



Calderdale  
Council

# Huddersfield Road East Conservation Area Character Appraisal

February 2006



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## 1 Why designate a conservation area?

Our heritage and our sense of place is closely linked to the communities where we live and work. Without controls over change and development the character of these places may alter unacceptably over the years. Conservation areas were introduced to protect this sense of place. They form the basis for policies to preserve or enhance areas and provide a basic control over demolition of unlisted buildings and over some changes to existing properties, thus safeguarding the historic and architectural character and quality of places and neighbourhoods.

Designation of a conservation area does not preclude development, but it requires a recognition of the area's historical value when planning and making decisions about development. It is a way of flagging up the special qualities of an area and the fact that care and thought are needed to ensure that any work carried out preserves existing buildings which make a positive contribution to the character of the area, wherever possible, and that new development or alterations also preserve or enhance the area's character. This is in accordance with Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an *'area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'*.

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

Any new development should respect the scale, layout and materials of the existing architecture as well as open spaces, trees and views and it is important that buildings of character and quality, in their own right or which are of townscape value, are retained in Conservation Areas.

## 2 What controls apply?

Within conservation areas there is normally a presumption in favour of retaining buildings which make a positive contribution to the character of the area. Planning controls, both from central government and through local plan policies, are more extensive than normal, permitted development rights are more limited and demolition and works to trees are controlled.

Specific details of additional controls in Conservation Areas are set out at the end of this document in **Appendix II**.

Policies relating to Conservation Areas are currently included in Calderdale's adopted Unitary Development Plan and draft replacement Unitary Development Plan. Those in the draft replacement plan are set out in **Appendix III**. However it should be noted that the planning system has changed and in the longer term the Unitary Development Plan will be replaced by the Local Development Framework for Calderdale, linked to the Regional Spatial Strategy for Yorkshire and the Humber.

### 3 Why are controls necessary?

Even small scale changes such as dormer windows, converting part of a garden for car parking and building minor extensions can affect the character and integrity of an area if done without careful design and good quality materials. At the least, the carrying out of works of poor quality or bad design will damage the appearance of what may be unspoilt buildings or areas. At the worst, it could set a precedent for poor quality work by other owners, setting in progress a downgrading in the appearance of the area. Trees are also an important element of conservation areas. They can have both visual and historic value as well as contributing to the character of the local environment and should be retained wherever possible.

*It is important to remember that conservation area status is designed to preserve something special and to protect local distinctiveness and character.*

### 4 What is a Conservation Area Character Appraisal?

This Conservation Area Character Appraisal defines and records what makes the area to the east of Huddersfield Road, Halifax an "area of special architectural or historic interest". This is important in providing a sound basis for local plan policies and development control decisions, so ensuring that these decisions can be defended if there is an appeal against a refusal of planning permission. The appraisal will also guide the formulation of proposals for the preservation and enhancement of the appearance of the area. The clear definition of what makes the area special and therefore of what it is important to retain, also helps to reduce uncertainty for those considering investment or development.



*Kliffen Place*



## 5 Location of the Huddersfield Road East Conservation Area

The Huddersfield Road Conservation Area is defined by development on the east side of Huddersfield Road between Shaw Hill and Salterhebble Hill and includes properties at:

*Coronation Road*  
*Abbey Walk*  
*Abbey Walk South*  
*Kliffen Place*  
*Haigh Lane*  
*Westbourne Terrace*  
*Westbourne Grove*  
*Doncaster Street*  
*Bristol Street*  
*Exeter Street*

The boundary of the proposed conservation area is shown on the accompanying plan. Where the proposed boundary follows the line of a wall or the edge of a pavement these shall be taken to be included in the conservation area.

## 6 Historical background

*Every conservation area has a distinct character, history, built environment and townscape quality based on its landscape and development history.*

Historically the proposed conservation area lies in the township of Skircoat. Skircoat is not included in the Domesday Book, but subsequently formed part of the manor of Wakefield. There is little evidence of human habitation and settlement before the Norman Conquest, however an inquisition of 1276 found that William, sixth earl Warenne, lord of the manor of Wakefield, had appropriated all Skircoat into his forest between 1216 and 1240.

Various spellings of Skircoat can be found in the 1270's including Sckyrecode in 1274, Shirekotes in 1276, Skircote in 1277 and Scircotes in 1286 - which are given in *The Place Names of the West Riding of Yorkshire* as meaning "the bright cottage(s)".

Geographical remoteness, poor topsoil and rough inhospitable terrain, with fast flowing streams in narrow valleys, ensured that Halifax remained a relatively insignificant rural backwater in the period up to 1500 and at the time of his death in 1505 the manor of Skircoat was held by John Savile.

These geographical and environmental features, which could not support extensive arable farming, stimulated the development of the textile industry as a supplementary economic activity to subsistence farming. In the later medieval period Halifax rose to become a dominant commercial and urban centre for its locality and rose to regional prominence in the early modern period as a manufacturing and marketing centre for wool and cloth.

Reference is made to Kingcross in 1573 as Kingcrosse. It is probably named from the family of King, well known in the Skircoat area from the sixteenth century. The remains of a stone cross by the main roads to Lancashire were known in 1775.

Heath is mentioned as le Hethehill in 1439. Skircoat Green in 1775 and Spring Hall in 1616.

Industrial development in and around Halifax was concentrated along the Hebble Valley and the steep slopes that constrained physical development into a pattern of predominantly westward expansion in the 18th century and 19th century also set limits on the town's growth in the 20th century. Halifax became a County Borough in 1848 and the Borough's boundaries were extended in 1865 to include Skircoat, however, these steep gradients and the rugged physical terrain meant that Halifax remained a predominantly pedestrian town until the development of electric tramways and motorised transport post 1898.



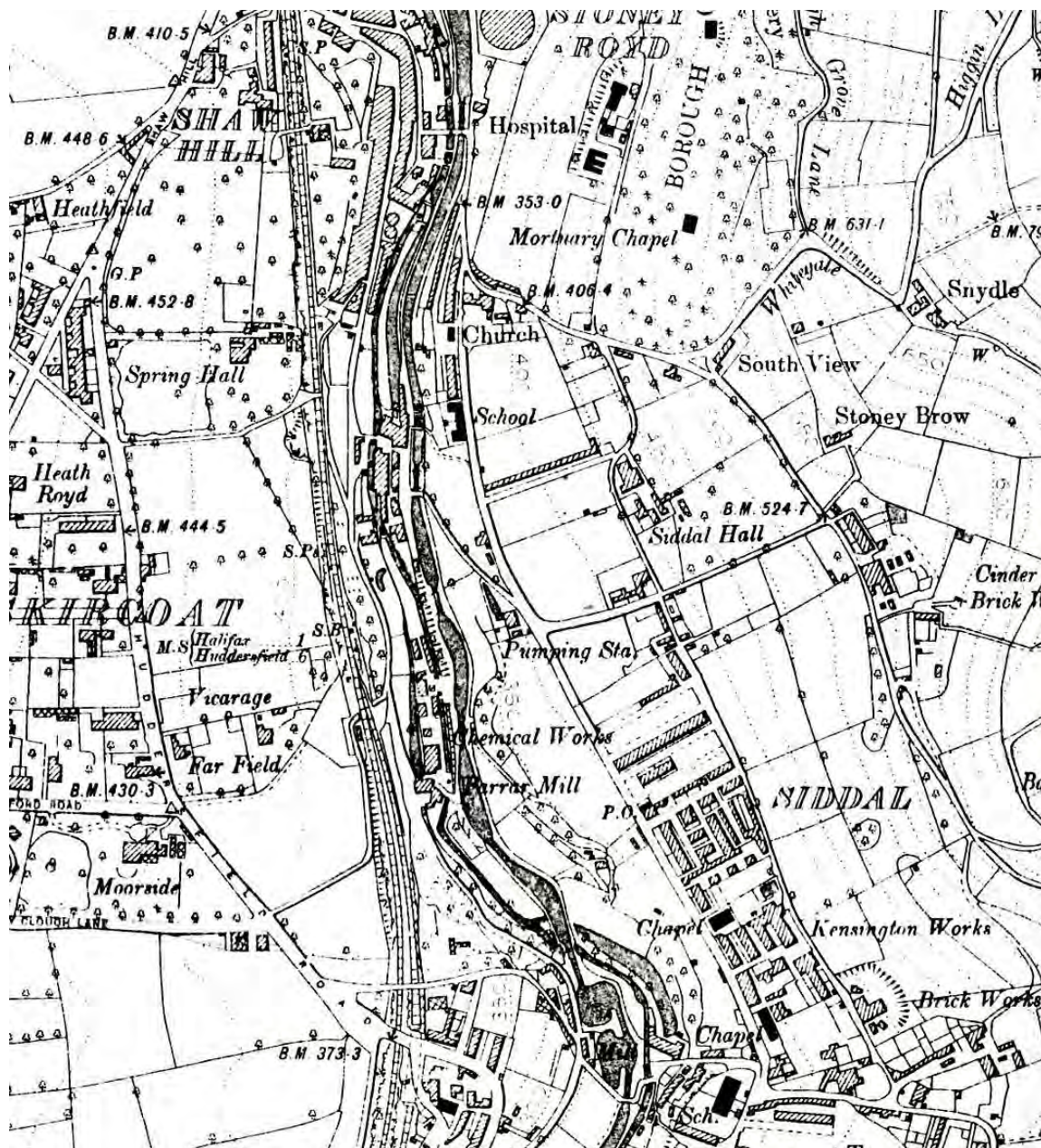
Thomas Jeffery's map of 1775

Huddersfield Road has been a significant transport route for many hundreds of years. It was the old turnpike or toll road between Halifax and Huddersfield and was set out by the famous Yorkshire road engineer John Metcalf, commonly known as 'Blind Jack' of Knaresborough.



From the first in 1663, with great rise in numbers in the 1750s-70s, there were thousands of trusts and companies, known as turnpike trusts, set up under Acts of Parliament throughout England. They had rights to collect tolls in return for providing and maintaining roads. The 1773 Turnpike Act helped to enable the setting up of turnpike trusts and, as it can be clearly seen on Thomas Jeffery's map of 1775, the Halifax-Huddersfield road is likely to date from the early 1770s when Metcalf was engaged on a number of road building schemes in Yorkshire and Lancashire. There is only one building shown to the east of Huddersfield Road on Jeffery's map and this is probably the original Spring Hall, which is mentioned in documents dating to 1616.

In 1890, with the construction of the new Skircoat Road from Wards End to Shaw Hill, the southern access to the town centre was greatly improved, and with the development of the tramway system from 1898 onwards, Huddersfield Road became an area with development potential.

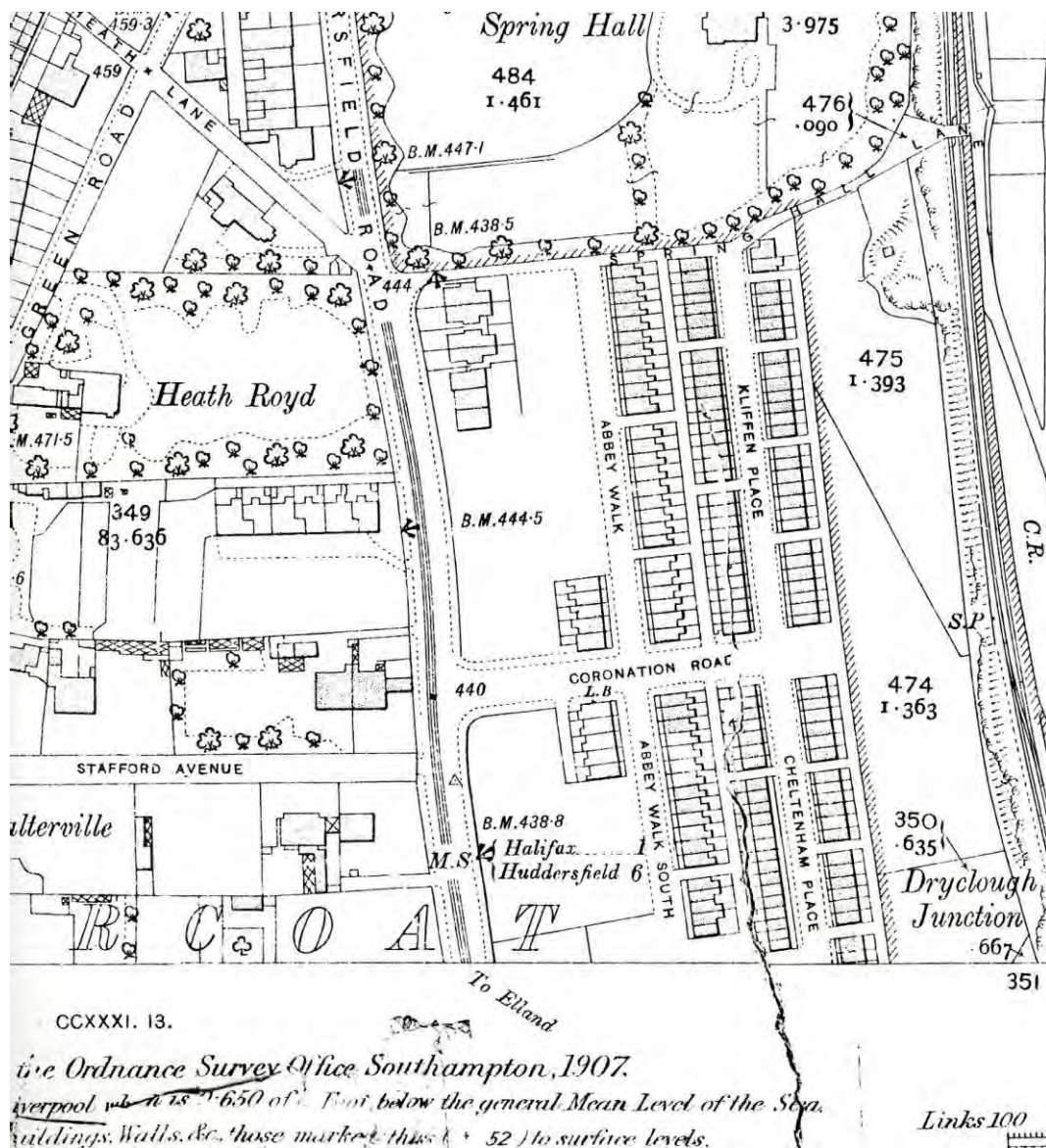


Ordnance Survey 1894 edition map



Demand for land encouraged landowners to sell their estates, either whole or in part, and while the only properties shown on the 1894 Ordnance Survey map are back-to-back houses at Bristol Street, Doncaster Street and Salterhebble Terrace, Spring Hall mansion, which was rebuilt in 1871, Far Field house and Stafford Hall, which was at that time was the vicarage for All Saints' Salterhebble. By 1907 the later Ordnance Survey map shows that development of the Coronation Road estate was well underway. Westbourne Terrace, Westbourne Grove, Kliffen Place, the east side of Abbey Walk, most of the blocks fronting Cheltenham Place and the east side of Abbey Walk had all been built.

The building plan record books for the former Halifax County Borough show that this land to the east of Huddersfield Road was developed in a piecemeal fashion from 1902 onwards and that it was originally part of the Stafford House Estate. Unfortunately the earlier record books cannot be located but it is likely that plans for the road layout were deposited around 1899/1900 prior to the auctioning off of 28 plots of land on 20<sup>th</sup> June 1900 at the White Swan Hotel. The layout and width of the streets is clearly shown on the sale particulars, a copy of which is in the West Yorkshire Archives at Calderdale Central Library (document reference HAS/C:19/300).



Ordnance Survey 1907 edition map showing the partially developed the Coronation Road Estate and tram tracks along Huddersfield Road

It was a condition of the sale that this layout be adhered to and the necessary works undertaken by the purchasers to set out the roads and services to a standard to be adopted as public highways by the then Halifax Corporation. It was also a condition of the sale that all buildings erected in Lots 1 to 9 inclusive (that is all the properties on the west side of Abbey Walk and Abbey Walk South) should be of a rental for each house of not less than £17.00 per annum. The majority of plots were sold to Edwin T Richardson, who used Richard Horsfall and Son as his architects and to Thomas Swinton Dodd, who used Medley Hall to design his properties.

The 1907 OS map also clearly shows tram tracks running down the centre of Huddersfield Road and terminating at the junction with Dudwell Lane, probably an important factor in the making the Coronation Road area an attractive development opportunity. The tramway system was later extended to two tracks running down Salterhebble Hill towards Elland.

To serve the growing local population the Stafford Square Wesleyan Methodist Church was built in 1913, Salterhebble School was built and several sites were laid out as allotments including the land behind the church and school, land to the east of 'Far Field', land to the east of Cheltenham Place and land fronting Huddersfield Road to the west of Abbey Road South.

As demand for allotments lessened after World War II sites were sold off and a new Roman Catholic Church, St Alban's, was built in the early 1950s on the 'Far Field' allotment site and houses were built on the site facing Huddersfield Road and on the land to the east of Cheltenham Place.

In the 1960s the Stafford Square Wesleyan Methodist Church was demolished and St Andrew's Methodist Church and Youth Centre was built in its place.

## 7 Significance in the national context

The proposed Huddersfield Road East Conservation Area is significant in a national context as an example of late 19th century early 20th century development along an historic transport route. The land was primarily developed to provide workers' housing and examples range from mid 19th century back to backs to formally laid out early 20th century terraces, with much of the traditional streetscape still remaining.

## 8 Local significance

The Coronation Road area, so called in commemoration of the coronation of Edward VII, is a good example of early 20th century planned development on land sold off by a local estate.

## 9 Key features which contribute to the character and quality of the area

### ***i. Street Pattern and streetscape***

The street pattern of the proposed conservation area relates to the position of *Huddersfield Road* and the old setted lanes which run down from run down from



*Huddersfield Road* to the valley bottom - *Mansion Lane* (formerly *Spring Hall Lane*), *Haigh Lane* and *Crossley Hill*. Built development lies mainly on streets running at 90 degrees from, or parallel to, *Huddersfield Road*, bounded by these lanes.



*Mansion Lane, formerly Spring Hall Lane*

The *Coronation Road* Estate is laid out in a formal grid iron pattern with views to the east towards the far valley side of the Hebble Brook and views north and south along streets parallel to *Huddersfield* with mature trees in the grounds of *Spring Hall*, *Stafford Hall* and *St Alban's Church* forming a stop to these views. It is bounded to the north by *Mansion Lane* which also forms the southern boundary of *Spring Hall* grounds.

To the south of *Haigh Lane*, *Westbourne Terrace* and *Westbourne Grove* run SW to SE with views to the east across the valley, while *Westbourne Crescent* is set into a sheltered dip of land with private gardens to the rear of properties.

Residential development at *Doncaster Street*, *Bristol Street* and *Exeter Street*, bounded by *Crossley Hill* to the north, forms a visual stop when both leaving and coming into *Halifax* along the curving road at *Salterhebble Hill*.

## ***ii. Buildings of townscape and historical importance***

### ***a) Spring Hall***

*Spring Hall* sits in its own grounds at the northern end of the proposed conservation area. While there is evidence of an earlier house, which is first mentioned in documents dating back to 1616, the current mansion was built in 1871 by Tom



Holdsworth to designs by local architect William Swinden Barber. Tom inherited the Spring Hall Estate from his father John, the founder of John Holdsworth & Co. Ltd of Shaw Lodge Mills. Together with his three brothers, Tom worked as a partner in the family textile business but due to ill health he retired from the partnership in 1874 to live quietly in Spring Hall until his sudden death in London in 1881. His nephew Walter Holdsworth then took up residence but sadly died there after a long illness in 1885. The Company then passed to Clement Holdsworth in 1887, who lived in another family property, Shaw Lodge and in the 1890's the land adjoining Spring Hall was bought by the Midland Railway Company for use as a goods yard but this development never took place.



*Spring Hall Mansion*

By 1905 Spring Hall was the home of James Booth JP hosiery manufacturer of Lee Mills, Lee Bridge and between 1916 and 1918 it was used as a Convalescent and Auxiliary Hospital, staffed by War and Voluntary Aid Detachment nurses. In 1919 it was bought by Halifax MP J H Whitly as a guest house for his business associates, and he offered it for use as a guest house for young men until 1931. The house was then unoccupied until 1938 when it was acquired by the knitting wool firm of Patons and Baldwins Ltd.. They used it as a sports facility for their employees and when they moved from Halifax to Darlington in 1948 they presented the mansion and its grounds to Halifax Corporation in commemoration of the long association of the company and its predecessors with the inhabitants and life of Halifax. It then became a school sports ground and the P N Whitley Memorial Sports Hall was opened in 1959. The Northern Ballet Theatre moved there for a short time in the 1990s but it is now used as a base for sports activities once again and the project to build a new running track is underway (2005).

*b) St Andrew's Methodist Church*



*St Andrew's Church in the 1960's - the cover of an account of the development of St Andrew's written by the Rev Ian Lewis in 1968*

The late 20th century Church and Youth Centre replaced four old Methodist church buildings to the south of Halifax town centre - St. John's, Salterhebble (now used by the Christadelphians), Skircoat Green Wesley and Stafford Square and some of the walling of the former Stafford Square church is now incorporated into the Youth Centre. Skircoat Green was active in laying the foundations of local Wesleyan Methodism. The new St Andrew's centre was opened in 1965 set back behind the front boundary walls of the earlier church. Built of coursed natural stone with flat roofed sections and sloping wing walls, the design is very much of its time. The internal planning and use of laminated trusses to support the roof raise this building above the ordinary.



### ***iii Other buildings of historic importance***

#### ***a) Stafford Hall***



Built 1861 as the Vicarage for All Saints', Salterhebble, in the high Victorian gothic style with steeply pitched roofs, and gables. In 1948 the building ceased to be used as a vicarage and in 1950 it was sold to Halifax Corporation and was renamed Stafford Hall.

#### ***b) Salterhebble J&I School***



*Salterhebble J&I School, Stafford Square*



Salterhebble J&I school was built between 1905 and 1906 and was opened in 1906 as Halifax Council School. Drawing on the local vernacular tradition it features coped gables and kneelers with a blue slate roof, together with mullioned and transomed window details, and circular windows in the gables. There are later 20th century additions.

*c) St Alban's Roman Catholic Church*

Built on previously undeveloped land known as 'Far Field', St Alban's Catholic church was completed in November 1954. Built of grey/brown brick with a clay tile roof the site is screened from view and not visually prominent in the proposed conservation area.



*St Alban's R C Church*

*d) Exeter Street*



*Back-to-back houses.*



e) *Entrance to railway tunnel, Crossley Hill*



It was 1844 before a single railway track reached Shaw Syke and 1855 before the Halifax town centre station was opened. The impressive double horse shoe shaped entrance tunnel entrance with its rusticated stonework dates to the early 1840s.

***iv Other features of townscape importance***

▪ *Setted lanes*

Haigh Lane, Spring Hall Lane, Crossley Hill are of particularly high quality.

▪ *Traditional stone pavements and kerbs*

Particularly on the Coronation Road estate.





- *Stone boundary walls*

Most properties in the proposed conservation area are set back from the pavement with stone boundary walls, some of which also had metal railings which were removed during World War II.

**v Landscape features**

*a) Spring Hall Grounds*

Altered in the 20th century to provide sports facilities, planting along the Huddersfield Road boundary and the Spring Hall boundary are shown on the 1894 and 1907 OS maps. The avenue of trees along the drive are later 20th century.

*b) Allotments off Haigh Lane*



The 1907 Allotment Act which imposed a responsibility on councils to provide allotments and those at Haigh Lane date from the early 20th century.

**vi Trees**

*Mature trees play an important part in defining the character of the proposed Huddersfield Road East conservation area. The location of key trees is set out below.*



*View looking east along Huddersfield Road*



- along Huddersfield Road
- within the grounds of Spring Hall, particularly those along the Huddersfield Road and Spring Hall Lane boundaries
- within the grounds of Stafford Hall, St Alban's Church and Far Fields house
- along Crossley Hill
- along Abbey Walk
- along Abbey Walk south

## 10 Key Views and Vistas



*View down Haigh Lane*

- looking down Huddersfield Road to the south east terminated by former shops on the east side of Salterhebble Hill
- looking up Huddersfield Road to the north west towards the gable of the Stafford Arms
- along Huddersfield road to the north and south
- down Coronation Road looking east towards Beacon Hill
- down Haigh Lane, Westbourne Terrace and Westbourne Grove east towards Beacon Hill
- from the railway bridge on Crossley Hill north along Haigh Lane

## 11 Characteristics of distinctive character zones

*While there is a unity of character throughout the area in terms of materials and range of building types, there are a number of smaller zones which have a distinctive character.*

### *Properties fronting Huddersfield Road between Spring Hall Lane and Coronation Road*

These relatively unaltered terraces with attractive front gardens and boundary walls also terminate views to the east from the proposed Savile Park conservation area.



*Huddersfield Road*

The special characteristics of this area include:

- substantial early 20th century stone built terraced properties
- blue slate roofs with chimney stacks and few rooflights
- decorative gable details, projecting ground floor bays with decorative ironwork
- small front gardens with curved detail to boundary walls and pedestrian entrances
- hedges and garden trees
- high stone boundary walls to rear access

### *162-183 Huddersfield Road*

Set back from and slightly below Huddersfield Road behind a stone wall, hedge and trees it is the roofscape of these properties that impacts on the street scene.





*Huddersfield Road*

The special characteristics of this area include:

- 1950's semi-detached properties
- stone facing to ground floor, render to first floor
- slate hipped roofs with red clay ridge tiles, gables to front
- small front gardens with separate pedestrian access behind former field boundary wall along Huddersfield Road

### *The Coronation Road Estate*

While few original doors or windows remain, the built form, roofscape and streetscape of this area remains much as original. There have been some alterations to former corner shops and rear boundary wall to create parking areas and garages.



*Abbey Walk - rear*



*Abbey Walk - front*



The special characteristics of this area include:

- stone built terraces of houses
- blue slate roofs to original profile, without dormer windows, with few rooflights
- most houses retain original chimney stacks and have chimney pots
- small front gardens with low stone boundary walls
- back yards with higher boundary walls with wooden gates onto rear access ways
- original paving materials - setts along all roads and access ways except Coronation Road. Natural stone paving with stone kerbs
- late 20th century street trees

### *Spring Hall mansion and grounds*

While the designed landscape was altered in the 1930s to provide sports facilities the boundary tree planting, particularly to the west and south is important in views.

The special characteristics of this area include:

- detached stone mansion with slate roof, gabled dormers with decorative ball finials, original tall chimney stacks
- modern buildings related to sports facilities of little architectural merit.
- mature trees
- open grounds used for sporting activities
- stone boundary wall along Huddersfield Road, railings removed during World War II, overhanging mature trees

### *Haigh Lane, Westbourne Terrace, Westbourne Grove and Westbourne Crescent*

Due to the shape of developable land and the change in level off Huddersfield Road properties on the south side of Westbourne Grove and on Westbourne Crescent have three storeys at the rear opening onto sheltered gardens.



*Looking north up Haigh Lane*

The special characteristics of this area include:

- stone built terraced properties
- blue slate roofs without dormers or rooflights
- original chimney stacks, many retaining chimney pots
- small rear yards or gardens with stone boundary walls
- setted lanes, with some stone built field boundary walls remaining
- gardens to rear of some properties, with stone boundary walls

### *Doncaster, Bristol and Exeter Street*

The gables of these properties have significant visual impact. Unfortunately some have been painted or have advertising hoardings fixed to them. The existing and former shops terminate the view when coming south out of Halifax.



*Exeter Street*

The special characteristics of this area include:

- stone built terraced properties with blue slate roofs
- back-to-back houses with gables facing Huddersfield Road
- original metal railings on steps up to properties on Exeter Street
- many original chimney stacks, some with chimney pots
- low stone boundary walls with gates
- stone setts and paving
- original shop fronts in three out of former row of five shops

## **12 Character summary**

The main features which characterise the Huddersfield Road East Conservation Area are:

- stone built terraced properties with small front gardens behind low stone boundary walls, with gates
- consistency of height and massing of residential properties, generally two storeys
- an uninterrupted roofscape with high chimneys, some rising from the roof not the ridge, with many chimney pots retained. Some rooflights, very few dormers



- high stone boundary walls to rear of properties. Few removed, altered or lowered to accommodate car parking spaces or garages
- late 20th century street trees in the Coronation Road Estate
- mature trees within the grounds of Spring Hall mansion which also form a backdrop to views
- few modern additions to properties, particularly few modern conservatories on view
- areas with original street materials including stone flags, kerbs and setts



## 13 Issues

The main issues in the Huddersfield Road East Conservation Area are:

- loss of original railings and gates
- erosion of street scene quality by raising the height of front boundary walls by adding a variety of fencing types and in a few cases decorative concrete blockwork
- alteration or removal of rear boundary walls to insert garages and parking spaces







- altered window and door details
- standard design modern street lights
- use of gables for shop signs and advertisement hoardings



## 14 Objectives

The overall objectives are to:-

- **Maintain the essential character of the area to the east of Huddersfield Road as an area of late 19th century/early 20th century workers housing.**
- **Retain the open spaces in the area, including the grounds of Spring Hall Mansion and the allotments off Haigh Lane, for public recreational use.**

To achieve this the following should be observed: -

- Any new development should reflect the existing character of the area and that of adjacent properties. It should harmonise with existing traditional buildings in terms of density, massing, proportions, materials, and building lines and achieve the highest standards of design.
- Alterations or extensions to houses should respect the existing building in terms of scale, materials and details. Original features of the buildings such as chimney stacks and where they remain, sash windows, panelled doors and metal railings should be retained.

- Traditional paving materials should be retained and they should be reinstated when and where the opportunity arises.
- Any new street furniture should be of high standards of design.
- Existing landscape features such as front boundary walls, gates, gate piers, hedges and trees should be preserved. However, the replacement of poorly designed fences to front boundaries is encouraged.

## 15 Enhancement opportunities

There is the potential to upgrade the environment of the area by :-

- improving the landscape structure at Spring Hall
- improving the quality of older street furniture, including railings and street lighting
- encouraging the use of traditionally detailed windows, doors and gates
- encouraging the reinstatement of stone walls to original heights and the removal of added features such as concrete blocks
- encouraging the replacement of concrete garages with garages built of materials more appropriate to their setting
- if the opportunity arises, re-siting overhead wires underground
- removal of advertising hoardings
- rationalisation of road signage

However it must be noted that these are long term aims as no financial resources are currently allocated.

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[http://members.aol.com/\\_ht\\_a/calderdale](http://members.aol.com/_ht_a/calderdale)

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## **APPENDIX I**

### **Geology and Topography**

In West Yorkshire the Pennines slope gently to the east, dissected by steep sided valleys. The underlying geology is millstone grit (formed of coarse sand particles naturally cemented together), beds of more finely grained sandstone, together with shale (formed of the finest, clay size rock particles), which occurs in narrow layers and can be split. The overlying brown earth soil is well drained but slightly acidic. The Huddersfield Road East area lies on the mid valley terrace of the Hebble Brook, sloping down from 200m above sea level to the north of the Crossley Heath School to 100m above sea level at Salterhebble. The gentle slope down to the east resulted in the overlying rocks both eroding and sliding down into the stream to be swept away. The rocks on the eastern side of the valley, dipping away from the stream did not slip so readily as it was protected from erosion by sandstone overlying the shale and grit layers. This resulted in a steep scarp slope on the eastern side of the valley of the Hebble Brook facing the gently sloping shoulder to the west.

### **Archaeology**

There are no scheduled monuments in the area.

## APPENDIX II

### Additional controls in conservation areas

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

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

**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 1m in height (if abutting a highway or public open space) or 2m in height elsewhere requires conservation area consent.

**Works to trees** - six weeks' notice must be given to the local planning authority of the intention to fell, top or lop any tree with a trunk in excess of 75mm diameter measured at a height of 1m above ground level.

**Extensions to dwelling houses** - Domestic extensions which do not require planning consent are limited to a total size of 50 cubic metres or 10%, whichever is the greater (compared with 70 cubic metres or 15% for non terraced houses outside conservation areas). If a house is listed, Listed Building Consent will be needed for alterations and extensions irrespective of size.

**Curtilage buildings** - any curtilage building greater than 10 cubic metres is treated as an enlargement of the dwelling house (see 4. above). (Less stringent controls apply outside conservation areas.)

**Dormers** - all dormer windows require planning consent. (Less stringent controls apply outside conservation areas.)

**Satellite dishes** - Satellite dishes on chimneys, front walls or on front roof slopes require planning consent. (Less stringent controls apply outside conservation areas.)

**External cladding** - external cladding, for example with stone, tiles artificial stone or plastic timber requires planning consent. (Consent is only required for cladding non-domestic buildings outside a conservation area).



## APPENDIX III

### Local Plan Policies in the Draft Replacement Calderdale Unitary Development Plan (2005)

*The following is an extract from the Draft Replacement Calderdale Unitary Development Plan. The public Inquiry into this document is currently drawing to a close. Representations have been received on some of these policies and there may be minor changes when the Inspector's report is received. For updated or further information please contact the Planning Policy Team on 01422 392206*

#### 8.71

While individual historic buildings contribute to the character of many settlements in Calderdale, lesser buildings and structures, open spaces, trees and landscape can all combine to give an area special character. Designation of Conservation Areas by the Local Authority is an important means of retaining and enhancing the character of areas of special architectural or historical interest. Conservation Areas are defined in the Planning (Listed Building and Conservation Areas) Act 1990 as, "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". 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.

#### 8.74

An important consideration in assessing development proposals is the effect new development would have on the character or appearance of a Conservation Area and particularly, whether it would assist in the preservation or enhancement of the area. Development proposals outside a Conservation Area can also affect its setting and impact substantially on its character or appearance and will therefore, need to be considered carefully. Any new development should respect the scale, layout and materials of the existing architecture as well as open spaces, trees and views which can be as important as the buildings themselves. It is important that buildings of character and quality, in their own right or which are of townscape value, are retained in Conservation Areas. The alteration, extension or change of use of listed buildings is covered in Policies BE16, BE17 and BE18. Alteration or change of use of unlisted buildings can also assist in securing the future of buildings and revitalise a Conservation Area.

#### 8.75

The character of a Conservation Area is not determined solely by buildings. For instance, boundary walls, paving materials and street furniture can all contribute to the preservation or enhancement of its character or appearance, as can advertisements. In all cases, natural materials and the use of 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 boundary walls are constructed. Detailed control over these aspects is dealt with in policies BE4, BE14 and NE25.

#### 8.76

Trees can also make an important contribution to the character of Conservation Areas and are protected from removal or surgery by existing legislation. The Council

will normally resist proposals for the removal or inappropriate cutting back of trees of amenity value and has given further recognition of their importance by making areas or individual specimens the subject of Tree Preservation Orders. Such orders will be extended to other trees where it is considered necessary. Where possible and appropriate, schemes for additional planting of suitable tree species will be encouraged and implemented in accordance with Policy NE20.

8.77

In addition, open spaces often add considerably to the character or appearance of Conservation Areas and it is therefore important to protect these wherever possible and appropriate, in accordance with Policy OS1. Therefore, any proposal will be considered against the criteria set out in the policy below:-

***POLICY BE20: 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.***

8.78

In order to ensure that development proposals are in keeping with the character of a Conservation Area, all planning applications which affect the character and/or appearance of a building or space in a Conservation Area must be for full planning permission. In considering applications within Conservation Areas, the Council will have regard to the advice contained in PPG15.

8.79

Developers are encouraged to enter into early negotiations with the Council to ensure that any development proposals within or which would affect the setting of a Conservation Area are acceptable. Detailed matters may be controlled through conditions attached to planning permissions.

8.80

Demolition of a building in a Conservation Area will only be allowed in exceptional circumstances. Advice on the demolition of listed buildings is covered in paragraphs 8.68 and 8.69 and Policy BE19 applies. In considering applications for unlisted buildings, applicants will be asked to provide an assessment of the contribution the existing building makes to the character and appearance of the area, the condition of the building and whether viable alternative uses can be found. Buildings should be retained where they make a positive contribution to the area. However, there may be



circumstances where the removal or replacement of a building would be beneficial to the appearance or character of an area and bring about substantial community benefits. All proposals for demolition and redevelopment will need to include full and detailed plans outlining what is proposed for the site after demolition. Conditions may be attached to planning approvals securing the timescales for redevelopment and requiring an appropriate record of the building prior to demolition. Accordingly:-

***POLICY BE21: Demolition within a Conservation Area***

***Development involving the demolition of an unlisted building or feature 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.*

**8.81**

The Council may seek the withdrawal of permitted development rights for certain forms of development in Conservation Areas or parts of Conservation Areas where these would detract from the character of an area or where it would assist a positive policy for preserving or enhancing the character or appearance of a Conservation Area. Rights will also be removed to protect investment made in Conservation Areas using public funds. This will be carried out through the use of Article 4(1) Directions. The Council will utilise the powers available to it under Article 4(2) of the Town and Country Planning (General Permitted Development) Order 1995 where specific permitted developments are likely to threaten the Conservation Area's character or appearance.

**8.82**

Development control policies can prevent undesirable development or demolition and may encourage enhancement. Government advice indicates that, "local authorities should adopt a positive scheme for each area at an early stage". Therefore, the Council will, as resources permit, carry out schemes of enhancement in Conservation Areas both in its own right and in partnership with appropriate conservation and funding agencies.









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