storey buildings in the centre, some taller landmark buildings, larger scale mill buildings on the edges
- Medieval, narrow street pattern near The Cross & St Mary's Church
- A market town which developed into a mill town
- Locally distinctive types of buildings, e.g. canal buildings, non-conformist churches and chapels



- Materials – regular coursed stone with stone slate or blue slate roofs, stone setts and paving flags
- Details – many stone gutter corbels, stone string courses and curved stone lintels
- Views out towards wooded hillsides
- Traditional timber shop fronts with detailed pilasters, narrow fascias and stone stall risers

2. What is a conservation area?

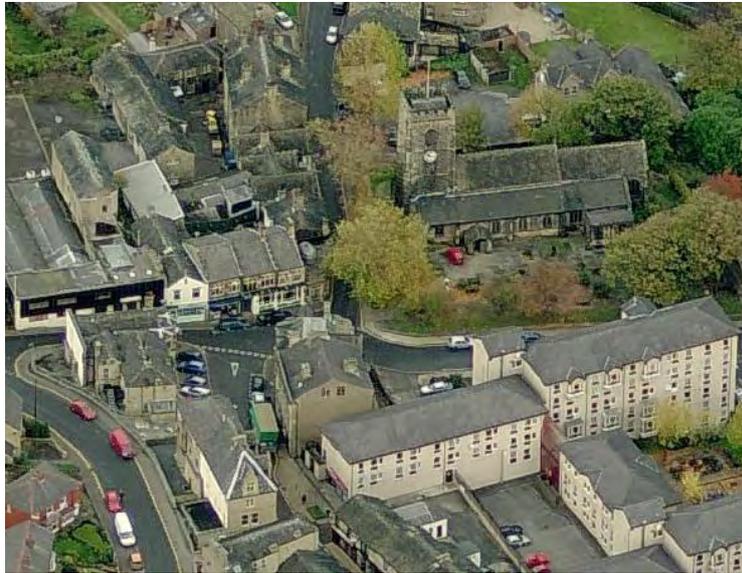
A conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

What does conservation area status mean?

Conservation area status provides the opportunity to promote the protection and enhancement of the special character of the defined area. Designation confers a general control over development that would damage the area's character. The details are complex but can be summarised as:

- **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 which are 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. Contact Planning Services.
- **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.

Change is inevitable in most conservation areas and it is not the intention of the designation process to prevent the continued evolution of places. The challenge within conservation areas is to manage change in a way that maintains, reinforces and enhances the special qualities of the area.



©2004/2010 Blom ASA. All rights reserved.

What is the purpose of this appraisal?

This appraisal provides the basis for making informed, sustainable decisions in the positive management, protection and enhancement of the conservation area. It aims to provide a clear understanding of the special interest of Elland by:

- Setting out how the settlement has developed
- Analysing the present day character
- Identifying opportunities for enhancement

This appraisal follows the current guidance set out by English Heritage in 'Guidance on Conservation Area Appraisals' 2006.

3. Assessment of Special Interest

Archaeological Interest

Elland is of MEDIUM archaeological interest as there are very few remains of the prehistoric, early, Roman and Anglo-Saxon eras. However, existing structures such as the Church, bridge and 17th Century buildings and other buildings/sites contain further archaeological evidence. Elland is recorded in the Domesday Book of 1086. A Town Survey has been completed by West Yorkshire Archaeological Services in April 2002, which provides further archaeological information.

Architectural Interest

Elland is of MEDIUM architectural value due to the existence of St Mary's Church (grade I listed), one of the oldest churches in Calderdale, with a chancel arch c1180. Since this town has historic buildings dating back to this era, there is a range of architectural styles from different periods since then. There are a few remains of timber structures within some buildings eg the Wellington Inn is believed to date from the 16th Century with a few parts of timber-framing surviving, although it was refurbished and rebuilt in the late 18th and 19th centuries. 77 Southgate dates from 1675, evidenced by the date carved in the lintel. There are a number of buildings from 17th to mid 19th centuries, with hammer-dressed stone and stone slate roofs, of a more vernacular style, located around The Cross and Southgate and the canal area. More polite, ornate, grand styles appeared in the early and late Victorian era with 3-7 Southgate, the Old Town Hall (1888) and Britannia Buildings (1893). Elland also has a collection of attractive early 20th Century buildings including the library (1901), cinema (1912) and some shops and banks from the 1920s-30s.

Historic Interest

Elland is of HIGH historic interest due to being mentioned in the Domesday Book of 1086, the early crossing point of the river, convergence of routes, early preaching place and Church dating from 1180. Elland was granted a weekly market and two annual fairs in 1317. It was the only settlement in the parish to have been granted a weekly market in this era and appears to have been wealthier and more important than Halifax. Development of the town probably occurred with the growth of cloth production in the 16th century. The construction of the canal and turnpike roads increased its importance as a throughfare town.

Location & Context

Elland is located about 3 miles to the south-east of Halifax. It is a traditional West Yorkshire market and mill town which developed around a crossing point on the River Calder.

General Character and Plan Form

The plan form of Elland Conservation Area derives from the crossing point at the river and the convergence of routes to Halifax, Leeds, Wakefield and Rochdale. The Cross area by the Church of St Mary is the junction of four roads - Northgate, Eastgate, Southgate and Westgate. The name of The Cross is derived from a stone cross that stood at the junction where there was also a market place. The cross was no longer in existence by 1837.

The conservation area is quite linear in form as it extends from the canal and the river in the north-west, across the Elland Bridge, along the main commercial and civic routes of Northgate and Southgate to the Town Hall, and along part of Huddersfield Road.

The wet climate, advantageous geology, unique landscape and progressive skills of the local community provided the foundations for the industrial revolution in this area, particularly in textile production. The advent of steam power and the building of the canal were the final pieces in this internationally significant jigsaw. The dramatic construction of the canals was the catalyst for the industrial revolution in the South Pennines and changed the region, country and world forever.

Geology, Topography & Landscape Setting

The geological substances in the Elland area include stone, coal and clay which have all influenced the local topographical character.

The main part of the Elland Conservation Area is located on the hill above the river and canal. Industrial buildings on Saddleworth Road have a dramatic backdrop of stone cliff edges. There are ever-present views of the surrounding wooded hillsides and glimpses of views in between buildings from many parts of the Conservation Area.

Distant views of Elland from the Calderdale Way main road show Elland to have an interesting industrial past with large mill and warehouse buildings on the edge of the older settlement. The Church tower of St Mary's is an important landmark in views from the river and canal area and views of this landmark should be protected. The Town Hall is also very prominent in views from the Calderdale Way.

Buildings in the commercial core are generally of two storey height with the occasional three storey buildings, with religious buildings being slightly taller. However, the tall (sometimes 9 and 10 storey), modern residential apartments (excluded from the Conservation Area) appear quite jarring in the landscape particularly in terms of their location opposite St Mary's Church.

Materials

Historically the wider area had an abundance of good stone which was used in the local construction industry. A variety of different types of sandstone have been quarried for building stone, flagstones and roofing materials. The main beds used were the Rough Rock beds and the Elland Flags from the Lower Coal Measures.

The use of local natural stone (including the fine grained Elland Flags used for paving flags, roofing slates and good quality building stone) along with stone slate and blue slate roofs and some stone setts and paving, all contribute to the local character of the town.

Demand for stone increased greatly between 1860 and 1900 when many residential terraces were built in the town. Elland also has some brick houses built later due to the presence in the area of clay and brick works.



Open Spaces

There are two small but important green open spaces within the conservation area which enhance the setting of buildings, in particular:

- Churchyard to St Mary's Church, Church Street/Briggate/Northgate;
- Gardens with stocks at Municipal Offices, Southgate/Market Place.



There are some urban open spaces in the town which could benefit from enhancement:

- Quarmby House Square – framed by twentieth century buildings, located outside the conservation area but in a prominent location in the town centre;
- Market Place is currently a car park and in need of landscaping and boundary treatment;
- Car Park off Coronation Street, by the Central Hall creates a gap site that would benefit from better boundary treatment and enclosure;
- Car parks off Timber Street (inside conservation area) and Crown Street (outside the conservation area).

There are two large green open spaces immediately adjacent to the conservation area:

- Elland Bridge Riverside Park - During public consultation for the 1992 conservation area designation a suggestion was made that this park should be included within the conservation area. The park was created by a reclamation scheme in the twentieth century on the site of the former Kiln End Mills. Therefore it was considered that it did not contribute to the urban history of the proposed Elland Conservation Area. It is a valuable green space adjacent to the river and close to the town centre but not of historic or architectural interest.
- Land off Briggate / Eastgate at Nu-Swifts - this is an attractive green space on the edge of the conservation area but within an employment area. It is close to the setting of the grade I listed Church and any new development will need very careful boundary treatment and design.

Key Views & Vistas

The main important and historic view of Elland Conservation Area is from the river valley up towards St Mary's Church on the hill above. This view has been proudly displayed on historic postcards. Important views of landmark sites and buildings include The Cross area and the Church. The combination of the dramatic setting and fine architecture is an asset to the town. A good example is the captivating view of Britannia Buildings at the end of the long Elland Bridge, framed by two vernacular pubs either side, with the hillside and cliffs behind and the Church tower above. The Town Hall also creates an imposing image as seen from the roads opposite. The views from Gog Hill and Westgate across the whole valley are panoramic. The setting of Elland is enhanced by views out of the town towards panoramas of wooded hillsides.



4. Historic Development of Elland

Early & Roman Archaeology

There is no known evidence of prehistoric activity within Elland town centre and sparse remains of Roman coins have been found elsewhere at Elland Old Hall and north east of Elland. There are some possible Roman routes from Elland to Greetland and Elland to Ainley Top which may have had an early influence on Elland becoming a convergence of routes.

Anglo-Saxon

Elland is recorded in the Domesday Book of 1086. There are no Anglo-Saxon remains or written documents in this area but the place names are of Anglo-Saxon origin. Ea-land means 'land by the river'. Prior to the Norman Conquest, Elland was probably under the jurisdiction of Dewsbury Church, which covered a large area from Wakefield to Stansfield in the west of the Calder valley.

Medieval to 1600

Preachers were sent to England by the Pope and visited villages and sometimes a preaching **cross** was set up. The centre of Elland was marked by a cross possibly after a visit by Paulinus. The Cross was a rough-hewn stone cross standing on a few large stone slabs. The street name of 'The Cross' is derived from the site of the cross.

The town's development was closely related at this time to some important local families – particularly the de Elands and the Saviles. Henry, son of Leising de Eland was responsible for the building of Elland Church in 1180, near the site of the cross. The de Warrennes of Sandal Castle dominated in the Halifax area where a church had been built, and Henry disapproved of his people going to church at Halifax so he petitioned Henry de Laci, who was having Kirkstall Abbey built, to have a church constructed at Elland. When Kirkstall Abbey was finished in 1177, the masons and craftsmen came to Elland and built **St Mary's Church**. At the time this was the only stone building in the area, other buildings would have been constructed of timber, including Elland Hall.



Sir John de Eland was the most famous of the Eland family. He was very prosperous, attended the Court and was probably a friend of Edward the Second.

He was also Lord of the manor of Elland, Rochdale, Tankersley, Foulridge, Hinchfield and Brighouse. In 1317 Edward the Second granted him a Royal Charter with the right to hold weekly markets and annual fairs - an important development in terms of the prosperity and growth of Elland, which appears at this time to have been wealthier and more important than nearby Halifax.

The Lord of the Manor of Elland changed to Sir John Savile after the Ellands were killed in the Elland Feud, leaving only a daughter Isobel, who Sir John Savile married.

Early references to a **bridge** over the River Calder include a place called 'Brigrode' (on the road to the bridge) in 1199. Early wooden bridges were often swept away by floods and rebuilt later. Following such floods, temporary use would have been made of the stepping stones across the river which existed at that time. During the fifteenth century, various Saviles donated funds for a more permanent bridge until in 1579 a stone bridge was built, largely with funds raised from the wool traders. In 1584 the West Riding authorities rebuilt it with other donations. A new County bridge was completed in 1617, widened in 1797 and 1809, extended in 1813 and widened again in 1897.



Jacobean Elland

During the 17th Century much building work took place in Elland. Many of the old timber-framed halls, such as Elland Hall, were rebuilt in **stone** and new stone halls were constructed. Examples of such building at this time included the Great House built in 1610 which later became an inn, The Fleece. The Wellington Inn in Southgate and the Rose and Crown in Northgate (1689) became encased in stone. There were some Jacobean stone houses built near the centre of Elland but only one door lintel survives, at 7 Timber Street, with the date 1675 carved between the letters G, B and S. The extent of this stone building work in the town at this time gives an indication of how prosperous Elland was becoming.

Georgian Elland

The population of Elland began to increase towards the end of the 18th Century. In 1750 most of the development which formed Elland at that time was concentrated around The Cross and Westgate. The Savile Arms was built as a house near The Cross, this was rebuilt in the 19th Century.

Transport and Industry

Roads

The development of Elland depended to a large extent on its transport system, which began with the crossing point over the river. Locally produced textile goods were transported on the network of tracks which had developed across the area. However, frequent repairs were needed to these tracks which led to the turnpike Acts of the 18th Century to collect tolls for repairs as follows:

1735 - Rochdale to Halifax/Elland

1741 - Leeds to Elland

1759 - Dewsbury to Elland

1777 - Halifax to Huddersfield

1812 - Halifax to Huddersfield avoiding the Cross

1814 - Elland to Brighouse alongside the canal.

These Acts give an indication of how important Elland was as a through-route to many different destinations.

Rivers and Canals

As the local woollen trade grew, the capacity of the roads became increasingly insufficient. Rivers however could be made navigable by straightening, and a barge could carry 600 times more goods than a horse. It was intended to use the River Calder as much as possible initially and a 'cut' was constructed from West Vale to Elland Weir. In 1757 an Act of Parliament was passed for the building of the Calder and Hebble Navigation Canal from Sowerby Bridge to Wakefield via Elland. By 1804 the Rochdale Canal connected Sowerby Bridge to Manchester. In the same year, as trade increased further, a wharf was built at Elland together with a toll house for the collection of wharf fees.



Railway

A railway line was constructed through Elland from Manchester to Leeds in 1839. A station was built and opened in 1842 in the form of a wooden hut, replaced later in 1865 and 1894.

Elland was fortunate to have an early road system, the canal of 1757 and the railway of 1839 which preceded those of both Halifax and Huddersfield. The road, canal and railway greatly assisted the development of industry in Elland.

Industry

By the 18th Century, Elland was already in the shadow of the larger market town of Halifax. The population of Elland increased rapidly between 1871 and 1891 and the rateable value increased due to the development of the textile trade. In 1894 Elland achieved Urban District status as the character of Elland began to change from semi-rural to semi-urban, and handloom weaving gave way to steam woollen mill work. The earliest mills were water powered and built near the river. Apparently Exchange Mill (listed) may have served as an early Cloth Hall. When steam-engines replaced water power in the mid-19th



century, mills were built elsewhere in Elland. Other mill buildings exist outside the conservation area and are not protected by listing such as Broadlea (Gannex – which produced the raincoat often worn by the Duke of Edinburgh and Prime Minister Harold Wilson).

Businesses

The textile trade provided customers for the development of the retail trade. Some of these still exist today including Cooper Kitchen ironmongery and cycle-making shop. He won many awards for his bicycles including the 'The Elland Anti-Vibration Safety Bicycle'. The oldest family business in Elland is Joseph Dobson & Sons sweet-makers. By 1890 the sweet business was built in Northgate.

5. Character Areas

While there is a unity of character throughout the area in terms of materials there are a number of smaller areas which have a distinctive character.

Character Area 1: River and Canal Area

This area includes; Park Road, Gas Works Lane, Elland Bridge, parts of Saddleworth Road, Briggate, Northgate. Extension (2010) includes Gog Hill, Ellen Royd Clinic and 160-162 Westgate. See plan at Appendix 5.

The crossing point of the river is important to the history of the origins of Elland. The character of this part of Elland Conservation Area is dominated by the waterway settings of both the river and the canal. They both provide attractive foregrounds to more distant views of wooded hillsides beyond and the more immediate industrial mills and warehouses that developed close to the sources of water and transport.

Key characteristics:

- Waterside uses with gaps & green spaces in between
- Mainly 2 storey heights with occasional taller buildings
- Ridged roofs
- Coursed natural stone, some ashlar, stone or blue slate roofs
- Stone setts on older routes
- Local style buildings with occasional higher status buildings
- Key unlisted buildings are marked on the plan at Appendix 2
- Industrial character

This part of the conservation area is dominated by waterside **uses** of the Wharf House and integral house, and former lodge off Gas Works Lane. These were built as part of a planned wharf in 1820. More recent waterside uses of the Barge and Barrel pub and canalside flats developed adjacent the Calder and Hebble Navigation. These uses next to the canal have led to linear canalside development. The **scale** of the older buildings is smaller, being either single or two storey. Industrial buildings to the west of Elland Bridge outside the conservation area are of a much larger scale, height and massing. They fit in with the character of the area due to the use of natural stone and setting within the river valley with wooded hillsides. Most buildings are constructed of coursed **stone** and the older buildings have stone slate roofs. Elland Bridge over the canal dated late 18th Century is constructed of coursed ashlar.

Britannia Buildings (1893) provide a striking visual destination at the end of Elland Bridge. As a former bank with high status columns, carved stone details and statue it is a clear symbol of formerly prosperous times in Elland. It stands out even more prominently because it rises above two lower, more vernacular style pubs with ridged roofs and stone mullioned windows. The scale of buildings in this riverside area is of larger, taller **mills** and warehouses including Exchange Mill (early 19th Century). These mills can be up to 6 storeys high, built of natural stone with a regular pattern of large windows and letting-in doors. These industrial buildings appear to nestle into the steep cliff edges and being similar materials fit in to the landscape in this area.



A substantial stretch of natural **stone setts** remains on the north side towing path alongside the Barge and Barrel pub, and off Gas Works Lane, and these contribute greatly to the character of the conservation area. The appearance of this area is softened in parts by some important **green open spaces** adjacent to the canal and river. The riverside park provides an attractive setting to the river but is not historic and therefore is excluded from the conservation area.

The major **intrusion** to this part of the conservation area is the dominating appearance and noise of the Calderdale Way by-pass which provides a clear boundary to the north.



This part of the conservation area is generally in good **condition** with the exception of Riversdale House and Works which appears vacant and run-down and the adjacent site which could be subject to development pressure in future.

The 2010 extension includes Gog Hill, one of the oldest routes in Elland which connects Elland Bridge with the top of Westgate. Most of the route is still laid with stone setts which are a distinctive feature, adding to the character of the area and this mill town. Ellen Royd was probably built in the late 19th Century for the Smithies family who had worsted spinning mills in Elland. It is a good example of a higher status home to one of the managers of the mills who contributed to the fortunes and character of the town.

Character Area 2: The Cross, St Mary's Church & Northgate

This area includes; Northgate, Briggate, Church Street, The Cross, parts of Southgate, Westgate. Extension (2010) includes Elland Wesley Chapel, Harold Savage Hall, Bankfield Social Club. See plan at Appendix 5.

The medieval origins of the town are clearly seen in the road layout of The Cross and St Mary's Church. The plan by Mann dating from 1750 shows the concentration of development at this crossroads near the church.

Key characteristics:

- Narrow streets, sense of enclosure, tight-knit buildings, except for a wider space at The Cross
- Buildings generally built to back of pavement
- Mainly commercial uses around the Church
- Mainly 2-3 storey buildings
- Ridged roofs
- Coursed stone, some ashlar, stone or blue slate roofs
- Stone setts remain in some places
- Stone gutter corbels (brackets), string courses, curved/decorative lintels
- Traditional timber shop fronts with narrow fascias
- Key unlisted buildings are marked on the plan at Appendix 2

The mix of **uses** here at the centre includes religious, educational, commercial and industrial. Dobson's sweet factory (with a traditional shop front) is still located in this central location together with the London House works (currently vacant). The former Rose & Crown (17th Century) and Savile Arms (19th Century) pubs indicate the central location for historically providing refreshments and lodgings for travellers, visitors and locals. The **architectural detailing** (such as curved lintels and carved stone details at 1 Southgate) and grandeur of some of the banks provides a glimpse of the previously prosperous times of Elland. The polite architecture of the early Victorian shops at 3-7 Southgate with ionic columns within pedimented windows at first floor highlights the prosperity of Elland in that era. The area is characterised by buildings built close to the pavement and when these are set back it can lead to loss of enclosure and erosion of the character eg Savile House shop.





The character of this part of the conservation area is dominated by the Church with its tower, at the heart of the town centre surrounded by smaller **scale** 2-3 storey buildings.

The Church is the oldest surviving **stone** building of this area because in 1180 when it was built the other buildings would have been constructed of timber. Most buildings are constructed of local coursed and hammer dressed stone but some higher status buildings such as the banks have ashlar stone details.

Public realm spaces are limited in this area. The Cross would have been the original location for markets and fairs in the past and the street is wider by the Savile Arms pub, however, the area is dominated by car parking today. St Marys Church has an attractive grave yard setting and the east entrance with gates and steps is particularly enticing. A grassy bank at the lower edge of Northgate provides an attractive foreground in views towards the Church. The large North House has a large garden surrounded by high wall/hedge. The large green space surrounding Nu-Swift, off Briggate is outside the conservation area but still provides a positive contribution to the setting of the conservation area and the Church.

Intrusive features; The large area, mass, height and design of the high rise residential blocks in the heart of the town centre is inappropriate in terms of character and therefore has been excluded from the conservation area. The works adjacent to London House appears run-down. The Savile House shop front materials, design and form detract from the character of the conservation area and has therefore also been excluded.

Pressures on the area in the future might include proposals for redevelopment of the yard/works behind Dobson's (close to listed buildings) and the Nu-Swift site which is very close to the grade I listed church. Any new developments will require very careful boundary treatment, landscaping/surfacing, design, scale, form and materials to fit in with the setting of the grade I listed church. Vacant and boarded up pubs, shops, listed buildings present a very negative image of the commercial centre and means that there may be pressure for alterations in the future.

The 2010 extension includes the Elland Wesley Chapel, Harold Savage Hall and Bankfield Social Club (former Liberal Club), Eastgate/Huddersfield Road. These buildings make a very positive contribution to the character of the town centre and are not listed. Without the protection which comes from conservation area status, the buildings are vulnerable to potential demolition and their loss would have a negative effect on the character of the area.

Character Area 3: Southgate & Town Hall Area

This area includes; Southgate, Coronation Street, Victoria Road, Market Place, parts of Huddersfield Road, Timber Street, Catherine Street, James Street. See plan at Appendix 5.

This part of the conservation area forms the commercial core of Elland today and centres around Southgate, the main north-south route through the centre of the town and the main focus for town centre activities. The area forms a gateway to the town centre from the south, and includes a number of significant buildings and townscape of interest.

Key characteristics:

- Narrow streets, traditional shopping terraces
- Commercial uses together with civic and some residential
- Mainly 2 storeys, some 3 storey buildings and occasional taller landmark buildings
- Ridged roofs
- Coursed natural stone, some ashlar, stone or blue slate roofs
- Stone setts remain in a few places
- Stone gutter brackets (corbels), string courses, curved or decorative lintels
- Key unlisted buildings are marked on the plan at Appendix 2

It is in this part of the Conservation Area where most of the retail and commercial **uses** of the town centre are to be found, together with the Town Hall, municipal offices and the library. There are also residential properties including terraced housing on Coronation Street, parts of Victoria Road and Gordon Street, and groups of back-to-back properties off Huddersfield Road.



Physically the area is characterised by buildings constructed usually up to the back of the pavement, built in terraced blocks, with occasional detached buildings set in their own grounds, such as the municipal offices, the Wellington public house, and St Paul's Methodist Church. The majority of buildings are two storeys in height, with some three storeys. Stone is the predominant building **material**. Many of the buildings have interesting **details**, such as carved or decorative lintels above windows, stone gutter brackets (corbels), and decorative string courses.

Key buildings in this part of the conservation area include the Town Hall, which is an important landmark standing at the junction of Southgate and Huddersfield Road. Its imposing frontage facing the roundabout represents the gateway to Elland town centre when arriving from the south. The building has small shop units at ground floor level fronting onto Southgate and Huddersfield Road, many of which are currently vacant.

Other buildings of note include St. Paul's Methodist Church on Southgate which, with its Sunday School building to the rear and the Town Hall opposite, forms part of an impressive townscape.



There are also a number of somewhat atypical buildings in this part of the Conservation Area, which have a unique character of their own. The Rex Cinema on Coronation Street is one such building - this single storey building with pitched roof, gable front with decorative motif, and distinctive red and cream frontage - has a significant presence in views along Coronation Street from Southgate.

There are few **green open spaces** in this part of Elland Conservation Area and those which do exist tend to be small landscaped areas such as those around car parks and private spaces around buildings rather than spaces for public use. There is a grassed area with some trees adjacent to the public car parks between Coronation Street and Boxhall Road, which is relatively well maintained and provides the only area of useable open space in this part of the Conservation Area.

Despite the urban nature of the area there are interesting and characterful **views** along Southgate in both directions, and from the southern end of Southgate out towards the mills and hills beyond.

Condition in this part of the conservation area is variable with some vacant or run down properties having a negative impact on the conservation area generally. A particularly notable building which is severely under-utilised and presents a poor image for the town centre generally is the Town Hall. Some shops have been spoilt by unsympathetic signage, lighting and security.

The high rise residential blocks in the heart of the town centre are **intrusive features** which detract significantly from the character and appearance of this part of the Conservation Area. In addition, from the southern end of Southgate can be seen a number of newer industrial units or untidy and shabby buildings which also tend to detract from the character of the area.

Possible **areas for improvement** might include the open space adjacent to Quarmby House (outside the conservation area) where the market is held. This open space, although reasonably well maintained, could benefit from improvements, and its location opposite the public car park has resulted in a loss of a sense of enclosure here. The simple addition of further street trees or improved paving here could make a significant difference to the area's character and appearance.

Pressures in this area in the future are likely to include the continued gradual loss of historic detail to premises such as original windows and doors and the loss of remnants of original and highly characterful shopfronts. Vacant and boarded up pubs / shops / listed buildings present a very negative image of the commercial centre and means that there may be pressure for such alterations in the future.

Character Area 4: Providence Street, Timber Street Area

This area includes; Providence Street, Brook Street, parts of Huddersfield Road, Timber Street. See plan at Appendix 5.

This central part of the Conservation Area near Huddersfield Road does not have the dominance of commercial and retail uses displayed elsewhere but is characterised by larger buildings with more open space around them. Although only a small corner of the Conservation Area, it includes several key unlisted buildings and one listed building.

Key characteristics:

- Community buildings with some commercial uses
- Less tightly-knit built environment - large areas of car parking
- Some buildings built to back of pavement
- Mainly 2 storeys with a number of landmark buildings
- Ridged roofs
- Coursed natural stone, some ashlar, stone or blue slate roofs
- Key unlisted buildings are marked on the plan at Appendix 2

Uses in this part of the town centre include community buildings such as the Victoria Baths, the Cartwheel Club and Providence Chapel. Commercial premises include Bertie's restaurant and function rooms, located partly in the old chapel on Brook Street, together with a public house opposite.



Physically this small area is characterised by substantial buildings, some of them in their own grounds. The buildings are generally two storeys in height, although the scale of the two storey public house on Huddersfield Road is very different to the two storey former chapel (now Bertie's). A number of car parks exist on previously cleared land, as indicated by the historic maps, however these have tended to diminish the character of the area. Stone is again the predominant building material.

Although there are only a few buildings in this part of the conservation area, those which exist tend to be of a high quality, having been chapels or other civic or community uses. The Providence United Reformed Church is a grade 2 listed

building constructed in 1822. This church building is set back from the pavement behind a separately listed and very impressive wall with gate piers fronting onto Huddersfield Road.

Other key buildings in this part of the conservation area include the Cartwheel Club built in 1875 and Bertie's (both in former churches) and the Victoria Baths built in 1901. Despite the somewhat disjointed urban form due to the predominance of car parks in this area, this group of quality buildings form an important aspect of Elland's townscape and suggest that this part of the town was of considerable importance in earlier years.

The **green** or **open spaces** in this part of Elland Conservation Area tend to be small landscaped areas such as those around car parks, for example on Timber Street and Brook Street, and private spaces around buildings, such as that around the Cartwheel Club.

Condition in this part of the conservation area is again variable with some properties benefitting from greater investment than others.

Again the high rise residential blocks in the heart of the town centre are **intrusive features** which detract significantly from the character and appearance of this part of the conservation area.

Pressures in this area in the future may arise from possible lack of funding for continued community uses in some of these important buildings. One of the biggest threats to an historic building is where that building becomes vacant and vulnerable to decay and vandalism.

Character Area 5: South Lane/James Street industrial area

This area was included in the conservation area in 2010; South Lane, James Street, Frances Street. See plan at Appendix 5.

This small area of tightly knit historic industrial buildings contributes positively to the character of Elland Conservation Area and forms an important visual stop to more recent developments on the edge of the commercial area.

Key characteristics:

- Tightly knit industrial/commercial buildings
- Buildings generally built to back of pavement
- Up to 4/5 storeys high
- Coursed natural stone with mainly blue slate roofs
- Many original windows/loading doors and materials retained
- Key unlisted buildings are marked on the plan at Appendix 2

This is a mixed **use** area including industrial, warehouse, retail, commercial and some residential uses. The character of the area is defined by the former



industrial/warehouse buildings which are larger in **scale**, mass and height compared to the lower scale retail and residential buildings closer to the town centre. The tower feature on Pendleton Mill is an important local feature of this industrial landscape. The only **open spaces** in this area are in use for car parking related to the building uses, there are no green open spaces. The **condition** of the buildings in this area is

average, as most of the buildings were occupied at the time of survey. There are no major intrusive features in the area but minor ones could include the car parking areas which lack attractive landscaping/boundary treatment. Also, this area is generally characterised by the use of natural stone for buildings and walls, so where red brick appears, the strength of local distinctiveness can appear weakened at the works off South Lane. **Pressures** may arise in the future if any of these industrial/warehouse buildings become vacant or underused, and may fall into disrepair. There may be pressure for conversion or even demolition and redevelopment if viable new uses cannot be found.

6. Boundary Review of Elland Conservation Area 2010

Following Cabinet on 25th October 2010 there was one deletion and three small extensions to the boundary of Elland Conservation Area. The boundary was extended to include buildings and areas which maintain a clear relationship either historically, in form, or architecture to the prevailing character of Elland Conservation Area. This approach to re-assessing the boundary ensures that the conservation area can be understood as a unity where the protection afforded by conservation area designation can be applied consistently due to the cohesive characteristics of the components. The following alterations to the boundary were approved on 25th October 2010;

1. Removed the site of the demolished Ely Garnett's Mill, Briggate.

2. Included the Elland Wesley Chapel, Harold Savage Hall and Bankfield Social Club (former Liberal Club), Eastgate/Huddersfield Road. These buildings make a very positive contribution to the character of the town centre and are not listed. Without the protection which comes from conservation area status, the buildings are vulnerable to potential demolition and their loss would have a negative effect on the character of the area.



3. Included Gog Hill, Ellen Royd Clinic and 160-162 Westgate – this is one of the oldest routes in Elland which connects Elland Bridge with the top of Westgate. Most of the route is still laid with stone setts which are a distinctive feature, adding to the character of the area and this mill town.



Ellen Royd was probably built in the late 19th Century for the Smithies family who had worsted spinning mills in Elland. It is a good example of a higher status home to one of the managers of the mills who contributed to the fortunes and character of the town.

4. Included the mills and other industrial buildings off South Lane and James Street (Brooks, Pendleton and Albert Mills) – an interesting group of prominent, tall, industrial mill buildings which retain much of their original character and are close to the town centre.



7. Community Involvement

Initial discussions were held with the Ward Councillors of Elland regarding the process for the Conservation Area Appraisal. Together it was agreed that the following public consultation would be appropriate in Elland.

- Contact with local groups including Greater Elland Historical Society, Elland Civic Trust, Elland & District Partnership and Bankfield Social Club
- Drop-in sessions at the Library, Market Stall and Cartwheel Club
- Exhibition in the library for at least two weeks
- Public meeting on Sat 27th February 2010 11am-12noon
- Leaflets to properties in the conservation area and possible extension areas
- Letters to owners/occupiers of buildings in possible extension areas
- Press releases and information on websites
- Written comments and feedback invited

The consultation responses were evaluated and the appraisal amended in light of comments received. The Elland Conservation Area and Management Plan was adopted by Calderdale Council's Cabinet on 25th October 2010. The appraisal is a material consideration when applications for change within the conservation area or its setting are considered by the Council.

It is intended that Appraisals and Management Plans 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, additions or amendments to suggest.

NOTE: No character appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

8. Management Plan

Elland is an attractive small mill and market town, however, it has suffered from some inappropriate development very close to the town centre. There are a number of features which currently detract from its special character. Addressing these offers the opportunity to preserve and enhance the conservation area.

The following **problems, pressures and capacity** for change have been identified in relation to Elland Conservation Area:

- Vacant and boarded up commercial buildings in the town centre particularly around The Cross area and the Town Hall. This reduces the number of commercial buildings such as pubs and shops and creates dead frontages, or gaps in active commercial frontages. It gives the impression of a neglected, run-down town centre.
- 
- Many buildings are in poor condition, and in need of repair and enhancement.
 - Empty upper floors and less rental income means that the owner has less funding available for maintenance and enhancement of the buildings.
 - Poor shop fronts, security measures and advertisements. These dominate and detract from the overall character of the area.
 - Vehicle dominated commercial centre - on-street car parking dominates the appearance of the traditional streets and shop frontages in The Cross area, creating the impression of clutter and congestion, and is unwelcoming to pedestrians. Car parks off the main streets create gaps in the street frontage and a lack of continuity and cohesiveness in the character of the area.
 - Poor public realm – a mix of different materials and few natural stone flags or setts gives a disjointed appearance and reiterates the dominance of the car. It gives a generally unwelcoming appearance for pedestrians.

- Dominance of tall 8-10 storey 1960-70's housing blocks, particularly in their context adjacent to the grade I listed church.
- Industrial buildings on the edge of the centre may be under threat of alteration or demolition due to some businesses struggling, the need to update their premises, and pressure of redevelopment or new uses.
- Pressure of new development on sensitive sites close to the Grade I listed church and unlisted Wesleyan church. Pressure of new alterations to historic buildings, such as plastic windows and inappropriate security measures.

Planning Policy Context

This 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 2010
- Historic Environment Planning Practice Guide March 2010
- Replacement Calderdale Unitary Development Plan Adopted August 2006
- Calderdale Council, Local Development Framework, emerging document that will ultimately replace the Unitary Development Plan

Policy Guidance

Any planning/listed building or conservation area consent applications will be decided in accordance with national and local planning policy and guidance set out in the above Planning Policy Context. In particular the following general policies apply from the Replacement Calderdale Unitary Development Plan 2006 within the Elland Conservation Area <http://www.calderdale.gov.uk/environment/planning/developmentplan/index.html>

- 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
- EP15 Development alongside waterways
- 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 exclusive, there are other policies that may apply.

Conservation area status is valuable in that it allows the Council to apply stricter control over design and siting of new buildings and small scale changes and additions. Additionally, it gives control over demolition of structures and the cutting down or lopping of trees. Specific 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:-

- i. the form, design, scale, methods of construction and materials respect the characteristics of the buildings in the area, the townscape and landscape setting;
- ii. the siting of proposals respects existing open spaces, nature conservation, trees and townscape/roofscape features;
- iii. 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
- iv. 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:-

- i. the structure makes no material contribution to the character or appearance of the area;
- ii. no other reasonable beneficial uses can be found for a building; and
- iii. 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.

Extra Design Guidance for Conservation Areas

This guidance is intended to try to encourage owners to recognise the heritage value of their properties to preserve and enhance them.

- **New development**

The aim of conservation area designation is not intended to prevent change, especially that which would enhance the character of the area and ensure Elland's continued economic vitality. New buildings or extensions should reflect the general pattern of buildings in Elland especially in scale and proportion, although there is some scope for modern architectural innovation provided that it reflects the character of Elland. Future development needs to be mindful of the local character of the town but can be distinctly 21st Century and address contemporary issues such as sustainability. The use of local natural materials is a very distinctive characteristic of this area and can help a new development of modern design to assimilate into the historic environment.

- **Natural materials** can and do make a major contribution to the character and appearance of a conservation area. The use of natural materials and traditional construction techniques will be preferred. Where traditional materials exist, these should be retained and reused.



- When they do not exist, opportunity should be taken to introduce them when roads and footpaths are resurfaced and new walls and boundary walls are constructed.
- **Walls** – In Elland, building walls are mainly of natural stone and this should not be painted. 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 understands lime mortar as it requires more care 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 must 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 and it is not historically accurate.

- **Alterations to original details**

Many unlisted buildings contribute substantially to the character of Elland 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 can be made to dwellings without the need for planning permission. This guidance is intended to try to encourage owners to recognise the heritage value of their properties to preserve and enhance them.

- **Windows & doors** – original windows and doors should be retained and repaired wherever possible.

Any renewal should be in a matching style, material and method of opening. Original Victorian wooden vertically sliding sash windows are important to the character of Elland town centre. Glazing bars of original Victorian windows are usually more slender and elegant than modern replacements. Sliding sash windows should be retained and not replaced with different materials (especially uPVC) or top hung windows which cause a loss of character to the conservation area. Any mullions should be retained. Windows should be set back in a 'reveal' of 100-150mm to protect from weathering and improve the appearance. Any side hung casements should have flush frames not storm proof detailing. Windows should have either an off-white paint finish or a dark rich Victorian colour (not



stained). 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 would be preferable to plastic provided the glazing bars can match original proportions. Four or six panelled timber doors or part glazed doors are traditional in Elland town centre. 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 town.

- **Roofs** - The traditional roof materials are local stone slates (normally on the older buildings) and blue slate. The retention of these materials is desirable. If new slate is being used it is important to select a material that is a similar colour, size and thickness to slate already in use in the town.



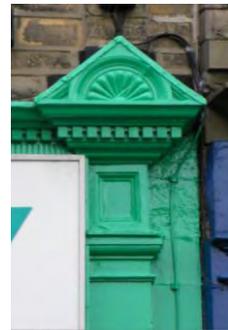
- **Rainwater goods and other external pipework** - the traditional timber gutters and cast-iron downpipes contribute to the character and they should be repaired or replaced on a like-for-like basis. Traditionally rainwater goods have been painted black.

- **Paint** - It is advisable to use traditional paint colours. Victorian buildings used dark, rich colours on shop fronts, windows and doors. A wood stain finish is not generally traditional except on older mullioned buildings where hard wood was left to weather naturally to a dark grey/brown.

- **Energy performance and the historic environment** - Climate change has increased the need for properties, both domestic and commercial, to improve their energy efficiency by both decreasing carbon emissions and decreasing the strain on fossil fuels. Central Government's Planning Policy Statement 5 states; "The historic environment has an important role to play in addressing climate change." 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 first then consideration given to

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

- **Shop fronts and signage** – Many original shop fronts have been replaced with poor quality modern ones. This results in a lack of local distinctiveness in historic shopping streets. There are still a number of original and interesting shop fronts in Elland and it is vital that these are retained wherever possible, and original shop window designs reinstated where they are lost. Signage could be improved, and every opportunity should be taken to remove visual clutter, including satellite dishes and inappropriate lighting. The introduction of an area of special advertisement control could be considered to help to reduce the number of inappropriate signs on premises.



- **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. 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 and maintain original window patterns.

Existing door recesses should be retained as these are traditional in Elland.



Signage should be painted timber. Hanging signs of an appropriate size in 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 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.



- **The public realm** - this is the area between buildings and includes public spaces, streets and pavements. There are a number of negative factors within the public realm of Elland. These include street clutter in the form of visually inappropriate or badly located highway signage, highway barriers/safety railings and poor quality street lighting columns. A traffic management review of this area is now underway and it will be possible to have discussions about these issues and see if enhancements are possible, taking into account the need for highway safety and the regulations that have to be followed.



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 traditional materials such as stone slabs or setts should be very strongly resisted.

Roadside railings associated with traffic management schemes or highway barriers could generally be of a higher standard of design.

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 small open spaces in the conservation area. It would be beneficial to review the planting in these areas and to work with owners to ensure appropriate landscaping and maintenance.

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

- Removal or replacement of any window or door
- Painting stonework
- Installation of satellite dishes
- Addition of porches, carports and sheds
- Installation of rooflights & solar panels
- Alteration of front boundary walls and railings.



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

- **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.

- **Further research** – it is recommended that further research be undertaken into the industrial heritage on the edges of Elland particularly related to textile production and other engineering or commercial businesses.

The following measures should help to address some of the above problems and issues:

a) The Central Elland Supplementary Planning Document (SPD) was adopted in April 2008. This sets out issues and options for Elland related to highways issues and seven key areas have been considered for analysis and development proposals. Specific sites and opportunities for enhancement have been identified. This can be viewed on the Council's website www.calderdale.gov.uk

b) Bids for funding for enhancement works

Following a national survey of conservation areas instigated by English Heritage, Elland was identified as a 'Conservation Area At Risk' in 2009. The Council's Conservation and Renewal Team will make bids to funding sources for enhancement grants and where possible offer design guidance, advice, education and raise awareness of conservation issues. A bid has been submitted to English Heritage for grant funding under the Partnership Schemes in Conservation Areas scheme. Grants would be allocated for repair and enhancement to buildings and public realm in identified areas of the town centre.

9. References

Calderdale Council (adopted 2008) 'Central Elland Supplementary Planning Document'

Hamerton, L. (1901) 'Olde Eland' WH Gledhill, Printer, Elland

Hargreaves, B (2005) 'Elland (Images of England)', Tempus, Glos.

Hargreaves, B (2006) 'Elland Revisited (Images of England)', Tempus, Glos.

Law, C. A. (1983) 'Elland in Old Picture Postcards', European Library.

Rinder, A. 'A History of Elland', CJW Printers Ltd, Elland.

West Yorkshire Archaeological Services (2002) 'Elland Town Survey Report No. 1003'.

Appendix 1

English Heritage Descriptions of Listed Buildings within Elland Conservation Area

Description: Church of St Mary

Address: St. Marys Church Church Street Elland West Yorkshire

Grade: I

Group detail: Church Street

Full

description:

Church, mainly C13 and C14 with chancel arch c1180, tower c1490 and other additions and alterations. Nave, chancel, west tower embraced by aisles, south porch and vestry. Rubble and some ashlar with stone slate roofs. Chancel has late C15 windows with depressed arched heads. East window of 5-lights; the side windows of the chancel and east windows of the aisles are similar and of 3-lights. Otherwise most of the windows are flat headed and of 2-lights, mainly dating from W.H. Crossland's restoration of 1856, but the west window of the tower is of 3-lights with simple tracery. Tower is of 3 stages with diagonal buttresses and embattled parapet. The belfry windows are of 2-lights. South porch of 1696 with round arch and gable surmounted by reset sundial of 1648. C19 gates to porch. On nave gable is a weathered sanctus bellcote. The chancel has angle buttresses with gables and gargoyles, and the angle buttresses at the east end of the aisles have the Savile Owl carved on an offset. Interior: Chancel arch perhaps c1180 (c.f. Kirkstall- Abbey Church), but altered to a steeper angle. Nave arcade of 4 bays with octagonal piers. Nave has collar rafter roof. Chancel of 2 bays with C15 slightly cambered panelled ceiling with moulded ribs. Tower bay with semi-octagonal engaged piers with arch of 3 chamfers. The chancel aisles were originally built as chantry chapels dedicated to St Nicholas and St John. Furnishings: the east window is high quality C15 work which depicts the life of the Virgin restored and slightly rearranged by William Wailes of Newcastle c1850 who also designed the west window in 1866. Parclose screens of C16 or early C17 of simple design with tracery at heads, and rood screen designed by Fellowes Prynne c.1920 in florid German Gothic. Plain octagonal font said to be of C17. 4 miserere seats are loose in the church. Monuments on walls to William Horton of Howroyd and Mary Horton c1750 with good portrait medallion, others to the Thornhills of Fixby dating from 1669 to 1758, and to Northend Nicholas, 1818, by Walsh and Dunbar of Leeds. N. Pevsner, 'Yorkshire West Riding', (revised 1979), p.192. L. Hamerton, 'Olde Eland' (Elland 1901), p.143. D & A Greenwood, 'St Mary's Church, Elland', (Huddersfield 1954).

Description: The Old Town Hall & Nos. 1 to 11 Town Hall Buildings

Address: Town Hall Buildings Southgate Elland West Yorkshire

Grade: II

Group detail: Huddersfield Road

Full

description:

Former Town Hall, now club hall and shops. 1888. Designed by C.F.L. Horsfall. Dressed stone with ashlar dressings and slate hipped roofs with various stacks Italianate style. Main entrance front, 2 storey, 3 windows. Central projecting giant

portico, approached up a flight of steps with rusticated side walls and piers surmounted by iron finials. Pairs of Corinthian pilasters support a deep entablature and a decorated pediment. 2 round arched doorways with moulded surrounds with shafts and keystones. Above a balcony with balustrade to a large Venetian window with a moulded surround. Eitherside are single round headed windows to each floor with margin light sashes in moulded surrounds with keystones. At either corner single rusticated pilasters on the ground floor, with above pairs of Doric pilasters supporting a continuous entablature and decorated parapet with corner piers supporting urns. Above a single square cupola, with paired corner pilasters and central clock faces, surmounted by a dome with weather vane and corner urns. Eitherside pyramidal roofs rise with iron crowns, and and small circular dormer windows. Southgate front, 2 storey, 12 windows. Ground floor is divided into 6 bays by pairs of rusticated pilasters topped with brackets and pediments. The 5 bays to the right each have a shop front. The sixth bay, to the left, has a round headed doorway and blocked window both with moulded surrounds with keystones and impost band. Upper floor also 6 bays divided by pairs of pilaster strips, with a continuous plain entablature and parapet surmounted by 6 paired stacks. Each bay has 2 margin light sashes, in moulded light headed surrounds with keystones and continuous cill and impost bands. Below 6 panels with roundels and above a band with 6 roundels. Huddersfield Road front, 3 storey, 10 windows. Ground floor is divided by single rusticated pilasters, with double pilasters at corners, topped with brackets and pediments. Between 6 shop fronts. Upper floor divided 1.2.2.2.1. with dividing giant pilaster strips, and double pilaster strips at corners, supporting a plain entablature and parapet. Roof has 4 stone stacks. Both floors have round headed glazing bar sashes in moulded surrounds with continuous cill and impost bands. Source: West Yorkshire: Architects and Architecture. Derek Linstrum. 1978.

Description: Stocks in garden to side of Municipal baths

Address: Stocks Southgate Elland West Yorkshire

Grade: II

Group detail: Southgate (north side)

Full

description:

Stone stocks, C17 or early C18. Moved from Huddersfield Road when town gaol demolished. Two large round headed uprights with stone keepers with holes in.

Description: Providence United Reformed Church

Address: Providence United Reformed Church Huddersfield Road Elland West Yorkshire HX5 9AH

Grade: II

Group detail: Huddersfield Road (north side)

Full

description:

Built 1822 as congregational town chapel. Pediment gabled, galleried, but with the front appearing as one main storey with the 2 storeys expressed on the side elevation over a basement (falling ground). Carefully designed 3 bay elevation of thin hammer faced stone 'bricks'. The wall plane is slightly recessed each end creating a 'quoin pilaster', and in the centre as a round arched panel reaching up with the pediment gable and containing the entrance. A thin ashlar band course defines the

pediment and is carried in over central recess extended out as capping to simple coved kneelers above the 'quoin pilaster' recesses. In the head of the central recess arch is a blocked oculus and above a delicately lettered ashlar date plaque. 3 round arched high set windows with squared jambs, the central window rising directly from the Greek Doric columned porch. The latter has its blocking course raised in central and terminal dies. Two leaf fielded panel door in squared surround. On side elevations round arched squared jamb windows, 3 high set to gallery in centre, 2 full height ones each end, those to west lighting stairs. Interior retains original gallery on cast iron column and box pews. Organ loft with gallery front returned and good pulpit. The chapel is set back with small forecourt paved with early C19 tombstones.

Description: Forecourt wall and gate piers of Providence United Reformed Church
Address: Gate Piers Providence United Reformed Church Huddersfield Road Elland West Yorkshire

Grade: II

Group detail: Huddersfield Road (north side)

Full

description:

Dwarf stone wall to forecourt, railings removed. c1850 ashlar terminal piers and 2 pairs of gate piers: battered and panelled on battered plinths, heavy cornice-caps and shaped blocking course.

Description: No. 7

Address: 77 Southgate Elland West Yorkshire HX5 0EP or 67 Southgate?

Grade: II

Group detail: Timber Street

Full

description:

House now store-room, 1675. Hammer-dressed stone, rendered, stone slate roof. 2 storeys. Front to Post Office yard has to ground floor, door with moulded jambs and Tudor arched head. Carved on the very deep lintel is a tressure containing 'GSB 1675'. Double chamfered mullioned window of 5 lights with king mullion and hoodmould rising over door head. First floor has double chamfered cross window. Right hand return wall is rendered but has remains of arch headed fireplace resting on corbels at first floor level. Front to Timber Street has doorway perhaps fashioned out of chamfered window. Part of string course over broken by later shop window to right. Above is cross window without mullions. The plan form would appear to be a baffle entrance, but the service end has been demolished.

Description: Nos. 65 and 67

Address: 65/67 Southgate Elland West Yorkshire HX5 0DQ

Grade: II

Group detail: Southgate (north side)

Full

description:

Pair of houses. Late C18. Hammer-dressed stone, stone slate roof. Coped gable with kneelers. 3 storeys. Ground floor to No. 67 is altered and has shop windows and door in the angle. No. 65 has doorway at left hand end. Otherwise one window per storey to each house all of 4 lights with flat faced mullions. Left hand return of No. 65

has quoins coped gable with kneelers and one 3-light flat faced mullioned window to each floor. Stacks to gables.

Description: The Wellington Public House

Address: Wellington Inn Southgate Elland West Yorkshire HX5 0BW

Grade: II

Group detail: Southgate (north side)

Full

description:

Public House. Early C19. Hammer-dressed stone, stone slate roof. 2 storeys. Windows to both floors of 4 lights and some single windows, all sashed. Right hand return wall has quoins part way up and large extruded stack cut off at same height of C17. Listed for group value only.

Description: Nos. 3, 5 and 7

Address: 5 Southgate Elland West Yorkshire HX5 0BW

Grade: II

Group detail: Southgate (north side)

Full

description:

3 shops. Early Victorian. Ashlar and slate roof. 3 storeys and 3 bays. Ground floor has modern shop fronts separated by rusticated piers. String and second floor sill band, dentil cornice and blocking course. Rusticated quoins. Symmetrical composition with triple windows to each bay of first floor, the mullions formed of Ionic half-columns. These carry a full entablature and a pediment over the central light which is segmental to the central bay and triangular to the outer bays. The second floor windows are camber headed with keystones, and shouldered architraves. The central windows of each floor are connected by a raised panel which forms volutes to surround the second floor window.

Description: The Savile Arms Hotel

Address: Savile Arms Hotel The Cross Westgate Elland West Yorkshire HX5 0BW

Grade: II

Group detail: The Cross

Full

description:

Public House. Early C19. Hammer-dressed stone, stone slate roof. 2 storeys. Front has projecting quoins and sill band to first floor windows. 5-bay front with large square windows to 'a' and 'b' with same above. 'c' has doorway with monolithic jambs with square hood resting on brackets with window above. 'd' and 'e' break forward and form full height bay windows with square headed windows in the angles. Moulded gutter brackets. Hipped roof. In first bay is carved stone tablet with the Savile coat of arms and motto "Be Fast" with the date 1748. Probably reset.

Description: Rose And Crown, house opposite west end of St Mary's Church

Address: Fakers Revival Bar 34 Northgate Elland West Yorkshire HX5 0RU

Grade: II

Group detail: Northgate

Full**description:**

Former public house now warehouse. Mid C17. Stone house, rendered. Stone slate roof. Mid C17. 2-storey hall and projecting cross-wings; 'U' shaped plan facing east. The east front has 3 gables with some original windows surviving though the ground floor ones are much altered. The first floor window to the central hall chamber is a stepped double chamfered mullioned window of 6 x 4 lights. This is flanked by double chamfered mullioned and transomed windows of 10 lights in the cross-wings. All have string courses above and coped gables with kneelers. The west elevation of the south wing has a 5-light chamfered mullioned window (one light blocked) to first floor. The north wing gable has rainwater spout and semi-circular plaque reading 'TJD 1890' (the date of Thomas John Dobson's 21st birthday) faces into Dobson's yard (q.v.). The wings retain original lateral external stacks. Interior largely gutted and part of rear wall rebuilt in brick. Fireplace with broadly chamfered surrounds and simple stops to the jambs; one has fine depressed Tudor arch with spandrels. The roofs have King post trusses.

Description: No. 1 (Dobson's Yard)

Address: 1 & 2 Dobsons Yard Northgate Elland West Yorkshire HX5 0RU

Grade: II

Group detail: (Off) Northgate

Full**description:**

House. Part C17 with C19 front. Hammer-dressed stone, stone slate roof. 2 storeys. Late C17 gable has 5-light chamfered mullioned window with a 5-light double chamfered mullioned window over. Left hand return wall has remains of 3 double chamfered mullioned windows. Right hand return wall has early C19 fenestration of 2 doorways with monolithic jambs and large altered window. 2 square headed windows to first floor retain glazing bars of 16 panes. Part of intimate courtyard to rear of rose and crown (q.v.) associated with sweet manufacture.

Description: Britannia Buildings

Address: Britannia Buildings Briggate Elland West Yorkshire HX5 9DP

Grade: II

Group detail: Briggate

Full**description:**

Former Bank, 1893 by E. W. Johnson of Southport for the Halifax and Huddersfield Banking Company. Ashlar, with Aberdeen granite columns. Giant Corinthian order standing on plinth carrying rich entablature and balustrade carrying urns. Pilasters at the outer end and coupled columns to the centre support a pediment which breaks forward with enriched frieze and tympanum. In the tympanum is a cartouche. At the apex of the pediment is a large figure of Britannia. Beneath is a 3-light window with foliated consoles as mullions. The doorway is altered but has modillioned pediment over. The side arms have richly carved coats of arms, Halifax to the left. Prominently sited at the head of Elland Bridge.

Description: Exchange Mill (J. H. Cockroft's)

Address: Exchange Mill Saddleworth Road Elland West Yorkshire

Grade: II

Group detail: Saddleworth Road (south side)

Full

description:

Mill warehouse. Early to mid C19. Dressed stone, stone slate roof. 5-bay facade to road, with gable. 5 storeys. Central bay has loading doors one above the other, the topmost surmounted by a small venetian window now blocked. Other bays have rectangular windows with plain reveals, heavy lintels and projecting sills. 8-bay return.

Description: Elland Bridge at SE 106 213

Address: Elland Bridge Calder & Hebble Navigation Halifax West Yorkshire

Grade: II

Group detail: Calder And Hebble Navigation

Full

description:

Bridge late C18. Regularly coursed stone. Single elliptical arch with ashlar voussoirs and keystone. Rusticated ashlar string course and weathered copings. Parapet constructed of larger ashlar blocks.

Description: Wharf Office, Elland Wharf at SE1068 2132

Address: Sound & Vision The Wharf Gas Works Lane Elland West Yorkshire HX5 9HH

Grade: II

Group detail: Calder And Hebble Navigation

Full

description:

Office, formerly porters lodge, c1820. Regularly coursed stone with hipped stone slate roof. Single storey structure of rectangular plan. Three single brick chimney stacks spaced evenly along rear elevation. Symmetrical facade facing onto wharf yard. Central doorway with stone jambs and head flanked by single four light casement windows. All window openings have cambered arches and stone cills. Built as part of a planned wharf. One of a series of Calder and Hebble Navigation Company cottages built between 1770 - 1834. Ref: Workers' Housing in West Yorkshire 1750 - 1920, RCHM, 1986.

Description: Canal warehouse and integral house at Elland Wharf approximately 100 metres to east of Elland Bridge

Address: Wharf House The Wharf Gas Works Lane Elland West Yorkshire HX5 9HH

Grade: II

Group detail: Calder & Hebble Navigation

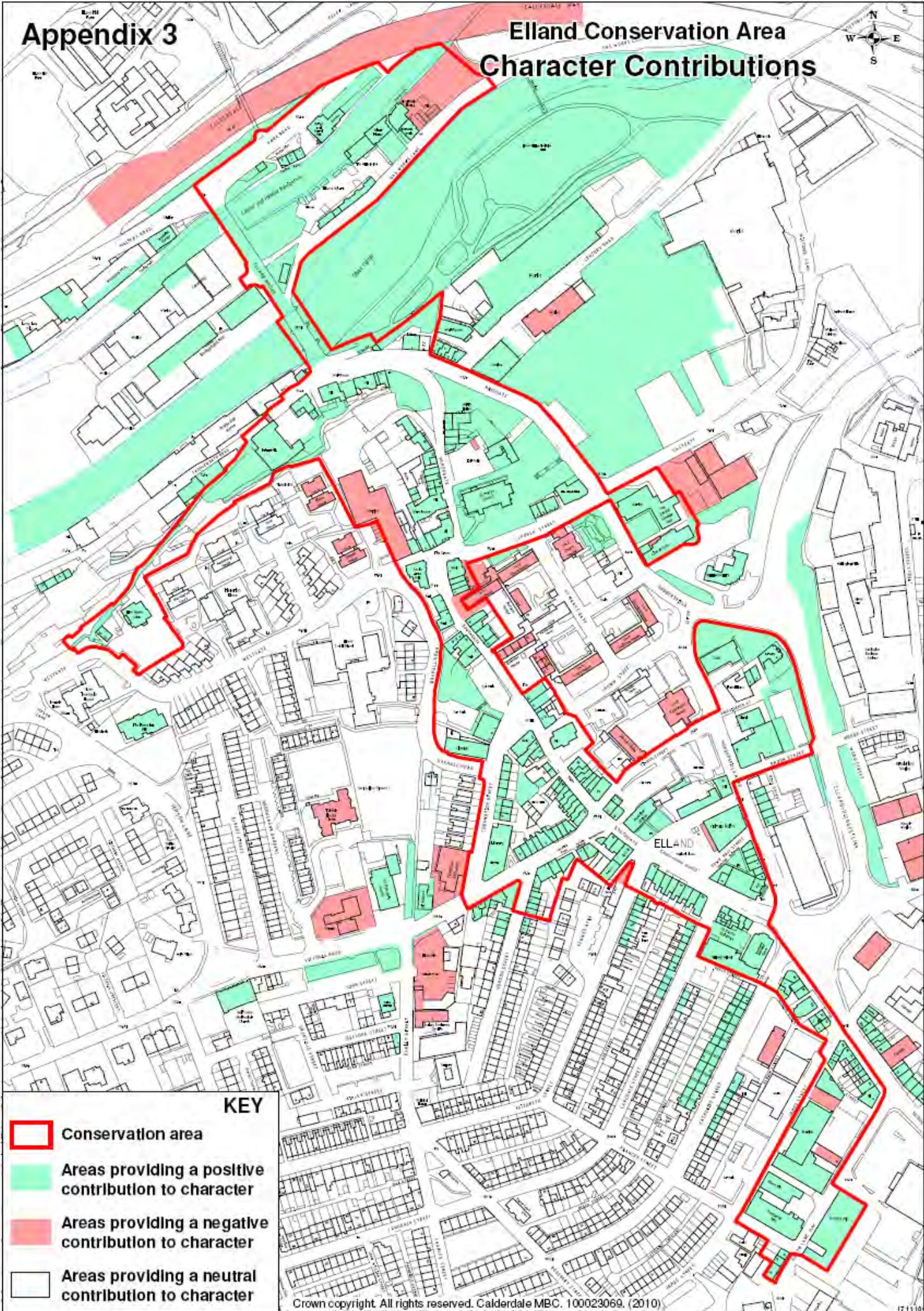
Full

description:

Canal warehouse and integral house. c1820 wing and house, extended after 1837 (Goodchild). Hammer-dressed stone, ashlar-dressings, stone slate roof. L-shaped with 3-bay gabled wing attached to left of 5-bay main range which contains wet-dock. 2 storeys with attic to wing. North-west elevation fronts canal. Wing, to left, has plinth; central taking-in door with monolithic jambs flanked by square window with same above, those to 1st floor retain small pane glazing; attic has smaller taking-in

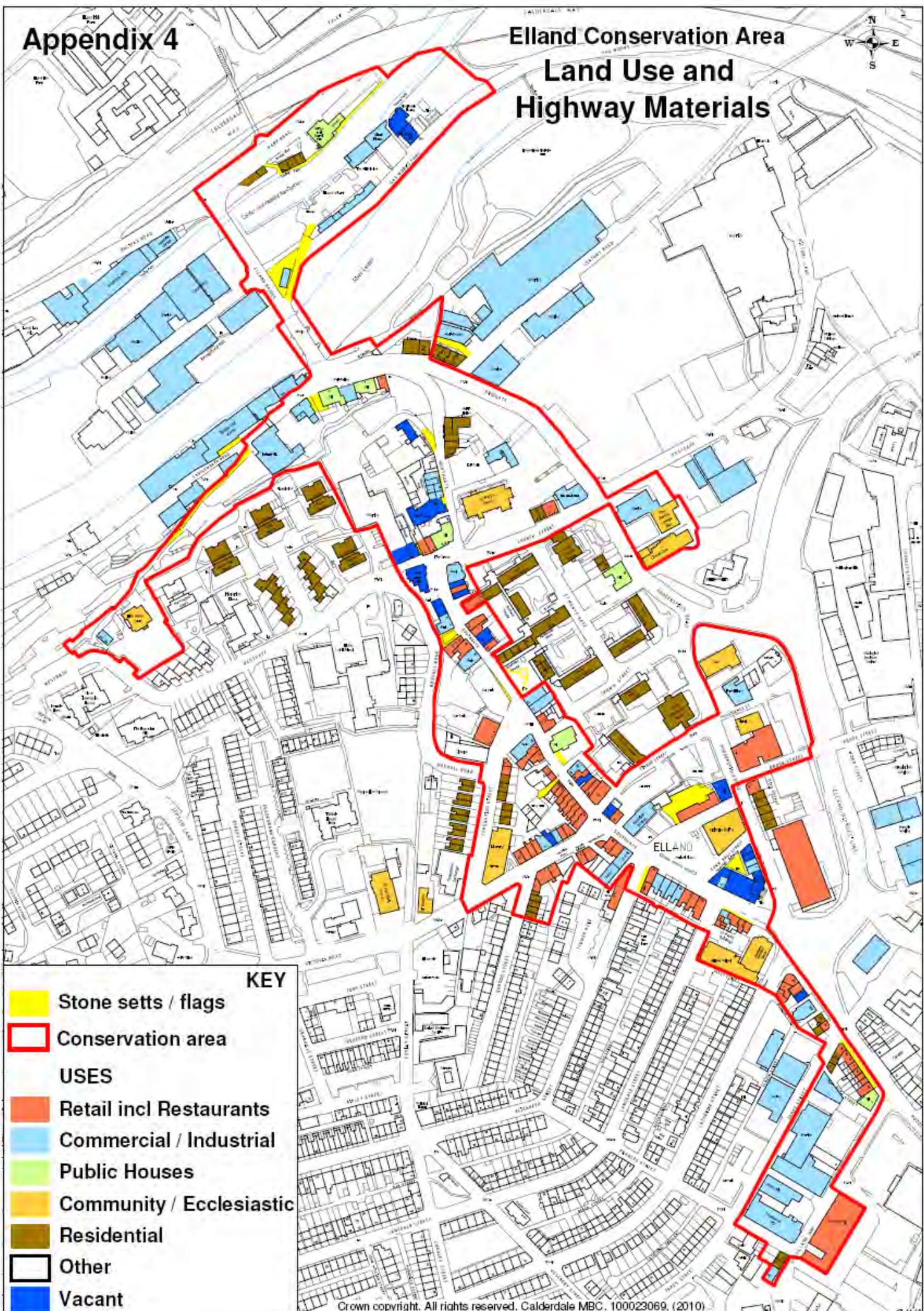
door partly obscured by board/sign with cat-head above set in apex. Ridge stack. Set back, main range: symmetrical, has to both floors basket-arched opening (that to ground floor blocked) flanked by 2 bays of windows with projecting sills and wedge-shaped lintels. Rear: main range similarly fenestrated as front (both openings unblocked), that to 1st floor has metal cathead with side braces. To right end, and set back, house forming the rear of the warehouse wing: 2 storeys and attic, three 1st floor windows; central doorway with fanlight has window above with stone surrounds; to left segmental bay has 3-light window with single light above; lunette to coped gable; to right break in stone-work indicating added bay with single light window to each floor. Right-hand return of main-range, has large opening having basket-arch with voussoirs and skew backs that to left forming a quoin; to right 2 small windows, one altered to doorway, with 2 to 1st floor all with wedge-shaped lintels; coped gable with kneelers and apex stone. Interior: main-range, the northern half of the groundfloor is occupied with a wet-dock U-shaped to the east end with a dry landing for unloading, occupying the southern half. 5-bay roof with fish-bone king-post roof with additional bracing to support 3 purlins to each roofpitch. Wing has queen-post roof with additional bracing similarly supporting 3 purlins. The house was originally occupied by the resident foreman and yard master. That a warehouse existed before 1822 is evidenced by an extract taken from the Calder and Hebble's minute book:- 'Elland. 1822. Mr Savile land to be bought for the enlargement of the warehouse'. A resolution was passed in 1824 that the warehouse was 'to be enlarged' but was deferred. In 1834 a 'shed' was to 'be erected for shoddy' and 'the new shed is to be flagged'. In 1836 the warehouse was to be enlarged and another order was made for its enlargement in 1837. It would seem likely that the wet-dock warehouse then post-dates 1837. Index to the extracts from the minute books of the Calder and Hebble Navigation Company 1758-1868. (1870). Wakefield Metropolitan District Library Headquarters, John Goodchild Loan MSS - William Aldam MSS. Mentioned in J Goodchild, Broad Silver (forthcoming publication by Wakefield Historical Publications.)

Elland Conservation Area Character Contributions

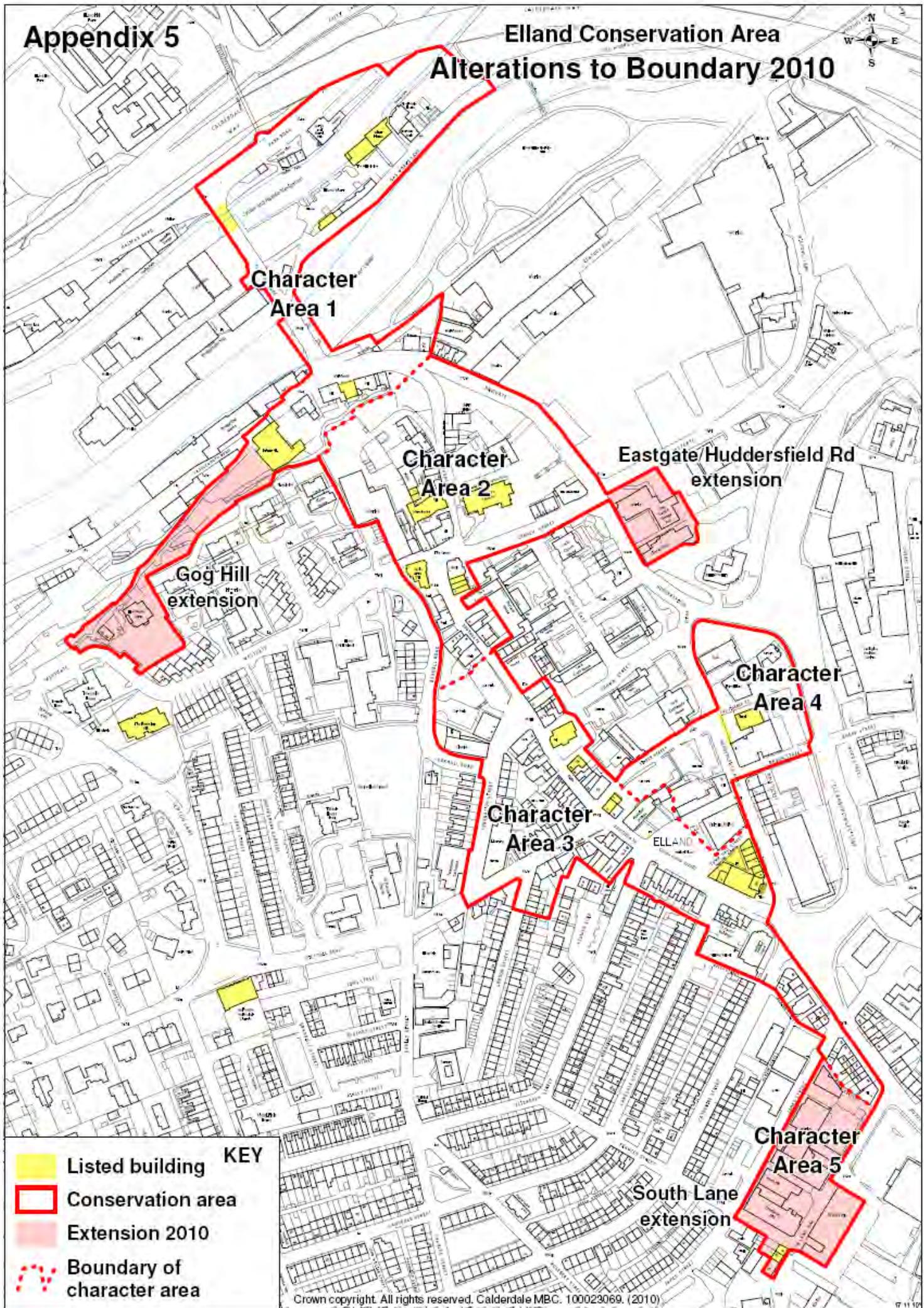


Appendix 4

Elland Conservation Area Land Use and Highway Materials



KEY	
	Stone setts / flags
	Conservation area
USES	
	Retail incl Restaurants
	Commercial / Industrial
	Public Houses
	Community / Ecclesiastic
	Residential
	Other
	Vacant



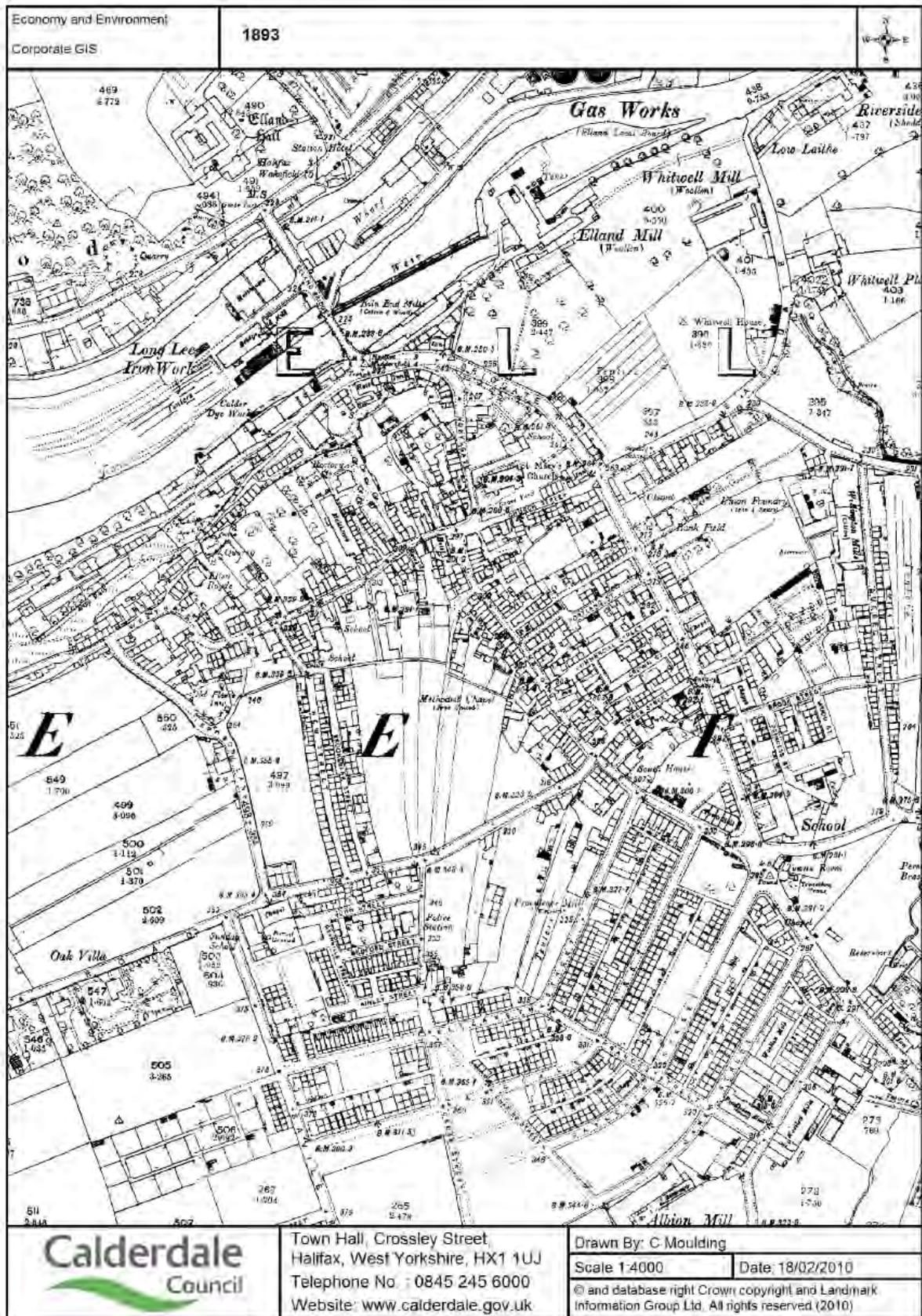
KEY

- Listed building
- Conservation area
- Extension 2010
- Boundary of character area

Appendix 6 – Historic map



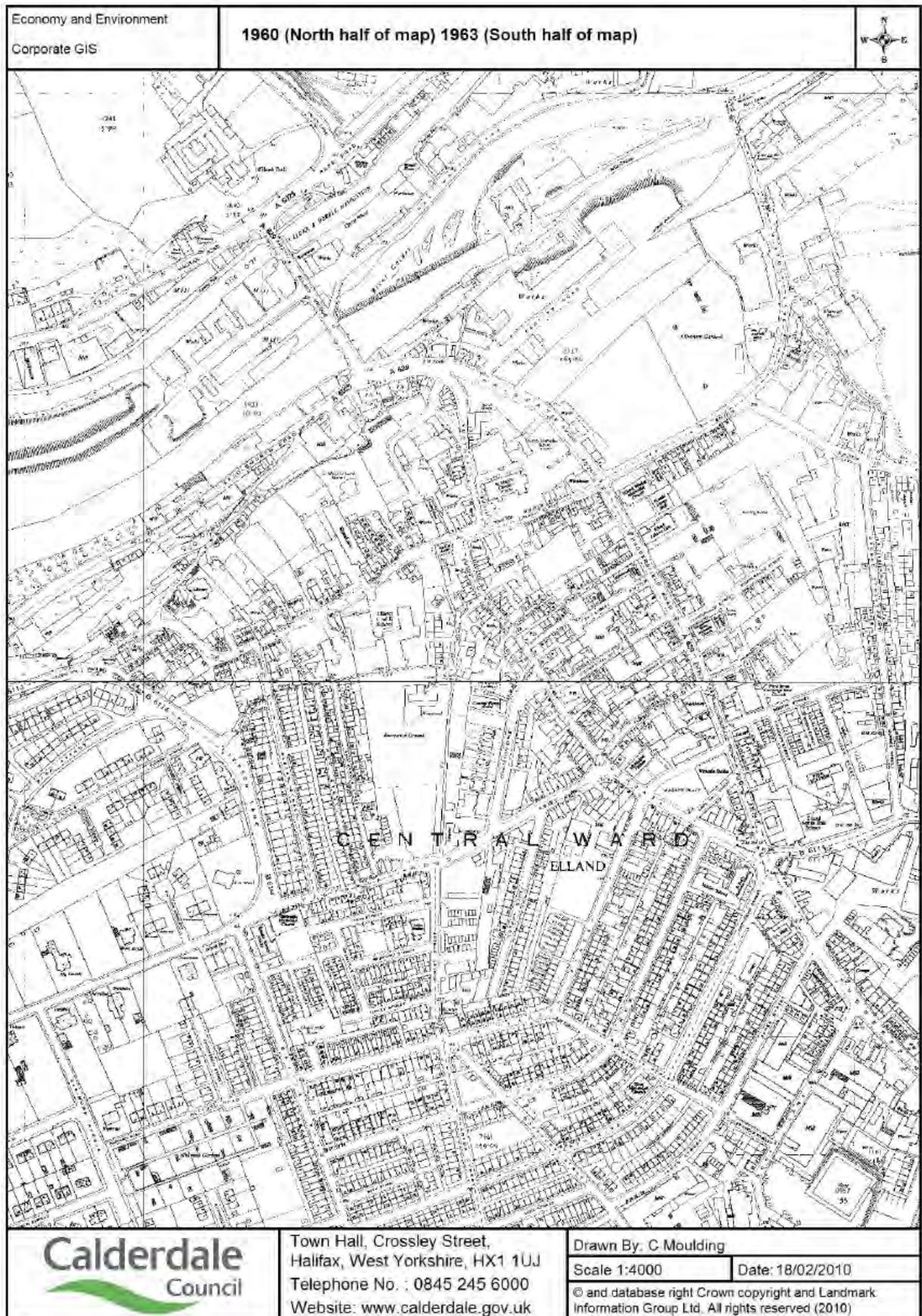
Appendix 7 – Historic map



Appendix 8 – Historic map



Appendix 9 – Historic map



Calderdale Council



Northgate House

Halifax

HX1 1UN

Telephone: 01422 392237

Fax: 01422 392349

Email: town.planning@calderdale.gov.uk



INVESTORS
IN PEOPLE

