



Savile Park Conservation Area Character Appraisal

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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 will 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 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 around Savile Park 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 this area special, and therefore of what it is important to retain, also helps to reduce uncertainty for those considering investment or development.



View over Savile Park towards Manor Heath Road

5 Location of the Savile Park Conservation Area

The Savile Park Conservation Area is defined by development in the vicinity of Savile Park adjacent to the following key roads

*Free School Lane
Skircoat Moor Road
Dryclough Lane
Huddersfield Road (west side)
Skircoat Green Road
Albert Promenade*

Where the conservation area 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, Skyrcothe 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.

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 made by the famous Yorkshire road engineer John Metcalf, commonly known as 'Blind Jack' of Knaresborough.



Huddersfield Road looking from Stafford Square

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.

In 1801 the population of Halifax was 8,886, this rose to 12,628 in 1821, an increase of over 42%. (The population in 2004 was just over 90,000) This was partly a consequence of natural increase, but more significantly as a consequence of the immigration of workers from the surrounding countryside. The demand for building land encouraged landowners to sell their estates, either whole or in part and as undeveloped land came on to the market building beyond the original town boundaries became common.

In 1831 Anne Lister, of Shibden Hall, noted on a journey from York "In passing along, I could not help observing on the comparatively fine, clear air of Halifax." Yet by 1837 she was to describe Halifax as a "large smoke-canopied commercial town"

With the prevailing south-west wind no smoke drifted over the parish of Skircoat, to the south of central Halifax, and it soon became an advantageous and desirable location. Many of the more wealthy citizens of Halifax built mansions and villas there and the clean air also made it the location of choice for developments intended to further the health and social care of local people, including hospitals, schools and almshouses.

The Ordnance Survey first series map, published in 1853, shows Skircoat Moor as agricultural and common land, bounded to the south west by what was then called Albert Road (now Albert Promenade). Up to the mid 19th century this land formed part of the Savile family estate but in 1866, the then Lord of the Manor, Captain Henry Savile of Rufford Abbey, sold the moor, which had estimated value of £40,000 at that time, to the Halifax Corporation for the nominal amount of £100, on condition that the corporation undertook to abate the smoke nuisance that was by then pervading the town. He also surrendered all his manorial rights and in recognition of the Captain's generosity the moor was renamed Savile Park, however many local people still refer to it as "The Moor".



View over Savile Park looking north east

At the time the corporation wanted to enclose part of the park to allow sports activities to take place. This was strongly objected to by the local freeholders of the township of Skircoat who used the land as common pasture for grazing sheep, cattle and horses. They had elected a committee to watch their interests and even went as far as the High Court to ensure that the moor was preserved as an unenclosed common for the benefit of the community in perpetuity, protected by local bye-laws.

Over the years the Moor was used for many public gatherings, including Chartist rallies and the Great Yorkshire Show. During World War II it was ploughed to grow crops as part of the Dig for Victory initiative. The main farmstead for the area was Royds Farm, on Birdcage Lane at its junction with Skircoat Moor Road. The farmhouse and outbuildings are still there today but by the 1890's the rural appearance of the landscape in this area had changed significantly.

In 1861, to reflect the increasing recreational use of the rocks at Woodhouse scar, Albert Promenade was laid out as a formal area for walks and taking in the extensive views across the Calder Valley. Paths were surfaced and platforms for seats were built out at the top of the rocks so that people could enjoy the spectacular scenery at their leisure.



Undated postcard showing viewing platforms and seats along Albert Promenade, with Wainhouse Tower in the distance

By the early 1890's roads had been set out at Kensington Road, Rocks Road, and Broomfield Avenue. Rocks Road appears to follow the line of a existing field boundary but the other roads were new interventions in the landscape. The properties then known as Southwood, The Gleddings and Rockcliffe had been developed along Birdcage Lane. One terrace of houses and the Sanatorium for the Crossley and Porter Orphanage had been built at the north end of Albert Promenade together with one larger property at the south end, shown as Kensington on the map but later to be known as Hadlow (later subdivided into East and West Hadlow). However, in spite of the popularity of Albert Promenade as a place of recreation, property development in this area was slow. This could be because the land was still capable of productive agricultural use and there was less incentive to sell up. It was also further out of town and not directly on the tram route to Skircoat Green so possibly less desirable.

Residential building continued through the latter half of the 19th century and well into the 20th century and the Savile Park area continues to be a popular place to live. Rationalisation of the hospital services led to the concentration of facilities at the former Halifax General Infirmary site, now known as the Calderdale Royal Hospital, and the former Royal Halifax Infirmary has now been converted to flats. Indeed it is this very popularity and the demand for smaller residential units that has resulted in pressure to demolish buildings on large plots and redevelop with higher density flat developments.



Conversion of the former Royal Halifax Infirmary to flats in 2004

7 Significance in the national context

The area included in the proposed Savile Park Conservation Area was developed in response to, and as a result of, the dramatic physical, social and commercial changes that the mid 19th century had on the small Yorkshire town of Halifax. It is significant in a national context because it includes a range of buildings which demonstrate the development of social and healthcare provision, both public and private, in the latter half of the 19th century, together with a range of domestic properties which demonstrate the development of domestic building across the strata of society and over time.

8 Local Significance

The Savile Park area became the desirable residential area of Halifax by the latter half of the 19th century and in no other part of Halifax is there such a concentration of large villa properties in extensive grounds. The landscape setting of Savile Park is also significant locally. While there are formal Victorian public parks in other parts of Halifax, there is no other such large area of unenclosed public green space within the built up area. The area contains examples of buildings designed by a number of local architectural practices, the most significant being those designed by Joseph Frederick Walsh and William Swinden Barber.

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

a) Street pattern and streetscape

Thomas Jeffery's map of 1775 clearly shows *King Cross Road* and *Huddersfield Road*, with short lengths of *Heath Lane*, what were to become *Skircoat Green Road* and *Dryclough Lane*, but very little in-between.



Thomas Jeffery's map of 1775

Skircoat Green Road, Huddersfield Road and Skircoat Moor Lane (now Free School Lane) are clearly shown on the 1853 map, but *Skircoat Moor Road* is little more than a track, with *Albert Road (now Albert Promenade)* and *Bird Cage Lane* shown as much more substantial roads.

The majority of the area which was to be developed from the mid 19th century to the 20th century can be clearly seen on the 1853 OS map as enclosed fields, with the typical straight field boundaries and rectangular field patterns of later agricultural enclosure. It was these defined boundaries that give rise to the road layout and pattern of building that can be seen today, and this is particularly clear in the *Queens Gate, Rufford Avenue and Heath Street* area and to the south of *Skircoat Moor Road*. The boundary of the *Crossley and Porter Orphanage (now the Crossley Heath School)* site clearly follows the line of the earlier field boundaries and if you look carefully you can still find lengths of dry stone boundary walls incorporated into residential property boundaries.

Throughout the proposed conservation areas property boundaries are typically defined by stonewalls. They divide the building plots from the street and are one of the distinctive characteristics of this area. Front boundary walls vary in height in relation to the size of the property. The smaller terraced properties have lower walls, typically less than 1 metre high, and there is evidence that many of these walls were formerly finished with railings. The larger properties have higher front boundary walls, typically around 2 metres in height, to maintain privacy. In most cases rear boundary walls are also around 2 metres high. Trees and shrubs are often planted against the front walls of properties and the containment which results from this and the associated enclosure of the street scene emphasises the separation between public and private space. Throughout the conservation area high garden walls turn the corners from road to road and while in almost every case the original boundary gates have been removed or replaced, a considerable number of original gate piers remain.

The proposed conservation area also includes many areas of traditional stone paving stones and kerbs, together with a small number of setted streets and some unmade streets. Most streetlights have been replaced by 20th century lampposts.



Entrance to the former Heath Grammar School, now Heath Training Centre

b) Residential development

Between 1850 and 1914 the area developed as a mix of large detached and semi-detached villas and substantial terraced houses fronting onto *Savile Park* and *Skircoat Moor Road*, with a number of smaller terraced houses behind, leaving Savile Park as the key area of open green space.



Green Terrace, Free School Lane - early 19th century

There is a marked difference between the general standard of housing built in the 1830's and 40's and that of the 1870's and 80's. An increasing degree of governmental intervention and the model dwellings movement all played a part and, in addition, from 1851 the Halifax Corporation required the submission of building plans to ensure that they complied with local byelaws.

Concern to provide good ventilation, viewed as an important factor in ensuring health, affected detailed house design in two significant ways. It was believed that tall ceilings were desirable in order that air could circulate freely, and fresh air was ensured by designing large windows, generally as sliding sashes. This also met contemporary demands for houses to be well lit. Fanlights above front and back doors also became a common feature of the mid 19th century to provide light to hallways.

The desire to improve public health also affected the layout of new areas of housing. Wide streets were thought to be essential for satisfactory ventilation, and terraced properties along *First Avenue*, *Second Avenue*, and *Third Avenue* are laid out with relatively long front gardens adjoining a common pedestrian pathway with access for service vehicles at the rear. This is an early example of vehicular/pedestrian segregation aimed at improving both health and residential amenity.

The designs of the superior terraces and villas were influenced by national fashions and the many pattern books of the time, and range from 19th century 'classical' and 'gothic' to early 20th century 'arts and crafts' and 'vernacular revival'.



Late 19th century semi-detached villas

The small Victorian terraced houses in the proposed conservation area were generally built to a standard plan, with the positions for rooms and windows varying little from others across the country. There are some examples of back-to-back houses with no through light or access, but many are the typical two-up-two-down plan with a living room and scullery. Larger and later properties extended the plan to include a separate scullery, allowing the front room to be used as a parlour. This had the disadvantage of taking space from the back yard but the extra rooms made a difference to the house's accommodation.

Mid 20th century houses, as at *Heath Royd*, again followed the standard layouts popular at that time. Set back from the road with larger rear gardens these pairs of semi-detached properties have paired elevations and hipped roofs.

c) Key buildings of townscape and historical importance

The size and massing of these historically important buildings means that they have a strong presence within the townscape, featuring in key views and defining the architectural character of the area.

1) The Crossley Heath School (former Crossley & Porter Orphanage) Listed grade II

John, Joseph and Francis Crossley jointly contributed £56,000 towards the erection and a further sum for the endowment of the orphan home and school, which was designed by John Hogg of Halifax in the free Northern Renaissance style, and built in 1864. The orphanage was open to any fatherless child of either sex, and children between the ages of two and ten years of age were admitted from all over Britain. In the first 25 years, 1,100 entered, receiving free board and lodging, clothing and

education with the girls remaining until age of 17 and the boys until they were apprenticed at 15. In 1887 Thomas Porter, a Manchester yarn merchant augmented the fund by a donation of £50,000. Other than his financial support he had no connection with the school and never actually entered it but it was a condition of his donation that his name be added to the charity and a Royal Charter of 31st January 1887 named the institution 'The Crossley and Porter Orphan Home and School'. By 1895, according to a contemporary directory, 'the Orphanage and School liberally feeds, clothes and educates from 200 to 300 children, most of whom contribute between £5.00 and £10.00 per annum as evidence of good faith and an acknowledgement of the benefits received'. In 1919 the governors were given the royal assent to change the orphanage into a secondary school, which in 1985 amalgamated with *Heath Grammar School*, founded in 1585, to form Crossley Heath School.



Crossley Heath School

Built of local stone, the school buildings are sited in a prominent position at the north east corner of Savile Park between Skircoat Moor Road and Free School Lane, commanding a prime position in views up and across the park. The main blocks have two main storeys with gable windows to the third storey. The higher corner pavilions have steeply sloping blue slate roofs with inset windows and decorative cast iron rail and finial detailing (not all remaining, 2005). The elaborate entrance tower to the centre of the south east front rises to a clock, cupola and weather vane. From the west the more utilitarian blocks and later additions can be seen above a high stone boundary wall. The Crossley Heath School is a well known local landmark, set in its own grounds which still retain elements of the 19th century landscape design, including terrace, steps and balustrading.

2) *St Jude's C of E Church*

Listed grade C (equivalent of grade II)

Halifax appears to be atypical of the other West Riding textile communities in as much as while there was a strong tradition of religious non-conformity there was also a strong Anglican presence. To meet the needs of the rapidly expanding population of this part of Halifax the new parish of St Jude's was formed from part of the parish of All Saints', Salterhebble and that of St. Paul's, King Cross. Built between 1889 and 1890 at a cost of £8,000, paid for by the Baldwin family, the church was designed by local architect William Swinden Barber in the Early English Perpendicular style.

Of local stone with a slate roof, the entrance tower rises, with belfry openings and a clock, to a pinnaced battlement. The original clock was one removed from the Akroyd's Bowling Dyke Mills but this was replaced by a new four faced clock in 1915. Its prominent location at the corner of Savile Park Road and Free School Lane means that this tall tower is a prominent local landmark seen in many views.



View east across Savile Park towards St Jude's Church

3) Royal Halifax Infirmary

Main building listed grade II, lodge Listed grade II, boundary wall listed grade II

The old infirmary in Ferguson Street, opened in 1838 and enlarged in 1877, proved inadequate for the needs of a growing population, and in 1896 a new infirmary in Free School Lane was formally opened by the Duke and Duchess of York who, during the opening ceremony announced that the infirmary was to be named the Royal Halifax Infirmary by command of Queen Victoria.

Building work was carried out between 1892 and 1896, and John Hargreaves, a local historian, makes reference to a contemporary directory that described the building of the new infirmary at a cost of £72,000 as 'undoubtedly one of the most important and public spirited enterprises ever undertaken by the Halifax public'.



'The Royal'

Designed by Worthington and Ellgood of Manchester, the hospital was built upon 'the very latest principle approved by the leading hygienic scientists of the day', with 'the wards built separate from the main administration building', each named after an individual or family benefactor Crossley, Porter, McCrea, Baldwin, Appleyard and Rawson.

Built in a Renaissance Revival style of rock faced local stone with ashlar dressings, the buildings fronting Free School Lane have more architectural features, including plinth and string courses. In the 1920s a series of important additions were undertaken. A new maternity ward in 1923, an operating theatre in 1926, and a nurses home in 1928 were all designed by the respected local architectural firm of Walsh and Maddocks, who also designed the Princess Royal ward, a new ward for paying patients added in 1933. In an elevated position to the north of Free School Lane, the hospital has recently (from 2003) been converted into residential accommodation, together with new build residential units within the site and on the former playing fields to the east. However careful attention to the treatment of the blocks facing the road mean that it has retained a strong presence in the street scene.

d) Key road frontages of townscape importance

Those road frontages which are open to view across Savile Park make a particularly significant contribution to the character and quality of the area.

They are:

1) Free School Lane between Spring Edge South and Moorlands View

Two storey, natural stone 19th century residential properties - some semi-detached villas, some terraced. The intact original roofline of the blue slate roofs includes tall chimney stacks and some 20th century rooflights. Numbers 7-10 unusually incorporate bands of red brickwork. All the properties have intact stone boundary walls but few have original railings and gates, most having been removed in World War II. Many have hedges along the line of the boundary wall to increase privacy but there are some examples of inappropriate timber fences or concrete blocks being used to raise the height of the boundary wall. The pavement to the front of these

properties remains as natural stone flags with stone kerbs. The properties are fronted by separate wide grass verges planted with mid to late 20th century trees.

2) *Queen's Gate*

Towards the south end the substantial two storey, natural stone, early 20th century residential properties have a unified height of ridgeline, long, sloping, blue slate roofs, decorative gables and chimneys projecting above the ridge. They are set close to the road with small front gardens and low stone boundary walls, with the original railings missing. At the northern end late 20th century, two storey houses and bungalows with blue slate roofs are set back behind high, stone boundary walls with mature trees in gardens. Along the road the boundary walls are at a variety of heights including some original field boundary walls; of particular interest are the battered walls and gate piers to The Warren at the junction with Manor Heath Road. When looking across the park no properties project above the tree canopy and there are distant views to the far hillside.

3) *Skircoat Moor Road between Albert Promenade and Broomfield Avenue*

The boundary of the conservation area is defined by the high stone boundary walls at the back of a wide grass verge. This screens the mainly 20th century properties from view and it is important that any future development in this area, which would affect the setting of the conservation area is not higher than the existing roofline of these adjacent properties so that it is screened from views over Savile Park by the existing tree canopy.

e) Other buildings of historic importance

These buildings are important in the history of the Savile Park area but are less prominent in the townscape of the area.

1) *Heath Grammar School – now Heath Training Centre*



Commemorative date stone

In 1585 Queen Elizabeth I, following a petition from local people, gave them the right to set up a grammar school, to be called the Free Grammar School, for the bringing up of children and youths from the nearby area. The property at Heath was obtained partly by a grant in 1597 from the Farrars of Ewood of two acres of land on which a school house was erected by public subscription and partly by a grant on 14th August 1598 from Gilbert, Earl of Shrewsbury, Edward Savile and Sir Gilbert Savile,

described as six acres of poor, strong and heathery ground on which an old school house was already standing. In 1877 the Charity Commissioners authorised the governors to rebuild on the same site and the new school, incorporating the rose window from the former building was opened in 1879. Further blocks were added to the south in the 20th century. When the school merged with The Crossley and Porter School in 1985, use of the building passed to the Local Authority and it is now used as an education and training centre.

2) The Mackintosh Memorial Homes

Opened in 1925, the 12 cottages which form the John Mackintosh Memorial Homes were designed by W B Walton of Blackpool for Violet Mackintosh who built and endowed them in memory of her husband, John. He was the founder of the Halifax Toffee firm Mackintosh's, and died suddenly at the relatively young age of fifty-one. Each cottage was intended for couples over the age of sixty, preferably with associations with the firm or with Queen's Road United Methodist Church, where John Mackintosh had been a prominent member. Featuring 'arts and crafts' style detailing with a particularly attractive lych gate at the entrance, only eight of the original cottages now remain, numbers 9-12 having been replaced by two new flat blocks to provide additional accommodation.



View of the Mackintosh Memorial Homes from the entrance gate

3) Former Savile Park J&I School

Between 1870 and 1903 the development of elementary education in Halifax was in the hands of the School Board, not the town council. In 1871 the Sandon Act added compulsory attendance for children between the ages of 5 and 13 to the provisions of the 1870 Elementary Education Act. Savile Park Junior and Infant School was built in the 1890's but closed in 2004 to be replaced by a modern school nearby.



North west elevation of the former Savile Park Junior and Infants School (2004)

4) New Savile Park Primary School



Savile Park Primary School

The new school to replace the old Savile Park Junior and Infant School was built on the site of part of the former Halifax High School. The Victorian boundary walls and railings were retained but the new school, opened in 2004, is of a modern design.

5) Heath United Reformed Church



View of Heath United Reformed Church from Free School Lane

Originally a Congregational church, Heath was founded partly under the patronage of Sir Francis Crossley, who laid the foundation stone in June 1899. Built of stone with an expansive blue slate roof, the master mason was Mr. E Naylor and the church was formally opened one year later in June 1890. Renovated in 1973, the interior now has a suspended ceiling. Set back above the road behind a stone wall and metal pedestrian entrance gates, the building has an unusual central gable with angled projecting bays topped with balustrading and decorative finials. It has a prominent roofline and towers above neighbouring properties.

6) *Service buildings, Manor Heath*

Former stables and out-buildings associated with John Crossley's mansion. (for more about Manor Heath see Key Landscape Features)

7) *The Thorp Drinking fountain, junction of Free School Lane and Savile Park Road*



Erected in 1869 by James Thorp, a temperance advocate, it was designed by John Hogg and bears the inscription 'Water is best'.

8) *The Prescott Fountain, Spring Edge*

Originally this fountain was erected in 1884 at the top of Horton Street in Halifax but it was moved to a new site in King Cross to make way for the trams. In 1932 further increases in traffic prompted another move to its current position at Spring Edge.

9) *The Big 6 Public House, Horsfall Street*

Built in 1857, the Big 6 is a rare survivor of an old beer house converted from a worker's house. It looks just like the rest of the terrace of back to back properties and was originally called the Bowling Green.

10) *The Gleddings and Ing Royde*

These were the former homes of Sir George Fisher-Smith (1846-1931). Confusingly the house originally called The Gleddings is now known as Ing Royde. Sir George Fisher-Smith lived at this property for a number of years but when he moved next door to Rockcliffe he took the name with him and renamed Rockcliffe as The Gleddings and the original The Gleddings was then renamed Ing Royde.

Rockcliffe, now The Gleddings School, was built around 1871 by Henry Alexander Norris and the Fisher-Smiths lived there until the late 1930s. The 1962 edition Ordnance Survey map names this property as Crossley & Porter Orphan Home. It was probably used as a dormitory building as by then the original orphanage building on Skircoat Moor Road was fully in use as a secondary school.

A director of the Smith family's wire making company, Frederick Smith & Company, which formerly operated from Caledonia Wireworks on Charlestown Road (demolished 2002), George Smith was elected to Halifax Town Council in 1892 where he strongly supported the idea that the trams should be operated by the Council and served as Mayor of Halifax between 1895 and 1897. He married Hattie Fisher, the daughter of Joe Fisher of Boston, who had made a considerable fortune as a horse dealer in the American Civil War, and added her name to his own. Hattie was said to be a formidable lady and the driving force behind his knighthood in 1913. He lived at The Gleddings until his death 1931. Lady Fisher-Smith remained there until she died in 1938.



The Gleddings, formerly Rockcliffe

f) Other buildings of townscape importance

1) The Warren, Upper Greystones and Greystones

This large mansion, built as three homes, was built around 1900 in the Arts and Crafts Style. It sits in a prominent position on the corner of Manor Heath Road and Queen's Gate. It is built of local stone and is finely detailed in the arts and crafts vernacular revival tradition with projecting eaves, mullioned and transomed windows and tall chimney stacks. The attention to detail even goes as far as the battered boundary walls and gatepiers. It has not been possible to access the former Halifax County Borough Building Records to establish who the architect was and any further information would be welcomed. John Mackintosh, who founded the Halifax toffee firm, was living at Greystones at the time of his death in 1920.



South facing frontage of The Warren, Upper Greystones and Greystones

2) Park Lodge

In 1879 it was decided to build a lodge on the moor for use as a refreshment house. Local freeholders objected on the grounds that it was against the principles governing Savile Park but they backed down and the building was constructed on 1880. With steeply sloping blue slate roofs with eaves line dormers and vernacular detailing including ball finials to the front dormers, this building is a well known local landmark.

g) Key landscape features

1) Savile Park

The origins and development of Savile Park have been outlined in previous sections. The park is now a key area of open space characterised by sweeping greensward with unusual custom made benches and 20th century boundary tree planting.

2) Heath Park/Albert Park/Sparrow Park

The fine equestrian statue which stands in Albert Park (or Sparrow Park as it was formerly known) is of Prince Albert on Nimrod, one of his favourite horses. It is the work of Thomas Thorneycroft and was provided by public subscription following Prince Albert's death in 1861. Cast in Bronze and on an Aberdeen granite pedestal, it originally stood at the junction of Horton Street and Ward's End but was moved in 1901 as it was becoming an obstruction to the increasing flow of traffic. It was removed to Heath Park, as it was then known, and nearly two years later the Improvement Committee decided to change the park's name officially to Albert Park. The unusual stance of the statue has given rise to much controversy over the years. With its backdrop of mature trees the park is a gateway site when approaching Savile Park from the town centre along Huddersfield Road and was originally enclosed by metal railings.



Statue of Prince Albert

3) Manor Heath

In 1852 John Crossley built a magnificent mansion with fine views over the valley to the east on the site of the former South Grove Gardens. It was designed by the London based architects Parnell and Smith and made a bold statement with its castellated conservatory, tall octagonal tower and ornate chimneys and gables. Manor Heath was visited by royalty twice - in 1863 by the then Prince of Wales and in 1912 by King George V. In the 1870s John Crossley's ill health and poor financial situation forced him to close up the house but it was reoccupied in 1887 by his daughter and son-in-law, Anne and Guilio Marchetti. The property was purchased by Halifax Corporation in 1929 for £18,500, and while the high stone boundary walls, outbuildings and entrance lodge on Skircoat Moor Road remain, sadly the house was demolished in 1958 after falling into disrepair, allegedly needing 100 sticks of gelignite to demolish the solidly built tower. In its place is a sunken garden which is planted with bedding displays twice a year. Several elements from Crossley's garden remain including rock work, paths and terrace and the grounds are now a popular public park with mature trees, extensive grass areas and well kept borders. The former kitchen gardens, with their characteristic high boundary wall, are now a demonstration garden alongside Calderdale Council's plant nurseries and The Jungle Experience.



Manor Heath - view from the terrace where the mansion formerly stood

4) *The Rocks*

The rocks below Albert Promenade are a striking outcrop of rock on the escarpment slope above the Calder Valley.



Undated postcard showing the rocks and houses along Albert Promenade

h) Key trees

Mature trees play an important part in defining the character of the proposed Savile Park Conservation Area. The location of key trees is set out below.

- double rows of trees along the boundary of Savile Park fronting Free School lane, Skircoat Moor Road and Savile Park (road)
- row of trees along the north side of Free School Lane
- row of trees along the east side of Savile Park (road)



Savile Park - double row of trees along Free School Lane

- row of trees on the south side of Skircoat Moor Road between Grange Park and Skircoat Green Road
- row of trees on the north side of Skircoat Moor Road between Savile Park (road) and the boundary wall of Manor Heath
- double row of trees on the south side of Skircoat Moor Road between Savile Park (road) and Grange Park
- avenue of trees along Stafford Avenue
- trees within the grounds of Manor Heath
- trees within the grounds of Abbott's Ladies Homes
- trees within the grounds of the Crossley Heath School
- trees at the junction of Manor Heath Road and Skircoat Green Road (known locally as Conker Island)
- trees at the corner of Free School Lane and Heath Road
- street trees on Kensington Road



Horse chestnut tree on 'Conker Island', Skircoat Green Road

i) Other landscape features of importance

1) Bowling green off Stafford Avenue - Stafford Bowling Club

The origins of the game of bowls are lost in antiquity and it was outlawed to commoners by various Acts of Parliament, which remained on the statute book until 1845. In the north of England most bowls is played on crown greens, which are slightly higher in the middle than at the edges and the game rose in popularity on both private and municipal greens. The Stafford Bowling Club was established in 1873.

j) Designed landscapes of importance

1) Abbott's Ladies Homes



Curving drive, Abbott's Ladies Homes

John Abbott made his money as a woolstapler. He was also involved in carpet production with his father and was one of the founders of the Halifax Joint Stock Banking Company. He left money in his will to establish these homes for single or

widowed ladies who had fallen on hard times. Built around 1870 and designed by William Swinden Barber, the development is designed as a self contained 'village' of semi-detached cottages and bungalows built in a tudor style, with chamfered mullioned and transomed windows, hood mouldings, tall chimneys and decorative finials. The cottages are placed at different angles looking onto a central 'village green' with a central clump of trees. This area was originally defined by a simple metal fence along its boundary (removed 1990s) and is surrounded by a serpentine driveway. The heavy perimeter planting and high stone boundary wall create an inward looking picturesque landscape which originally also included a green house, tool house and kitchen garden. Decorative rock work and planting at the entrance also help to create a feeling of privacy and enclosure. The remains of other areas of decorative rockwork can also be found within the site.

2) Heath Villas

Heath Villas is a rare, virtually intact survival of a mid 19th century villa development designed on picturesque principles. The site appears to have been divided into lots and provided with a central serpentine road in 1853 and by 1858 the gothic style lodge and four houses - the present nos. 1,3,4, and 10 had been built. By 1871, the estate comprised ten houses and in 1896 the last pair - 11 and 12 - were added. An important unifying element in the design of the whole estate is the landscaping. Houses were built with their main elevations at approximately forty-five degrees to the main road with the approaches to each house sweeping from it. Visible fences between houses and along the road were prohibited and rockeries, sunken fences or mounds of earth took their place and were extensively planted with trees and shrubs.



Early 20th century map - note the contrast between Heath Villas and the terraces off Manor Drive

One detail of particular interest is the handling of rockwork, which is arranged to create a picturesque entrance and setting for the villas. There is great similarity in the arrangement of rocks with those at the Hopwood Lane entrance to The People's

Park, Halifax, designed in 1856/57 by Joseph Paxton and laid out by Edward Milner. Further research is needed into possible links. The vegetation, comprising three layers - trees (lime, ash, sycamore), shrubs (lilac, acuba, rhododendron, laburnum, privet) and ferns - is characteristic of Victorian parks and gardens. Number 8, Heath Villas was the home of the novelist Phyllis Bentley for a number of years

3) *Albert Promenade*

In 1860 Henry Charles McCrea, a fabric manufacturer who first came to Halifax from Dublin in 1834, persuaded a number of local gentlemen, among whom were Mr. John Crossley, Col. Edward Akroyd and Henry Edwards (later Sir), to purchase land in Skircoat near Woodhouse Scar for the construction of Albert Promenade, which was handed over to the Halifax Town Council on its completion in 1861. Each of the gentlemen concerned subscribed a share of the purchase price which was £5,000. Mr. McCrea explained the reason which prompted his action by stating that he was often charmed by the lovely scenery from the rocks, and as few people seemed then to visit the spot, "I felt that I should like them to visit the rocks as often as I did and enjoy the views".

10 Key views and vistas

Sweeping views across Savile Park, in all directions, and eastwards towards the hillside on the far side of the Hebble Brook are key characteristics of the Savile Park Conservation Area. Particularly important views are set out below.

- views across Savile Park, particularly from the higher western end east and south east to Beacon Hill
- along Free School Lane, west and east



Looking east down Free School Lane - a typical view of the hillside

- along Skircoat Moor Road, north west and south east

- from the junction of Free School Lane and Skircoat Moor Road looking along these roads and across at The Crossley Heath School
- along Savile Park (road) north and south
- along Dryclough Lane, west and east
- along Skircoat Green Road north and south
- east down Stafford Road
- east down Stafford Avenue
- along Albert Promenade and looking out over the Calder Valley
- along Huddersfield Road
- along Birdcage Lane
- along Rocks Road looking east towards Savile Park and west over Albert Promenade



View from Albert Promenade looking west



View looking north east along Rocks Road towards Savile Park

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 on to Savile Park along Skircoat Moor Road, Queen's Gate and Free School Lane

These properties form the backdrop to the setting to Savile Park. There is a unity of materials, massing and roofline with properties set back behind garden walls, often surmounted by shrubs and trees.



The special characteristics of this area include:

- two or two and a half storey residential properties built of natural stone with blue slate roofs
- original roofscape with tall chimney stacks
- stone boundary walls (many high)
- pedestrian gates, no vehicular accesses

Heath Villas

The character of this small development is one of 'rus in urbe' or country in the town. Restricted views into the site and mature shrub planting create an air of privacy and rural seclusion with each property orientated for privacy and self containment in its individual plot. The narrow winding access drive and sweeping lawns all add to this feeling of detachment from the rush of day to day urban life.



Entrance Lodge, Heath Villas

The special characteristics of this area include:

- tall, two and three storey detached and semi-detached residential villa properties set in individual gardens
- natural stone with blue slate roofs
- serpentine drive with decorative rockwork. Many retain original sash windows and entrance doors.
- massing and roofline remain as original
- mature trees

Abbott's Ladies Homes

The original design remains substantially intact and the carefully detailed entrance and high boundary walls create an atmosphere of privacy and self containment. The central green, which was originally surrounded with a metal rail fence, together with the now mature tree planting gives the almshouses the character of a rural village of great charm.



The central 'village green', Abbott's Ladies Homes

The special characteristics of this area include:

- semi-detached, two storey almshouses and single storey, detached bungalows facing a central green with mature specimen trees
- natural stone with stone slate roofs, 'tudor revival' detailing with mullioned and transomed windows, drip moulding, coped gabled with finials and tall chimney stacks with chimney pots
- serpentine drive around central 'village green'
- small areas of decorative rockwork
- high stone boundary wall to street frontages, one entrance with planting bed preventing views into the site
- boundary tree and shrub planting creates a sense of enclosure and privacy

Development of terraced properties at First Avenue, Second Avenue, Third Avenue, Ventnor Terrace, Grandsmere Place, Marlborough Avenue, Avondale Place and Leicester Terrace

The lack of building records prior to 1900 makes it difficult to establish an exact date for the development of these properties but they can be clearly seen on the 1890s OS map. What is intriguing is that the streets are designed with pedestrian only access to the front so that properties overlook both their own and the opposite terrace's garden areas, creating semi-private greenspace which is an unusual characteristic of this area. This arrangement with wider service streets to the rear was very forward looking in town planning terms and pre-dates 20th century housing layouts which separated pedestrian and vehicular traffic with varying degrees of success.



Front access and gardens



Rear service access

The special characteristics of this area include:

- two storey and taller two storey with attic terraced houses
- most with gardens facing on a central footpath and service roads to rear
- natural stone with blue slate roofs
- some natural stone paving and kerbs remain

20th century development at Heath Royd

The development at Heath Royd contrasts with the earlier Victorian and Edwardian properties nearby and forms a small self contained area characterised by residential properties where the carefully detailed garden boundary walls and garden gates create a unified street frontage.



Houses at Heath Royd

The special characteristics of this area include:

- two storey semi-detached early/mid 20th century houses set back from the road with gardens at the front
- brown stone laid to uneven courses with some sneck and jumper stones; concrete roof tiles, originally red
- low stone boundary walls with metal gates, some possibly original
- view looking east down the road towards houses on Huddersfield Road and the far hillside

Heath Park Avenue and Heath Hall

This relatively unaltered area of large terraced properties retains much of its late Victorian character as a result of retaining original streetscape materials and garden boundary walls.



Heath Park Avenue

The special characteristics of this area include:

- large natural stone terraced houses, two storey with attics and projecting bays
- some original sash windows and doors with some good examples of 'painted' glass in entrance doors
- stone boundary walls
- stone paving stones and kerbs
- some original lampposts
- small front gardens mainly unaltered, some changes to rear to accommodate off street car parking
- many rear walls intact

St Jude's Street / Savile Parade/ Back Savile Parade / Moorlands View / Moorlands Place / Clover Hill Terrace / Clover Hill View

This area of small densely developed terraced properties is in marked contrast to the substantial villas nearby. Properties at the northern end of Moorlands View, Moorlands Place and Clover Hill Terrace are back-to-backs and the area is characterised by front yards. While most properties on Savile Parade and St Jude's Street have lost original detail there is scope with any future works to reinstate the character of the area as the original streetscape remains. There have been some inappropriate alterations. Several properties have modern dormers and the properties on corner of St Jude's Street are painted white



'Back to back' houses at Clover Hill Terrace

The special characteristics of this area include:

- small, two storey stone built terraced properties
- blue slate roofs
- stone paving materials

Clover Hill Road / Daisy Bank / Glen Terrace / Back Glen Terrace

These later terraced properties are characterised by small back yard and front gardens with low stone boundary walls. There are some modern dormers. The area still retains some unsurfaced streets

The special characteristics of this area include:

- two storey with attic, stone built terraced properties
- blue slate roofs
- rear yards at a lower level, with stone boundary walls and steps with original metal railings
- natural stone paving



Back Glen Terrace

Industrial Terrace / Bell Hall Terrace / Perseverance Terrace / Savile Park Street
 These early terraced properties, many of which are back-to-back, are set behind the houses on the principal Free School Lane frontage. Three pairs of mid 20th century semi-detached properties have a different character to the other properties. There are few modern dormer windows. Garages have been built in the rear gardens of Elmfield Terrace.



Industrial Terrace

The special characteristics of this area include:

- two storey, back to back stone built terraces
- blue slate roofs with chimney stacks, mainly without modern dormers
- small gardens with stone boundary walls
- added porches to same design

- stone paving materials

Heath Road / Skircoat Green Road triangle

Stone terraces, many with small front gardens and gated rear yards. The property at the south end of Heathfield Place features in views along Skircoat Green Road and its setting should be protected.



Rear of properties, Heath Road

The special characteristics of this area include:

- substantial stone terraced properties, two storey with attics
- front gardens and rear yards
- blue slate roofs with chimney stacks
- some traditional dormers on properties fronting Clifton Road. Very few modern replacement dormers
- high stone rear boundary walls along Heath Road, timber gates, some properties have garages with doors at the rear of the pavement
- terrace of back-to-back properties with enclosed garden areas and original shop front in gable
- 20th century properties near the junction of Heath Road and Heath Lane of little architectural merit

Green Terrace / Green Terrace Square and Walsh's Square

A hidden area which strongly contrasts with the larger scale properties nearby.

The special characteristics of this area include:

- early, two storey, stone terraced properties with stone slate roofs, low eaves line, and original chimneys.
- archway through to later terraces arranged around central garden area. A further area of gardens to the south of Walsh's Square with views over boundary wall from Moorfield Street



Entrance to Green Terrace Square from Free School Lane

Manor Heath Road, Heath Avenue and Heath Gardens

With a mix of residential property styles and ages, it is the stone boundary walls, together with the mature trees and shrubs which overhang them that unify these important frontages. Heath Avenue was originally a private gated development in the form of a long terrace where most properties have unusual 'L' shaped floor plans. The gateposts at entrance (with modern railings) still remain. Inter-war detached houses and bungalows at Manor Close are built of brown stone with sneck and jumper construction and some vernacular detailing and feature coursed stone boundary walls with flat coping. Smaller scale late 20th century houses and bungalows have been built off Heath Gardens



Manor Heath Road

The special characteristics of this area include:

- mixture of size, age and styles of residential properties - including large Victorian terraces with two storeys and attics, smaller Victorian terraced properties, some with original dormers, windows and coloured glazing, and 20th century properties
- mixture of roofing materials - stone slate, blue slate and green slate, red rosemary tiles to projecting bays on 34-52
- high stone boundary walls with overhanging vegetation and pedestrian access gates
- mature trees and shrubs
- views east over rooftops to the distant hillside
- detached garden plots to rear off Heath Gardens to rear of 44-52 Manor Heath Road
- some gardens retain original features, such as Victorian rock work on Heath Avenue

West Avenue, Prince's Gate, Rufford Road, Rufford Villas, Rufford Place, Heatherstones



Gated south entrance to Prince's Gate

This residential area, with a mix of properties of different ages does not have a strong, cohesive character but the mature trees in this character area make a positive contribution to the setting of the conservation area as a whole.

Prince's Gate was formerly a private gated development accessed from *Manor Heath Road*. The gatepiers remain but this access is now unused and the railings and pedestrian gates have been removed. modern garages to rear of houses on Queen's Gate are built in inappropriate materials.

The special characteristics of this area include:

- a mix of two storey residential development including Victorian terraces, 1920s and 1930s houses and late 20th century properties
- mainly stone with blue slate roofs
- low, stone front boundary walls with railings removed, stone boundary walls to the rear of properties
- stone flags and stone kerbs, with some stone setts
- mature street and garden trees
- allotment gardens to the rear of 1-11 Prince's Gate

Upper Bell Hall

A small group of vernacular properties, some are back-to-back.

The special characteristics of this area include:

- two storey, stone houses with stone slate roofs,
- low eaves
- stone steps down to rear access



Upper Bell Hall

Horsfall Street / Thomas Street West / Elmwood Street

An important group of early back-to-back properties, which includes a rare survivor of an old beer house, converted from workers' houses.



Elmwood Street

The special characteristics of this area include:

- early, two storey back-to back terraced properties
- stone with a mixture of roofing materials, some original stone slates some replaced with blue slates
- narrow streets with properties straight off the pavement
- gables on view from the west

Rhodesia Avenue / Stafford Parade

Residential area with enclosed triangular communal area to the east of Stafford Parade. Some original doors and sash windows remain. Access to Dryclough Lane closed off with metal bollards at end of Rhodesia Avenue and concrete bollards at Stafford Parade.



Substantial semi-detached houses on Rhodesia Avenue

The special characteristics of this area include:

- two storey, stone terraced properties with blue slate roofs, small front gardens and rear yards.
- semi-detached properties on Rhodesia Avenue, larger with decorative details to barge boards and gables

Stafford Road / Stafford Avenue

A residential area with a mix of property ages, most set behind high stone boundary walls giving an air of privacy. Some modern replacements of earlier buildings, including the Church of Latter-Day Saints, Stafford Road (1960's). Knightsbridge Court replaces a villa formerly known as Brooklands (1990's), however the massing of the large new flat block is out of scale with the adjacent properties.

The special characteristics of this area include:

- large, two storey properties set within in private grounds
- high stone boundary walls with overhanging vegetation
- views down roads to east across to opposite side of valley
- trees within gardens
- areas of private greenspace including Stafford Bowling Club



Tree lined Stafford Avenue

Clifton Road / Linden Road / Bath Road / Heath Road

Residential roads with a mix of property types including very large terraced houses, modern nursing home blocks and smaller scale modern bungalows.



Linden Road

The special characteristics of this area include:

- large detached and semi-detached villas and terraces of varying designs, 2 storey with attics
- wide roads
- stone with blue slate roofs

- tall chimney stacks
- front gardens with stone boundary walls
- mature trees in gardens
- stone kerbs

Free School Lane - east end

The long terrace of houses, with their attractive long front gardens is visually distinctive. The altered roof of the house at the east end detracts from visual quality.



Free School Lane

The special characteristics of this area include:

- substantial, two storey terrace with long front gardens and high stone boundary walls with pedestrian gates and overhanging vegetation on north side
- large, two storey properties in grounds
- stone boundary walls, gates and overhanging vegetation

Huddersfield Road - Skircoat Road

While there are a variety of building styles along the road the street scene is unified by the use of natural stone and a consistent building line with most properties fairly close to the road with a stone boundary wall at the back of the footpath. The visual quality of this area is adversely affected by the use of white paint on the former red brick garage building and the altered roof of the nursing home near the junction with Skircoat Green Road.

The render and red brick with small red clay roof tiles at Elm Gardens are uncharacteristic of the area as is the white painted gable of the Stafford Arms Public House.



Terraced houses on Skircoat Road

The special characteristics of this area include:

- a variety of two storey residential properties including terraces and larger properties set in grounds
- mainly stone with blue slate roofs
- a variety of aspects to the road - some face, some gable on
- larger properties are set behind high stone boundary walls
- enclosed area of private gardens with gates, in particular at Stafford Place and Whinney Field
- stone boundary walls
- gated developments
- mature trees



Mature trees in the grounds of Manor Heath

Albert Promenade and Birdcage Lane

With a mix of residential property styles and ages the area is unified by the stone boundary walls and mature trees and shrubs which overhang them and are visible from the road.



View along Birdcage Lane looking south west

Along Albert Promenade there is a clear building line setting back buildings from the road frontage so that they do not intrude in views along the promenade and in wider views when looking north east across the Calder Valley towards the centre of Halifax.



Looking south east down Albert Promenade

Special characteristics of this area include:-

- a mix of size, age and styles of mainly residential properties - including Victorian, Edwardian, early and mid 20th century, some with extensive grounds

- large stone properties, both detached and semi-detached, set in garden plots behind stone boundary walls, many high, with gates and overhanging vegetation and trees
- buildings along Albert Promenade set back within grounds with a clear building line
- use of natural stone with a variety of roofing materials including natural blue slate and red rosemary tiles
- consistency of height and massing of residential properties, generally two storey or two storey with attics
- few modern additions to properties, few modern dormers, particularly few modern conservatories on view
- mature street and garden trees, hedges and shrubs often forming a backdrop to views
- sweeping views along Albert Promenade over the Calder Valley and towards Wainhouse Tower
- some areas of good street materials - stone flags and kerbs

The later 20th century block of flats on Albert Promenade of little architectural merit. The gardens of Southwood on Bird Cage Lane appear to retain elements of mid-20th century garden features.

12 Character summary

The main features which characterise the Savile Park Conservation Area are:

- a variety of property types ranging from large villa properties to small back-to-back terraces.
- large stone properties, both detached and semi-detached, set in garden plots behind stone boundary walls, high to the rear, with gates and overhanging vegetation; some properties have individual drives but many have pedestrian access only on their primary frontage
- terraces of smaller properties, with small front gardens with stone boundary walls and pedestrian gates
- consistency of height and massing of residential properties, generally two storey or two storey with attics
- an uninterrupted roofscape with high chimneys, often rising from the roof not the ridge, with many chimney pots retained, often with a backdrop of trees and views over roofs to the east
- street trees and trees within gardens, often forming a backdrop to views
- few modern additions to properties, few modern dormers, particularly few modern conservatories on view
- some areas of good street materials including stone flags, kerbs and setts



Boundary walls altered by adding concrete blocks

13 Issues

The main issues in the Savile Park Conservation Area are:

- pressure to redevelop large villa plots with groups of smaller properties or blocks of flats leading to loss of landscape setting and erosion of skyline
- 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 of rear boundary walls to insert garages and parking spaces
- altered window and door details
- introduction of modern paving materials
- standard design modern street lights
- parking on the grassed areas by the entrance to Manor Heath Park from Manor Heath Road

14 Objectives

The overall objectives are to:-

- **Maintain the essential character of the Savile Park area as a low density, late 19th century/early 20th century residential area and, in particular, to resist pressures for the over-intensification of development which would unbalance the present relationship between landscape features, gardens and building mass. Such intensification could result from inappropriately bulky new buildings, from extensions to existing buildings or from the subdivision of plots.**
- **Maintain and enhance the appearance of 19th century and 20th century buildings by discouraging the replacement of original doors and windows with uPVC or other unsuitable modern substitutes, the insertion of unsuitably designed dormer windows, re-roofing with unsympathetic materials and where development pre-dates the car and is not specifically designed to accommodate it, the use of gardens fronting on to traffic routes for car parking with the consequent loss of boundary walls, gates, railings and in some cases hedges and associated planting.**

To achieve this the following should be observed: -

- Savile Park should be retained as a grassed open space with tree planting limited to the perimeter and to roads and footpaths crossing it
- other landscapes of townscape or historic importance should be retained as open space
- existing houses typical of the Savile Park area will be expected to be retained in residential use. Any proposals for conversion to non residential use will need to be thoroughly justified. Demolition and redevelopment should be a last resort and will require the strongest justification. Large grounds should be retained as open space.

- 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 to be encouraged
- the character of large non-residential properties, such as schools and churches, and properties which were not originally built for residential use, for example the former hospital, together with their landscape setting, should be retained and original features reinstated if the opportunity arises
- 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, space around the principal building and building lines and achieve the highest standards of design. This does not rule out well designed 'modern' building solutions
- alterations or extensions to houses should respect the existing building in terms of scale, materials and details
- 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

15 Enhancement opportunities

There is the potential to upgrade the environment of the area by carrying out works to improve: -

- the appearance of the garage area off Rufford Road
- the surfacing of Rufford Road
- the appearance of the rear of Heath Training Centre
- the poorly surfaced unmade streets at Heath Hall, Heath Park Avenue, plus other unmade streets at Savile Parade/Moorlands area, Bell Hall area
- the former garage at the junction of Huddersfield Road and Dryclough Lane
- the small area of land at junction of Heath Road and Skircoat Green Road
- views of the bin storage area to rear of the former Park Keeper's Lodge
- the former stables and outbuildings at Manor Heath which are falling into disrepair (2005)
- road surfacing and paving along Kensington Road
- the quality of some street furniture including street lighting, bollards, litter bins and seats
- rationalisation of road signage

and by

- supporting the preparation of conservation and management plans for programmes of landscape and arboricultural work at Abbott's Ladies Homes, Crossley Heath School, Heath Villas, Manor Heath and Savile Park
- encouraging upgrading of the communal footpaths and garden areas off First Avenue, Second Avenue, Third Avenue, Ventnor Terrace, Grandsmere Place, Marlborough Avenue, Avondale Place and Leicester Terrace
- encouraging the use of traditionally detailed windows, doors and gates

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

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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 Savile Park 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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