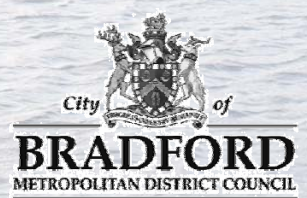


Oxenhope

ASSESSMENT OF CONSERVATION AREAS

(Comprising four Conservation Areas: Leeming, Oxenhope Lower Town, Oxenhope Station Road and Oxenhope Upper Town)



Acknowledgements

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West Yorkshire Archaeology Service (WYAS) for historical and architectural information relating to Lower Town, Station Road and Upper Town.

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The built up core of Lower Town, with Lower Town mill chimney featuring prominently, seen from the quiet and leafy Yate Lane.

1. Introduction

1.1 What does Conservation Area Designation mean?

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

They were first introduced into British legislation by the Civic Amenities Act of 1967 and are an attempt to protect the wider historic environment. An area may warrant designation if, for example, it has an historic layout of streets, or exhibits the characteristic materials, style and landscaping of the region in which it is situated or of a certain period of history. They are cohesive areas in which the interaction of buildings and spaces create unique environments that constitute irreplaceable components of our local, regional and national heritage.

Conservation areas are designated by the Council, which has a statutory duty to review its historic districts from time to time, in order to ascertain whether further conservation area designations are deemed to be appropriate. Designation confers a general control over the demolition of buildings, strengthens controls over minor development and makes special provision for the protection of trees. More detail on legislative controls in conservation areas can be found in *Appendix 3* of this document. In addition, in exercising its planning powers, the Council has a statutory duty to pay attention to the desirability of preserving and enhancing the character and appearance of conservation areas. The Bradford Unitary Development Plan contains a number of policies that have been formulated to provide the mechanism for this objective to be realised (see *Appendix 3*). These measures aim to ensure that the interest of designated areas is retained for future generations, their environmental quality is preserved or enhanced and local distinctiveness and sense of place is safeguarded.

1.2 What is the Purpose of Conservation Area Assessments?

The City of Bradford Metropolitan District Council has prepared this assessment of the Conservation Areas in Oxenhope in order to fulfil its statutory duty to review its conservation areas from time to time and formulate and publish proposals for their preservation and enhancement. It forms part of an ongoing programme of conservation area assessment and review being undertaken by the Conservation Team, which aims to:

- Clearly define and record the special interest of all of the district's conservation areas, to ensure that there is a full understanding of what is worthy of preservation;
- Reassess current boundaries, to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- Increase public awareness of the aims and objectives of conservation area designation and stimulate their involvement in the protection of the character of these unique places; and
- Assess the actions that are necessary to safeguard the individual character of each conservation area and put forward proposals for their enhancement.

This document will provide a framework for the controlled and positive management of change in Oxenhope's Conservation Areas and form a basis on which planning decisions in the area are made. It may also provide the foundation on which the Council can make bids for funding to assist property owners with works to the fabric of their buildings, or to restore derelict structures. **It is, however, not intended to be comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest.**

A draft Conservation Area Assessment for Oxenhope was placed on deposit for consultation in January 2004. A summary of the draft document,

map of the proposed boundaries, comments sheet and invitation to a public workshop were distributed to all addresses within and local to the conservation area. This 'final' Conservation Area Assessment document has been produced following the analysis of comments received about the draft document and proposed conservation area boundaries either by post or at the public workshops held at Oxenhope Village Hall on 27th and 28th January 2004. The enhancement proposals of the draft document have been redrafted and reprioritised in light of public opinion and support. The proposed boundaries for the four conservation areas at Oxenhope have also been reassessed in order to properly consider changes suggested by the community.

The assessment should be read in conjunction the *Bradford Unitary Development Plan* and national planning policy guidance, particularly *Planning Policy Guidance 15 (PPG15): Planning and the Historic Environment*. These documents provide more detailed information on local and national policy relating to conservation areas.

1.3 Conservation Areas in Oxenhope

The diverse historic fabric of Oxenhope is covered by four conservation areas which each reflect different periods of development and with it, differences in the building types, settlement pattern and types and number of open spaces. Leeming, Lower Town and Upper Town Conservation Areas were designated in 1980, while Station Road Conservation Area was designated in 2000.

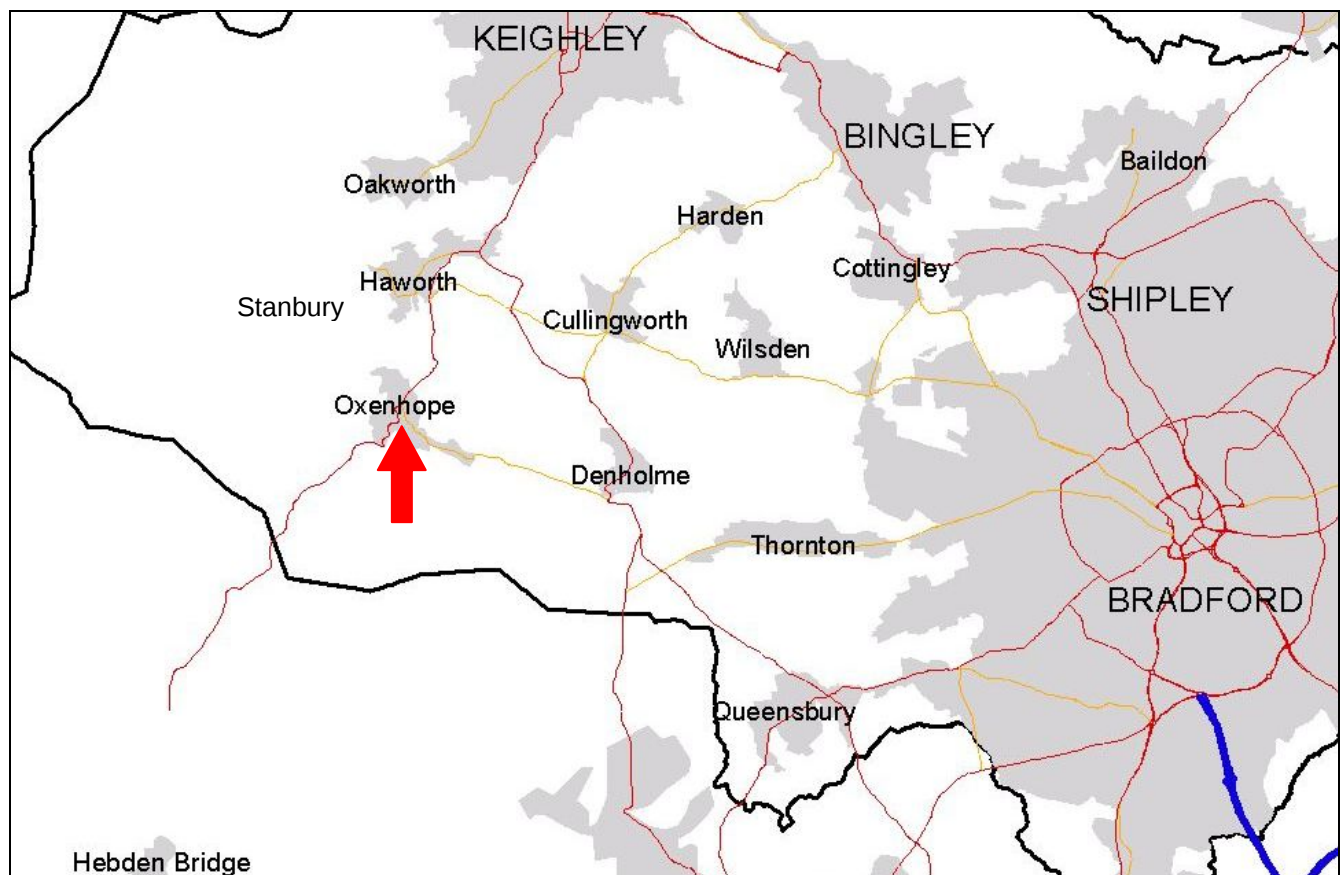
The area covered by the conservation areas was originally a group interdependent clusters of agricultural settlement mostly scattered over higher ground. With early industrialisation in the late 18th and early 19th century some of these clusters expanded to house textile workers and store or manufacture cloth. Mills were located near the main waterways, particularly Leeming Water. Continued industrial expansion saw Oxenhope grow more between the mid-19th century and the early 20th century, but in fewer areas, most notably Lower Town where the abundance of flat land was too wet and heavy for agriculture but ideal for industry.

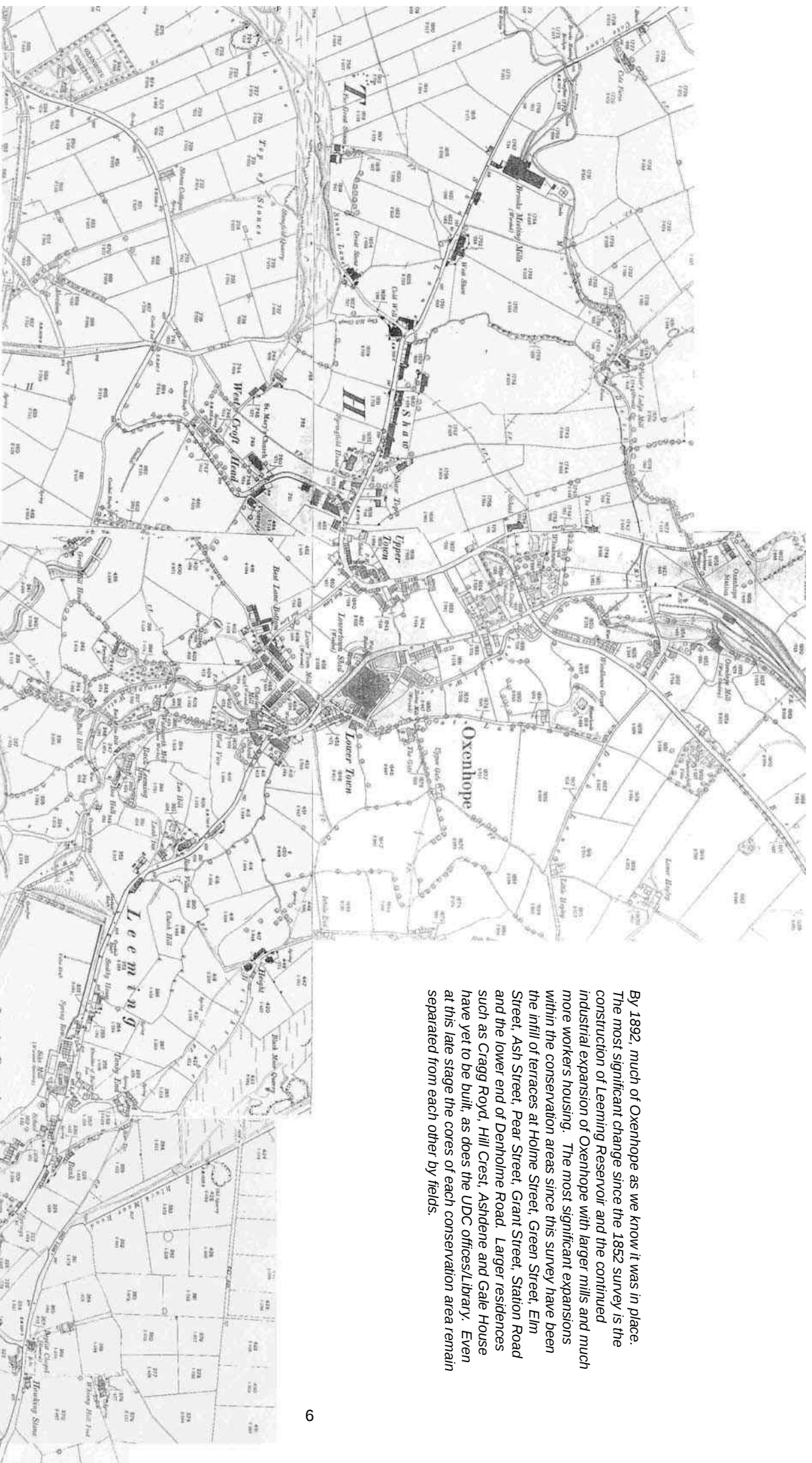
The opening of the Keighley and Worth Valley Railway in 1867 further aided the later industrial growth of Oxenhope and in turn stimulated the almost suburban expansion of Upper Town and Lower Town towards the station from 1867 onwards. The evolving purpose for development in Oxenhope and Leeming has affected different parts of the conservation area at different times and hence parts of Upper Town, Leeming and even Lower Town are quite agricultural in character while the cores of Leeming and Lower Town are very much 'mill village' in character while Station Road has the ambiance of a genteel Victorian/Edwardian suburb, although all three of these disparate characteristics frequently overlap and contribute to the sense of place.

2. Location and Population

Oxenhope lies at the head of the Worth Valley to the north of the watershed of the Aire and Calder. The expanse of moorland to the south and west means that the closest settlements in the directions, Hebden Bridge and Mount Tabor (both in Calderdale) and Burnley are all some 10km away. The nearest large settlement is Haworth, 2km to the north, with Stanbury 3km to the northwest and Denholme 2.5km to the east. Bradford lays some 10km to the east of Oxenhope.

A 1996 population estimate places the population of the cluster of villages and hamlets comprising Oxenhope at 1,795, with a population structure which mirrors that of Bradford District as a whole. The most detailed information available at time of writing is the 1991 Census data for Oxenhope Parish Council Neighbourhood Forum which placed the population at 2,136 which is predominantly white (99.2%) with a small ethnic minority. Oxenhope Parish is more prosperous than Bradford as a whole, with higher levels of economic activity, employment, home ownership and car ownership.





By 1892, much of Oxenhope as we know it was in place. The most significant change since the 1862 survey is the construction of Leeming Reservoir and the continued industrial expansion of Oxenhope with larger mills and much more workers housing. The most significant expansions within the conservation areas since this survey have been the infill of terraces at Holme Street, Green Street, Elm Street, Ash Street, Pear Street, Grant Street, Station Road and the lower end of Denholme Road. Larger residences such as Cragg Royd, Hill Crest, Ashdene and Gale House have yet to be built, as does the UDC offices/Library. Even at this late stage the cores of each conservation area remain separated from each other by fields.

3. Origin and Historic Development

Summary of Origin and Historic Interest

- Oxenhope was originally an outlying part of Bradford Manor and was probably originally used for summer grazing by cattle brought over from Bradford, with little by way of permanent inhabitation.
- Permanent agricultural settlement occurred prior to the division of Haworth Township in the 14th Century to form the new Townships of Near Oxenhope and Far Oxenhope. The latter contained Upper Town, Lower Town and Leeming. Farms were scattered with no recognisable villages, although settlement exclusively occupied the well-drained and sunny south facing uplands and avoided the valley floor.
- From as early as the 16th century, the manufacture of textiles supplemented the income derived from cattle farming and became an increasingly important part of the local economy such that by the 18th century it was common for pieces of cloth were made by farmer-clothiers, or workers employed by them, to be transported over the moor tops and sold at Halifax Piece Hall.
- The building of small worsted mills and the construction of small cottages for textile workers in areas such as Shaw, Upper Town, Bull Hill, Hill House Lane, Wadsworth and Leeming, marked the beginning of the area's industrialisation between 1792 and 1820.
- The religious 'revival' of Methodism and the Baptist Church led to the building of several places of worship and schools in Oxenhope in the first half of the 19th century. This culminated in the creation of Oxenhope Parish in 1845 with its own Parish Church (1849) and National School (1846).
- Further advances in textile manufacturing led to the construction of a 'second wave' of textile mills in Oxenhope with associated ponds, chimneys, and dwellings between 1830 and 1850, resulting in the first buildings being built on the valley floor, particularly at Lower Town. By 1850 there were almost 20 textile mills of varying sizes within or in the vicinity of the present day conservation areas.
- Competition forced the smaller mills out of business while the larger concerns expanded and prospered further through the opening of the Keighley and Worth Valley Railway in 1867. The railway stimulated the expansion of Upper Town and Lower Town northward in the form of mill owners' houses and workers' dwellings.
- Leeming Reservoir was constructed between 1872-78 to compensate the mill owners in the valley for the diversion of water to Bradford using conduits constructed across the moors. This and other local reservoirs forced a number of farms to close and submerged two mills and several cottages at Leeming.
- Oxenhope retained its industrial function until the latter half of the 20th century and despite later 'infill' developments, has the character and appearance of a group of distinct rural and industrial settlements.

Oxenhope was one of the many medieval or post-medieval scattered settlements established in the Pennine uplands. Originally an outlying subordinate of Bradford Manor, there is no mention of Oxenhope Manor in the 1086 Domesday Survey and it was presumably one of the unnamed berewicks of Bradford. There are mentions of an area of land referred to as *Hoxenehop*, *Oxop(e)* and *Oxenehope* from 1191-3 onwards. The name *Oxenhope* literally means 'valley of oxen', from the Old English term *hop* meaning valley head and probably refers to the area's original use as summer grazing by cattle brought over from Bradford. Oxen were used for dragging ploughs, meat and transportation. The lack of decent road and track surfaces meant that horses were unable to travel quicker than an ox, hence the use of oxen for

transportation. This said the ownership of oxen was limited to a wealthy few, none of whom resided in Oxenhope. The pre-Saxon name *Leeming* is a misnomer as this place name has migrated from outside of the locality and bears no relation to the original function of the hamlet.

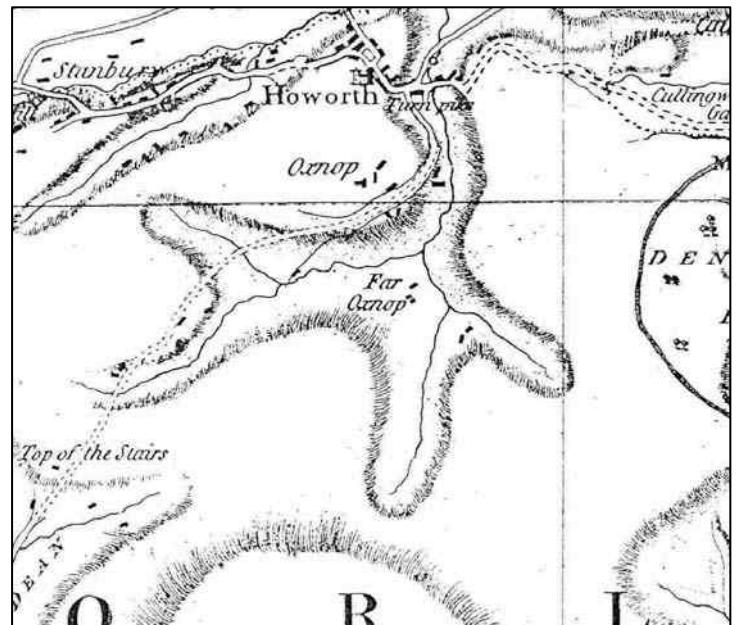
Oxenhope was split from Bradford Manor at some unknown date, most likely during the 14th century. The north side of Moorhouse Beck became *Near Oxenhope Manor* (i.e. near to Haworth), with the small fold of buildings at Old Oxenhope at its centre, while all land to the south of Moorhouse Beck being *Far Oxenhope Manor*. While Old Oxenhope is known to have been the Lord of Near Oxenhope Manor's demesne (land farmed by or for the lord, rather than tenanted), it is not known where the lord of Far Oxenhope Manor had his demesne (Hindley, 2004). **Uppertown / Shaw** is the most likely location, as this was the largest cluster of buildings on the earliest maps and initiated the Stones enclosure of 1662, the first in Oxenhope. It is likely that none of the lords of the manor ever lived in Far Oxenhope permanently. They would have lived in other manors in their ownership, reflecting the economic marginality of Oxenhope.

This said, there was still enough farming activity in Oxenhope to justify the construction of a cornmill serving Near and Far Oxenhope, at the confluence of Moorhouse Beck and Leeming Water. The earliest mention of this water powered mill was in 1347. The last reference to corn being ground at the mill is in 1830. Pasture was more important than growing corn in medieval times in Oxenhope, however. There are 14th century references to the growing of flax, leeks pears and apples and the keeping of horses, cattle pigs and hens. Sheep were rarely mentioned and there are no references to textiles at this time (Hindley, 2004)

The population of Near and Far Oxenhope in 1379 was c.150, based on Poll Tax returns of 64 persons, suggesting a total of c.30 households in the area (Hindley, 2004). In the late medieval period (the time of Henry VII), there is little recorded evidence of an expansion of existing agricultural activity in Far Oxenhope. This can be attributed to the relatively low value of land in Oxenhope at the time due to its isolation, and relative inferiority to farmland in less hilly locations. Nonetheless Nostell Priory owned land in Far Oxenhope which amounted to roughly a quarter of the total land area, but rather than be farmed by the Priory, it was probably rented out (Hindley, 2004).

The earliest permanent settlements in Oxenhope were sited on high, well-drained sunny shoulders of land due to the unsuitability of the sheltered heavy

clay soils of the valley floor. Such settlements include **Shaw, Upper Town, Yate**, Old Oxenhope, North Ives and Mouldgreave which were all built at a similar altitude and generally face southwards. The wooded valley was cleared to facilitate agriculture, but the short supply of good quality farmland meant that farms were well spaced and as such there were no nucleated villages. Even as late as 1834 Pigot's Directory described Haworth as consisting of one, irregularly built street, while 'the habitations in that part called Oxenhope being yet more scattered.' The main routes though the area also stuck to the moor tops as these were much flatter, lacked river crossings and were better drained than the valleys, which were only used as river crossing points where this was unavoidable. The main "over-moor" ancient rights of way linked Oxenhope with Halifax, Denholme (the Long Causeway to Denholme being established in medieval times) and Heptonstall, and with the nearby hilltop settlements of Haworth and Stanbury to the north and northwest respectively.



Jeffery's 1775 map of the West Riding shows how the main settlement occupied the higher land, leaving the smaller clusters of settlement at 'Far Oxnop' well away from the main routes over the tops.

The first mention of **Upper Town** and **Lower Town** (or Uppertown and Lowertown) is not until after 1500, with a house called **West Shaw** recorded in 1545 (Hindley, 2004). They were the principal settlements of Far Oxenhope. In local usage *town* was a term which described a cluster of houses in an area of scattered and isolated homes and hence the literal names of these two largest settlements reflect their geographical location. Known settlement and activity at **Leeming** can only be dated as far back as **Sykes** and **Buttergate Syke**,

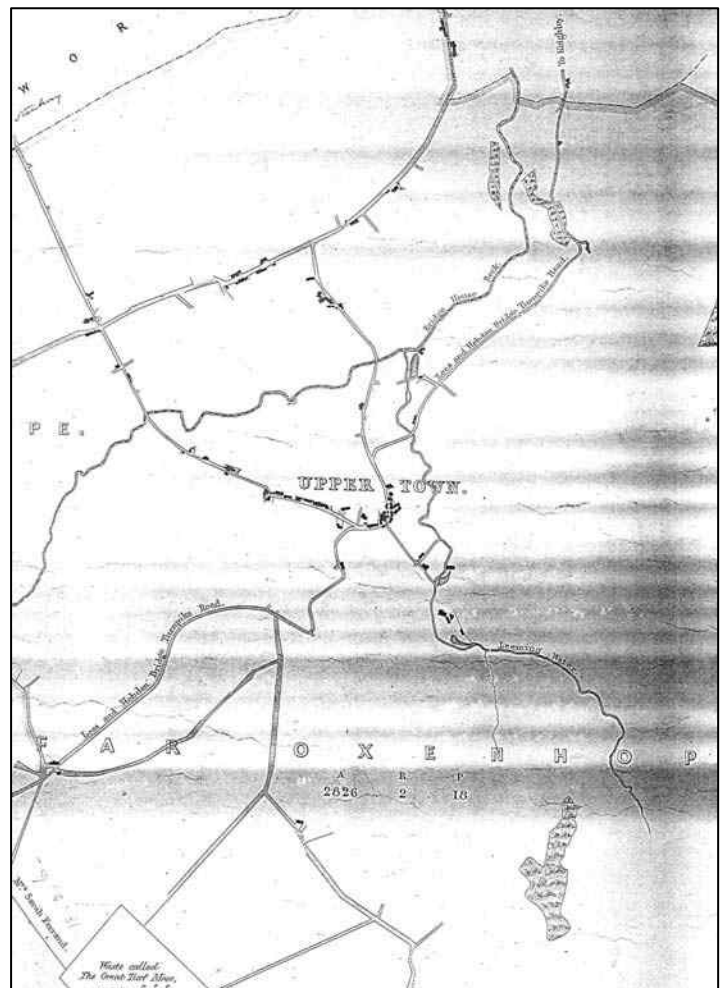
which cannot be dated to before 1630 (Hindley, 2004).

A major impetus for the increase in the number of farms (and therefore population) in Oxenhope was the sale of all lands owned by Eltoft, lord of the manor of Oxenhope, between 1589-92. The land was sold to a combination of sitting tenants and a small syndicate. The newly purchased land covered modern day Oxenhope and its immediate setting, land between Oxenhope and Haworth, much of the valley head above Leeming and the area to the west of West Shaw Lane. The enclosures meant that for the first time farmers owned the land they farmed and if they wished, could sell or develop it. The newly enclosed land was no doubt improved and divided into ever-smaller farms. New strains of grass were introduced in the 17th century; further increasingly the amount of livestock (mainly cattle) that could be reared on improved pastures and meadows (Hindley, 2004).

Although agriculture was undoubtedly the main activity in the Worth Valley during Tudor times, it is thought that many farmers and crofters supplemented their incomes through the manufacture of textiles from as early as the 16th century and was common by the 17th century. Indeed, the first mention of a clothier in Oxenhope is a Christopher Hargreaves in 1579 and a wool trade definitely existed in the Oxenhope area before 1590. Finer worsted manufacture using wool imported from East Yorkshire and Lincolnshire began c.1690-1744 (Hindley, 2004). The gradual shift to what Baumber (n.d.) referred to as a 'dual economy' was probably down to the coincidence of a fairly low yield of the land and a proximity to a cloth market at Halifax. Other factors were the low amount of capital required for setting up a cloth making 'shop' and that the various tasks could be carried out by different family members.

As time progressed the Worth Valley contained a mixture of farmers, farmer-clothiers who were equally involved in agriculture and textiles and other farmer clothiers whose main income derived from textiles and cultivated a smaller area of land for sustenance only. In the latter case the area of land which was tended by one farmer prior to the establishment of the textile industry was split with one or even two new farms, the newer farmsteads being built across the yard from the original farm, forming the core of the small scattered clusters of buildings which typify the South Pennines and is a pattern still prevalent around **Leeming** and **Upper Town**.

Typically, raw wool came into Oxenhope for cleaning combing and was either sent away to Lancashire to be spun and returned to Oxenhope or spun in Oxenhope. The resultant yarns would be woven in Oxenhope to produce pieces of cloth (Sigsworth, 1951-2). The 'master combers' gradually accumulated capital as the money made was ploughed back into the business. Baumber (n.d.) mentions that in 1729 John Fether of **West Shaw** owned three pairs of looms and in all nine pairs of looms were owned by farmer-clothiers in Oxenhope, with a further three pairs at nearby Sawood and another five pairs at Stairs. Lower levels of loom ownership in Haworth and Keighley suggest that the textiles formed a much more significant part of the 18th century economy of Oxenhope and Leeming than elsewhere in the Worth Valley.



This extract from the 1825 map of Near Oxenhope and Far Oxenhope shows the area shortly after the completion of the Hebden Bridge-Keighley Turnpike. Upper Town is the only named settlement in the conservation area and very little of the development at Lower Town and none of Leeming has been mapped. The map does however, show that a small number of mills and associated workers' housing had already been built at Upper Town and this was doubtlessly the same at Leeming where there would have been at least two mills in existence at this time.

The higher, outlying land around Oxenhope was enclosed in 1771 by which time there were 91 existing freeholders in Oxenhope, whom the newly enclosed lands were shared. These later enclosures had little impact on Oxenhope, beyond facilitating the construction of a few more outlying farms. Other than this the other main new (and unrelated) developments following the enclosures included the erection of a small number of textile workers' cottages near some of the farms, which themselves were often rebuilt to reflect the wealth of their occupants or to provide better shop and warehouse premises for textiles.

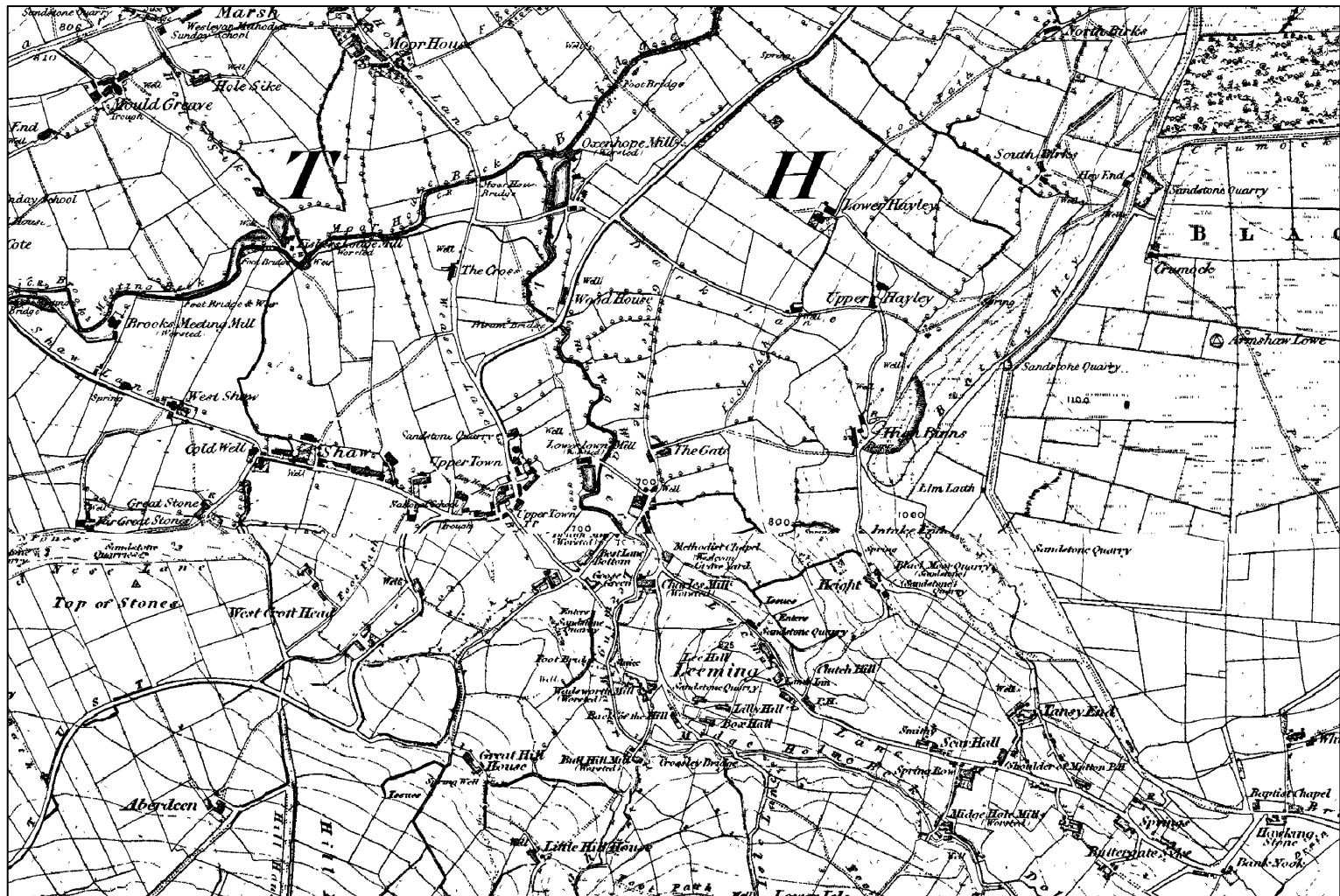
Early textile workers' cottages around Oxenhope include some at **Cold Well, Shaw**, a few of the cottages at **Upper Town**, and parts of **Hill House Lane, Bull Hill** and **Farra Street**. The cottages needed a good supply of water for cleaning and combing wool and space to stretch and dry out wool on tenters, though the only evidence of a 'tenter field' or croft is at **Yate House**. These areas were the foci of home-based manufacturing where a weaver or spinner employed by a farmer-clothier would be brought wool or cotton to be made into pieces of cloth or yarn which when completed would be stored at the farm until it was taken for sale at a cloth market such as Halifax Piece Hall.

This manufacturing system proved lucrative for the farmer-clothiers who had employed textile workers and the interests of greater efficiency and a larger scale of production culminated in the construction of worsted mills in Oxenhope. The earliest mills were quite small, often only slightly larger than a pair of cottages. According to Feather (1973), the water powered **Midge Holme Mill** in Leeming was established in 1792 and was the first worsted spinning mill in Bradford Parish. Certainly, the first wave of mill construction occurred between 1790 and 1820 and included the smaller mills at **Bull Hill** (before 1810), **Oxenhope Mill** (former corn mill, worsted by 1801), **Wadsworth Mill** (1808?), *Fisher's Lodge* (1803), **Throstle's Nest** (1833?), **Brooks Meeting Mill** (pre-1817) **Holme Mill** (pre-1817) **Lower Town Mill** (pre-1817, known as Bridge Mill) and **Charles Mill** (established in 1803), while fabric continued to be produced at farms. These are among the buildings that can be seen of a map of Near Oxenhope and Far Oxenhope dated 1825. For the first time, the different stages of textile manufacture were no longer geographically distinct and all the processes could be carried out in the same mill or at least the same locality. These mills would have been powered by water via a waterwheel or by steam, the water being stored in a millpond. In both cases, the new mills were located

near to Leeming Water, Moorhouse beck or one of their tributaries, resulting in development on the valley floor for the first time. The opening of the **Hebden Bridge and Keighley turnpike** in 1816 placed Upper Town on an important thoroughfare, providing a suitable surface and gradients for horse and cart or coach to travel to and from Oxenhope.

Improved communications and the introduction of powerlooms to Oxenhope in 1822 perhaps precipitated an increase in the scale of worsted production with the much larger **Syke Mill** (1847), **Lowertown Shed** (1856), and **Spring Row Mill** (1849) and all being established and subsequently expanding with the older **Charles Mill, Lower Town Mill, Holme Mill, Brooks Meeting Mill** and **Wadsworth Mill** also experiencing significant expansions during this time. As with the first wave of mills, this second wave was founded by locally based entrepreneurs who had grown up among much of their workforce which was moving away from the hillside communities to the workers' houses which mushroomed around the mills, particularly at Lower Town where the concentration of mills was greatest. In many parts of the Worth Valley, hand weaving continued in cottages until the 1840s, however at Oxenhope, many of the handloom weavers became mill employees, which in turn meant fewer dwellings had to be built to house the workers at the new and expanded mills. The 1841 census records that weaving was the most common occupation in Oxenhope (Feather, 1973). The 1852 Ordinance Survey captures Oxenhope during its second wave of industrialisation.

The industrial expansion of the settlements which comprise Oxenhope and Leeming coincided with the Baptist and Methodist 'revivals' of the late 18th century (Hindley in Samuels, 1996). Churchgoers in Oxenhope were expected to walk to the Parish Churches of Bradford or Halifax or Haworth Chapel for Sunday worship. From the late 18th century Non-Conformist religion proved popular in areas such as Oxenhope, where the influence of the Anglican Church was little or non-existent. A Wesleyan Society was founded at Sawood in 1787 and a chapel was built at **Lower Town** in 1805, with an adjacent burial ground coming into use two years later and a day school opening across the road in 1852. A Baptist Sunday school was erected at **Horkinstone** in 1836 and was used as a chapel from 1849. Outside the conservation areas, these were complemented by a Baptist Church and Sunday school at Hawksbridge and a Methodist Chapel and Sunday school at Marsh which were all also built in the early 19th century.



The 1852 Ordnance Survey is the earliest detailed map of the entirety of Oxenhope. The industrial expansion of the area is evident with a number of mills in existence, although the greatest concentration of mill workers' houses is still at Shaw. NOTE: this was the best copy of the map available at the time of writing but it unfortunately excludes a part of Lower Town where the map sheets join.

The loss of many parishioners to the Non-Conformist faiths in many outlying villages such as Oxenhope led to Parishes being empowered to subdivide and build more churches so that regular worship was more practical. The Parish of Oxenhope was created in 1845 and Joseph Brett Grant, the Curate of Rev. Patrick Bronte of Haworth Chapel was responsible for raising money for a National School, Parish Church and Vicarage in Oxenhope, which was achieved in 1846 (The National School, Uppertown), 1849 (Church of St Mary The Virgin) and 1851-2 (The Vicarage, Hebden Bridge Road) respectively, and there is a consensus that his dogged persistence was instrumental in raising the necessary funds. The Rev. Donne, a clergyman who is described as a 'champion beggar' who walked so far he had worn out fourteen pairs of shoes in Charlotte Bronte's *Shirley* is based on Rev Brett Grant.

The mid-to-late 19th century was in some respects the peak of Oxenhope's industrial era. The population was 2,997 in 1851, most likely its highest ever, and declined slowly to 2,860 by 1881 (figures from Hindley in Samuels, 1996). Events during this period tended to either boost or inhibit local industry and agriculture. By 1861 there are no records of Fisher's Lodge (worsted manufacture had ceased

by 1844), **Sykes Top**, **Bull Hill**, **Midge Holme**, and **Throstle's Nest** Mills being used for the manufacture of textiles, or even in being in existence. These mills were among the oldest and smallest in the area and it is probable that they could no longer compete with the newer and larger concerns, which were built from the 1830s onwards, and their subsequent expansion might well have offset the closure of these smaller employers.

A significant boost for Oxenhope's mills and townspeople was the incorporation of the Keighley and Worth Valley Railway Act of 1862, which allowed funds to be raised for the construction of a goods and passenger line which would link its terminus, Oxenhope, and the rest of the Worth Valley with the national rail network. Generally, small branch lines had not been considered until about 1860 when much of the main lines were completed, although a railway along the Worth Valley was a pipe dream from as early as 1840 during 'railwaymania' (Emsley, 1995). Much of the funds came from local industrialists, with an estimated 25 mills served by **Oxenhope Station** alone. It was local industrialists who influenced the location of the station. The preferred site for the station was by the bridge at Lowertown, where it could conveniently serve Lower Town Mill, Lower

Town Shed, Holme Mill and Charles Mill and a shorter distance away from Wadsworth Mill, Syke Mill and Brooks Meeting Mill. However, Mr Greenwood, owner of Old Oxenhope Mill in Old Oxenhope (outside of the conservation areas) was a major backer of the railway and the other mill owners would not be able to finance the railway without his support. A compromise was struck: the station was built equidistant from Old Oxenhope Mill and the Lowertown Bridge area, with a new road (Station Road) providing an improved link between Lowertown Bridge and the new station (Hindley, 2004). Difficulties in constructing the line meant it took three years instead of one to complete and eventually opened in 1867. As well as connecting Oxenhope's mills with a wider market, the railway also meant cheap coal could be imported to the area for the first time, prompting many of the larger mills to finally switch to steam power from about 1870 onwards and expand production further.

Station Road was completed in 1867 and provided the framework for the expansion of Lower Town and Upper Town towards the terminus. This road and its bridge over Leeming Water are reputedly originally engineered so that it can carry a railway, apparently so that the railway could be easily extended into Lowertown (serving a new terminus) and potentially all the way to Hebden Bridge, a scheme which remained a pipe dream (Hindley, 2004).

The arrival of the railway and general increases in the demand for worsted cloth precipitated what Hindley (2004) refers to as the 'great rebuilding' of the mill owners' houses to reflect their prosperity. Prior to this, most mill owners in Oxenhope lived in modest accommodation close to their mill. The new houses, which were built from the 1870s onwards, were frequently detached, stood in large gardens and had accommodation for servants. Examples include: **Lea Hill, West View, Brookfield, Fernhill, Thorn Villa, Whin Knowle, North View, Springfield** and **Manorlands**.

The proximity of the Oxenhope uplands to urban Bradford and Keighley meant the upper reaches of the Worth Valley were targeted as the site of a number of reservoirs and conduits which would supply the expanding industry and growing populations of these towns with water. The urban water companies bought up many farms in the 1860s in order to obtain the necessary land. As both towns were after water from the Oxenhope area, a compromise was reached: Keighley would obtain its water from the Worth Valley proper while Bradford would obtain water from the tributary valley to the Worth Valley in which Oxenhope stands. Water was diverted from the high ground via conduits and beyond the watershed leading

towards Thornton and eventually Bradford. The reservoir systems of Bradford and Keighley did not supply Oxenhope with drinking water. In order to placate the millowners in Oxenhope whose water supply had been compromised by the diversion of water out of the valley by the Bradford Corporation Waterworks a compensation Reservoir was built at Leeming, guaranteeing local industry a plentiful and steady water supply. It was not until 1922-4 that Oxenhope UDC constructed a small covered reservoir at Buttergate Syke Farm to supply the local population with drinking water (Hindley, 2004).

Leeming Reservoir was constructed from 1872-79 as part of the 1869 Bradford Waterways Act and submerged what was possibly the oldest local mill, **Midge Holme Mill**, plus **Throstle's Nest Mill** and a few small clusters of cottages related to these mills. Given the close relationship between the scattered villages, hamlets and isolated farms which make up Oxenhope, the effects of reservoir construction had far reaching reverberations. The bovine tuberculosis regulations of Bradford Corporation Waterworks prevented cattle from being kept on land within the catchment of drinking water (i.e. in the catchment of the conduits constructed on higher ground above Leeming), forcing many farms in the valley out of business. Hindley (in Samuels, 1996) estimated that this affected some 200 people who no doubt would have been users of the village's church, chapels, schools, institutions, shops and services.

For the remaining population, however, all was not doom and gloom as the village continued to thrive as an isolated pocket of worsted and metalworking industry well into the 20th century, with **Perseverance Mill** occupying and extending the former **Wesleyan Chapel** at the foot of Denholme Road in 1890 and **Brooks Meeting Mill** being entirely rebuilt in 1913, while **Oxenhope Mill, Holme Mill, Lowertown Shed, Lower Town Mill, Charles Mill, Wadsworth Mill, Spring Row Mill** and **Bank/Sykes/Leeming Mill** continued to be the main local employers. At its commercial peak Oxenhope contained two banks, a **public library** (built in 1907 as the office of Oxenhope Urban District Council), a large Co-op store (built in 1929, replacing an earlier branch store and accompanying the main branch at Hebden Bridge Road) with many smaller branches, a blacksmith's, several bakeries and butchers', a small number of drapers, cobblers, dress makers' and outfitters and other household services such as a joiner, decorator, and coal merchant.

Economic change has been one of the prime factors which has shaped the villages and hamlets of Oxenhope and despite the decline of local industry in the last 25-30 years, there remains a

strong village spirit in Oxenhope, evident in the formation of a trust to preserve the railway line and station immediately following its closure in 1962, the creation of the **Parish Council** in 1987 (who in 1999 published the county's first Village Design Statement), the annual Oxenhope and Leeming Straw Race has been a popular and unique event

since its inception in the 1970s and in 2001 the opening of **Millennium Green** opposite the station and the village being named as runner-up in the Village of the Year competition in West and South Yorkshire.



Vista over Lower Town from the pathway linking Hebden Bridge Road and Hill House Lane

4. Topography and Setting

Summary of Topography and Setting

Much of the uniqueness of Oxenhope and Leeming is derived from its relationship with the surrounding area and the way the development of the settlements which constitute Oxenhope and Leeming have responded to the topography:

- Oxenhope is situated at the head of Bridgehouse Beck valley and stretches along the length of its main tributary, Leeming Water. Development has been limited to shoulders of land quite high up the valley sides, apart from Industrial Lowertown and Station Road which are on the valley floor.
- The close-sided valley head, which is mainly pastoral with flat crowns of moorland, forms the bulk of the conservation areas' setting. The enclosed, rural setting and an isolated feel is upheld by there being little development outside of the 'envelope' of the villages.
- Leeming occupies the valley head and extends in a linear fashion along Denholme Road which follows the contour of the valley. Smaller clusters of buildings, such as Tansy End, Bank, Sykes Fold and Back Leeming occupy the small 'footholds' of flat land above and below the main road. The steep, wooded descent into Lower Town makes it feel as though the villages are further apart than they actually are.
- Lower Town is hemmed in by the valley which creates a steep sided bottleneck below Back Leeming, isolating the village from its neighbour. The steep rise of Best Lane means that the edge of Upper Town is visible, making the villages feel distant and distinctive from each other. The settlement occupies the entire flat valley floor with isolated clusters of buildings occupying footholds on the valley sides.
- Station Road is a continuation of Lower Town, but is split from it by a bend in the valley which has been filled in with modern development. The valley is slightly more open, but views to Haworth are all but closed off as Bridgehouse

beck valley snakes between Cullingworth Moor and Penistone Hill.

- Upper Town extends along a shoulder of land which overlooks Station Road and Lower Town. The gentle slope that Upper Town stands upon continues northward to Moorhouse Beck, giving Upper Town an open aspect, although this contrasts with the southern aspect of the village which is dominated by the steep, continuous ridge of Stones and the ascent up Cock Hill and onto the moors. The nearby settlements of Mouldgreave and Hawksbridge / Moor Side are visible. The precipitous north side of Cock Hill allows views over Lower Town and Leeming to be had from Hebden Bridge Road.

Oxenhope is situated at the head of Bridgehouse Beck Valley. The settlements which constitute the conservation areas stretch along one the beck's main tributaries, Leeming Water, with Leeming situated at c.255m above sea level (ASL), Leeming Reservoir dam, and Back Leeming being situated at a height of c.250m ASL, Wadsworth and Lower Town lower down at under 225m ASL and Oxenhope Station standing c.200m ASL. Upper Town occupies a relatively flat shoulder of land overlooking Lower Town and the Station Road area, the difference in altitude between Upper Town and its neighbours being some 10m. The topography of the area was determined at the end of the Ice Age when the melting ice pack eked out steep, narrow valleys through the layers of shale and gritstone which are now occupied by a number of spring-fed streams which flow into Leeming Water and Moorhouse Beck which converge to the north of Oxenhope, becoming Bridgehouse Beck. These springs and stream drain a substantial area of impermeable gritstone moorland, hence the number of large reservoirs found in the local area, including the one at Leeming.

As a result of the area's topography and altitude, the steep sided, yet flat-topped moors form an unbroken visual barrier to the south and west of the conservation areas in Oxenhope, and dominate their setting. The heights of each slab of upland

range from 334m ASL to the west (Sand Delf Hill) and 445m ASL to the southwest (Oxenhope Stoop Hill) and c.430m ASL (Stairs Hill, Sun Hill and Stake Hill) to 451m ASL (Nab Hill) to the south. The only break among these hillsides is Bridgehouse Beck valley to the north of Station Road. However, the meandering shape of the narrow valley floor, which is closely flanked by the steep sides of Penistone Hill and Cullingworth Moor (both c.300m ASL at their highest), means that there is very little visibility down the valley towards Haworth. The setting and landscape of Leeming is the most dramatic of the four conservation areas, owing to its location at the head of the steep sided valley. It is flanked by Oxenhope Moor and Thornton Moor to the south (c.430m ASL and c.450m ASL at their highest points respectively), Sentry Hill (c.370m ASL) to the east and Black Moor (c.330m ASL) to the north. Directly to the south of the conservation area, the wooded gully of Nan Scar is an eye-catching contrast to the pastoral character of the countryside surrounding Leeming.



The head of Leeming Reservoir is also the head of the valley. The flat-topped moors almost encircle Leeming.

The steep-sided hills terminating in moorland on virtually all sides means that despite the large area covered by the four conservation areas in Oxenhope and Leeming, the setting of pastoral farmland with isolated farmsteads or the odd small cluster of buildings is consistent. The only real exceptions are the Moorhouse area to the north of Station Road and the more recent residential infill between Upper Town, Lower Town and Station Road, some of which was built on the site of two of the former mills. While many of the houses built since 1920 are of a standard design which ignores the character of the surrounding townscape and countryside, more recent developments, such as Waterside, have made some effort at respecting the

prevailing character of Oxenhope, but remain outside of the conservation area by virtue of their ultimately being a modern development and layout. Due to the limited expansion of Oxenhope and the careful selection of infill sites, the conservation areas retain their rural setting, giving them an isolated aura.



The rural backcloth is integral to many views and vistas in the conservation areas. This view of the buildings along Denholme Road is from the elevated linear development at Bank. Leeming Reservoir is behind the buildings and the conservation area's southern prospect with Nan Scar in its centre beyond.

The topography is a defining feature of each of the conservation areas in Oxenhope and reinforces their sense of uniqueness and identity. At the head of the valley, Leeming is virtually surrounded by undulating hillsides and flat moor tops. The bulk of the village stretches along Denholme Road, which follows the contour of the valley side. However, at the head of the valley, Denholme Road veers northward and rises steeply to Horkinstone, which is built along a higher contour. Leeming Reservoir occupies the valley floor and flooded the lowest-lying part of the village, but despite this, the way development has responded to the topography is clearly visible. The Sykes Fold area occupies a small shelf of land below Denholme Road, while Bank and Tansy End occupy a similar sized and shaped sliver of land overlooking Denholme Road. This 'stepped' nature of Leeming makes it distinctive from the rest of Oxenhope and is responsible for a number of interesting views and vistas of the area. The steep descent of Denholme Road into Lower Town and the sparseness of development along it effectively separate the two both physically and visually. Falling land to the southwest of Denholme Road has the same effect as it means that much of Back Leeming is tucked away and out of view from Leeming.



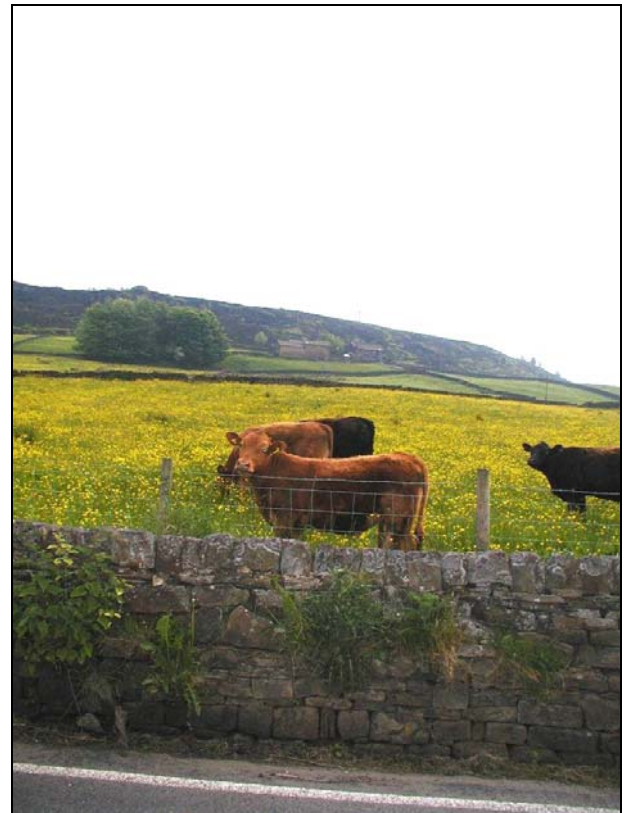
The narrowing of the valley and the dense foliage around Back Leeming effectively isolates Leeming from Lower Town. The route through Back Leeming is a gentler meandering ascent while Denholme Road takes a more direct but much more precipitous route.

Back Leeming is situated at the northwestern edge of the level area of land that much of Leeming is built upon and as a consequence Denholme Road and Back Leeming/Jew Lane descend steeply towards Lower Town. The situation of Back Leeming means that from the north, west and south it appears to be on a hilltop. The 'hill' is actually a narrowing of the valley containing Leeming Water which opens up as it descends into Lower Town which is built on the flat valley floor. The Lower Town Conservation Area is hemmed in from all sides bar the north and therefore feels distanced and distinct from Back Leeming and Upper Town and even the small clusters of buildings at Yate, Bull Hill and Wadsworth which are built away from the main cluster of the village, higher up on the sides of the valley.



This vista of Lower Town from Hill House Lane shows how development is packed into the flat valley floor and contrasts with the open surroundings.

Station Road is a continuation of the development along the valley floor, but is effectively divorced from Lower Town conservation area by a bend in the valley which has been filled in with housing built since 1950. The meandering Leeming Water and its valley have had the effect of splitting the conservation area into two with development being sited up and away from the beck on both sides. The steep ascent of Hebden Bridge Road to the southwest which begins and ends with a sharp bend means that there is little to visually link the conservation area with that at Upper Town.



Shaw Lane and West Shaw Lane, Upper Town enjoy an open rural setting with agricultural fields abutting the conservation area. As a result, the steep ridge of Stones (shown here in the background) dominates views to the south.

Upper Town is separated from Lower Town by the unsympathetic infill along the precipitous Best Lane which forms a 'bridge' between the two. A similar ascent into Station Road is around one of the many bends of Hebden Bridge Road. Once on the top however, Uppertown / Shaw Lane / West Shaw Lane is flat with only the steep flank of Stones detracting from the openness enjoyed by the conservation area. To the north of Uppertown, the flat nature of the land has resulted in the village's cricket and football pitches being sited here. West Shaw Lane is surrounded by the open countryside of the gently sloping floor of Moorhouse Beck valley, with the settlements of Mould Greave and Moor Side / Hawksbridge forming part of the

landscape. To the south, however, the north side of Stones creates an escarpment which blocks views. Hebden Bridge Road rises sharply on leaving Uppertown and snakes up the precipitous north side of Cock Hill as it heads towards Hebden Bridge.

From here there are visual links with Lower Town and its mills at the valley floor and a distant view of Leeming and its shimmering reservoir.



The rural setting of Station Road Conservation Area at Yate Lane. Such open vistas from the fringes of the conservation areas are common.

Vista of Leeming and the green swathe which forms a continuous backdrop to the village when viewed from across the reservoir.



5. Traditional Building Materials

Summary of Traditional Building Materials

The building materials used in the conservation areas at Oxenhope and Leeming form a key component of their overall unity and character, these materials are:

- Local sandstone for buildings and structures with a lime based mortar;
- Stone slate for the roofs of buildings dating from before the mid 19th century and Welsh slate for the roofs of buildings constructed after this time;
- Timber for casement and sash windows and board and panelled doors;
- Local sandstone for boundary walls. These vary from dry stone walls to mortared and coped walls depending on the type of enclosure;
- Iron for the significant number of gates, balustrades and railings; and
- Sandstone and gritstone setts and flags for the odd pavement, yard, forecourt and lane head.

The position of Oxenhope on alternating bands of gritstone and shale has meant that the settlements which comprise it had an abundant supply of hardwearing stone to build with. Houses began to be built of stone in Oxenhope from the 16th century (Hindley, 2004). Locally quarried stone is used on virtually all buildings in the conservation areas, even those built fifty years after the building of the Worth Valley Railway, which could have easily been used to import alternative building materials into Oxenhope. The colour and texture of the stone provides an element of consistency and unites the buildings and structures of various ages, styles, masses and function. The finish of the stone, such as ashlar or hammer dressed and the degree to which the stone is decorated can communicate the status of a building and give an insight into its age. The oldest buildings are made of coursed rubble and later buildings tend to be constructed from

brick-shaped stone which diminishes in size towards the top of the walls. According to the Oxenhope Village Design Statement, buildings from the 18th and 19th centuries are built of stone 5" to 9" high while buildings from the late 19th century and early 20th century are made of stone 'bricks' 3" to 5" high.



Alterations to the stonework such as the painted render, strap pointing and pebbledash render shown on these three houses undermines the group value and historic character of buildings. The changing of window and door detailing exacerbates the incongruous appearance of the group.

The painting, rendering and pebbledashing of external walls and openings is not a traditional form of decoration and is not recommended due to the impact it can have on the character and appearance of a building and can be a particular problem where a building forms part of a row or other group as the covering of stone faces with different paints or renders can seriously undermine the group value of the buildings. The same is true for stone cleaning as this strips buildings of their longstanding appearance and can create differentiation between groups of buildings, particularly if they are at different levels of cleanliness. Traditional mortar is lime-based and pointing should be level with or slightly recessed from the face of a wall. The use of an inappropriate mortar or pointing which stands proud of a wall can have a negative effect on a building and the group it forms part of because the wall becomes visually dominated by the lattice of mortar rather than the stone the wall is made of and from a distance the wall can appear to be a lighter colour than it actually is. The use of a hard mortar

such as a cement-based mortar will damage the stone as its expansion and contraction is stifled by the hard mortar, which can crack and let water into the wall. The problems caused by the cleaning, painting and rendering of buildings as well as strap pointing, are in evidence across all four conservation areas and mar their overall character and appearance.



Above: Stone roof and early 19th century chimney detail.

Below: Welsh slate roof and late 19th century chimneys.



The primary roofing materials are stone slates and Welsh slate, although their predominance varies between the conservation areas. Upper Town and Leeming contain a large proportion of development dating from before the mid-19th century and there is a predominance of stone slate roofs. There is recorded evidence of stone working for roof tiles as early as 1339 – well before the buildings themselves began to be made of stone (Hindley, 2004). In Lower Town there is a fairly even mixture of stone slate and Welsh slate roofs, reflecting the varying phases of development in the conservation area, while Station Road, which was mostly built in the late Victorian and Edwardian periods, is predominantly roofed with Welsh slate. The construction of the Keighley and Worth Valley railway in 1867 meant that the cheaper and lighter Welsh slate could be imported to Oxenhope, and hence the majority of buildings from then onward were roofed with this material. Stone slates have a complementary colour and texture to the stone of the buildings and structures and have a chunky profile. Welsh slate is a dark grey colour and is much smoother than stone slate and has a thinner profile. A small number of Edwardian and later houses have rosemary red clay tile roofing, indicative of architectural fashions of the time, and another example of how the railway influenced building construction and design in Oxenhope. Red and blue clay is also used as a ridge decoration on some of the more grand Victorian residences. The topography of the conservation area and its position along the valley floor and on the lower reaches of the valley sides means that its roofscape is particularly prominent and it is therefore important

to retain and care for roofing made from traditional natural materials.



The right hand property displays the traditional rows of flat-faced mullioned casement windows found on houses and cottages built in the area in the late 18th and early 19th centuries. The left hand house was refenestrated in the late 19th century with two-pane sash windows which are a typical detail of the time. The windows and four panelled door are important in upholding the historic appearance of the building.

The range of building ages and functions means that Oxenhope and Leeming contain two traditional windows types and openings. Many houses and cottages dating from the first half of the 19th century of earlier exhibit tall narrow timber (or occasionally metallic) casement windows. These are typically arranged in mullioned pairs, short rows of 3-4 lights and in some cases 9-12 lights where a minority of windows actually swing open while the rest are fixed in place. Occasionally these windows might have a sash opening. Timber sash windows are used for all buildings from the mid 19th century until the early 20th century, although there are a few examples of this type of opening in older buildings. Generally, the greater the number of panes on each sash, the older the building as Georgian sashes contain 6 or 8 panes, but by the end of the 19th century single and two pane sashes was commonplace due to advances in glass production. Timber windows are traditionally painted rather than stained. The original window detail is vital to the historic appearance of a building, but unfortunately it is often the case that timber or synthetic windows which have a different design and



method of opening to the original window have replaced them. The use of modern style windows creates an uneasy juxtaposition between new and old (see *photograph on previous page*) and the vast range of modern window types available today can result in the appearance of an otherwise uniform row of houses being ruined by the insertion of windows of different designs and materials to each dwelling. Traditional doors are also increasingly rare. The oldest doors are constructed of painted vertical timber boards, but from Georgian times until the end of the 19th century, the painted four-panelled timber door was used universally, although many localities or joiners had their own unique arrangement of panels. The panelled doors have often been replaced by unsympathetic modern alternatives which have the same effect as modern windows in undermining the historic character and unity of buildings and groups of buildings.



Locally quarried stone unites the sometimes disparate structures and buildings of Oxenhope.

Local stone is also used extensively across Oxenhope and Leeming in the form of boundary walls. The type of wall varies from dry stone to mortared with moulded coping depending on the type of enclosure and/or to communicate status. The use of this material means that boundaries harmonise with the stone of the buildings and structures and add a further element of coherency across all four conservation areas, particularly as few have been demolished or altered by changing the height, creating new or larger openings or

painting or rendering the stone. In addition to stone walls, there is a significant amount of ironwork in Oxenhope and Leeming in the form of gates and railings. The 'Oxenhope gate' is a design peculiar to the locality and there are still a few examples of this design, most prominently at the gateway to the recently opened Millennium Green on Station Road. Many houses have wrought iron gates to their front yards, the burial grounds contain some charming examples of ornate railings and a few old iron balustrades are still in situ.



Top: Gates in the 'Oxenhope Style' at Millennium Green.

Above Left: decorative ironwork encircling a tomb at Horkinstone Burial Ground.

Above Right: Balustrade along the pathway to Leeming Reservoir.

Although all roads through the conservation areas have been surfaced with tarmac with concrete kerbstones and tarmac or concrete tile pavements (although along most lanes there are no pavements at all), and many side streets and rights of way are traditionally unsurfaced, a significant minority of setted and flagged areas survive. Such spaces are typically yards or forecourts or the odd pavement or stretch of footpath although the occasional side lane has a setted entrance. The sandstone and gritstone used complements the stone used on boundary walls, buildings, and roofs and adds authenticity to the street scene.



6.1 Architectural and Historic Qualities of the Buildings: Leeming

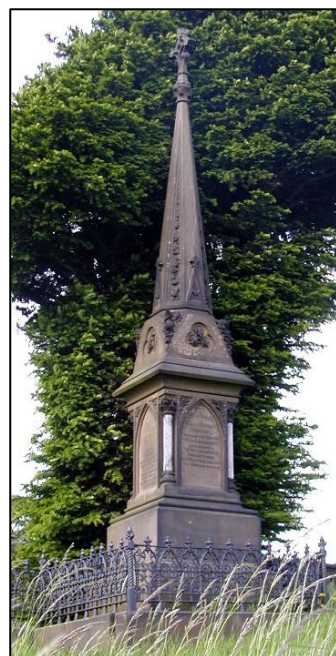
Summary of Architectural and Historic Qualities

Although Leeming Conservation Area contains only one listed building, it has a consistent townscape of late 18th century and 19th century development which relates to the village's agricultural and industrial functions as well as elements of the settlement's social history.

- The prevailing architectural style is an unadorned vernacular style which changed over time. In the late 18th century to early 19th century this took the form of corniced chimneys, kneelers, large quoins, plain stone surrounds to openings and mullioned lights. By the mid-to-late 19th century windows were taller and larger with cills and lintels, and decoration is often limited to eaves bands, dentil blocks and corniced chimneys.
- Stylised buildings are few and far between and include the Victorian picturesque Clear View and Rock Lea, the ornate valve shaft housing at Leeming Reservoir, gothic style gravestones at Horkinstone Cemetery and a few Classical-style Victorian villas.
- The range of building types and surviving features such as cart entrances, ventilators, taking-in doors, ecclesiastical detailing and shopfront details provide an insight into past ways of life in Leeming and add interest to the street scene and groups of buildings.
- The groups of buildings in Leeming exemplify the village's changing functions, from agriculture function, the shift to home and farm-based textile manufacture and the later shift to mill-based manufacture which employed more workers.

Entering the conservation area at its highest and easternmost point along the Long Causeway, the first building encountered is **93-97 Denholme Road**, a row of three textile workers houses, which have been unfortunately altered through the insertion of modern doors and windows, the

removal of mullions, different porch extensions, the stucco exterior of 93 and the pebbledashed exterior of 97. The houses retain a coped stone roof with kneelers and corniced stone chimneys, while the stonework and plain stone surrounds to openings are visible on number 95. To the west, the stone roofed, quoined stone 'brick' and coursed rubble privies add interest. Next to the houses, **Horkinstone Burial Ground** contains a large number of gravestones and table graves which all face east. A pair of spired gothic style tombs with cross finials which stand at the western end of the cemetery dominate views of it. Both feature decorative carving, polished granite in the form of colonnettes and plaques and are encircled by highly ornate wrought iron railings. Both are key unlisted buildings. Horkinstone Baptist Chapel adjoined the burial ground, but was demolished in 1927.



Opposite the burial ground is **Horkinstone Farm**, a quoined late 18th century laithe consisting of a farmhouse and barn. It appears that the upper part of the structure has been rebuilt and the stone roof re-laid. The windows of the house are modern single pane replacements set in what is probably a mixture of new and old openings. The barn retains much of its original character as the segmental archway dominates the roadside façade. The only other opening is a small ventilator to the left of the archway while a blocked doorway with a round head cut into the massive lintel is on the right. A lean-to extension (probably built in the 19th century) on the south side of the barn gives it an asymmetrical profile.



Horkinstone Barn (key unlisted building), one of the few in Oxenhope which has not been converted into a dwelling and hence retains much of its original character.

Further downhill, **89-91 Denholme Road** is a pair of worker's houses built in the second half of the 19th century. The stone built, stone roofed houses feature little by way of decoration save corniced chimneys and shaped gutter brackets. The recently built two-storey extension to number 89 successfully echoes the materials, detailing and proportioning of the original building. Further downhill and across the road, **Bank Nook** (44 Denholme Road) is a pair of cottages (now a single house) dated 1774 and is the only listed building in Leeming Conservation Area. Underneath the whitewash of the front elevation is ashlar stone which is visible on the northern chimney and the coping. Ashlar quoins project at the corners as do the plain stone window and door surrounds. At the centre is a pair of doorways (one blocked) with a datestone above. Pairs of mullioned windows flank these doors. The painted sash openings have been replaced with modern stained casement windows. At the top of the front wall are shaped kneelers and modillion gutter brackets.



Bank Nook is dated 1774 and is the only Listed Building in Leeming Conservation Area.

Next to the late 20th century stone built and stone roofed Moorside is **Moorside Barn** which was most likely converted to a dwelling about the time its neighbour was built. The barn was built in the early 19th century and most likely formed part of a laithe as only its western end has quoined angles. It appears that the building at the east end was demolished and the barn rebuilt and the stone roof re-laid. The tall semi circular-headed archway now

encloses a recessed doorway flanked by windows with a first floor window occupying the head of the arch. The insertion of a garage opening on the main elevation and a similar opening (now blocked using breezeblocks) on the eastern gable with an iron girder lintel undermines the historic appearance of the barn. At the end of the track passing Moorside Barn is **Dol**, a short row of three houses built in the early 19th century in two phases. The name *Dol* is derived from *Dole*, which means a share of former common land (Hindley, 2004) suggesting these houses stand on a former common. These houses face away from the village with the mullioned plain stone surround window openings overlooking the open countryside with a few smaller windows to the rear. The appearance of these plain houses has been altered through the insertion of unsympathetic modern windows and doors and the creation of new and larger window openings.



Moorside Barn with Moorside in the background (both unlisted).

Returning to Denholme Road, the next building encountered, number **85 (Nab View)**, is a much-altered house, built in two phases. The lower western portion has large quoins and flat faced mullioned windows which suggest it was built in the late 18th century, perhaps with the doorway set into the gable. The eastern element was built in the second half of the 19th century and has an eaves band and dentil blocks. The flat-faced mullioned windows have projecting cills and frame the same modern single pane timber casement windows as those found on the older element and it looks like nearly all of the mullions were recently reinstated. The pair of houses next door was at one time a row of four cottages built in three stages. The oldest part is the western end of **83 Denholme Road**, which displays the same detailing as the older element of neighbouring Nab View. Attached to its eastern side is an early 19th century house with similar plain stone openings, though in a different arrangement. **77 Denholme Road** was added in the mid-19th century and features taller windows

with projecting cills. Both houses have stone porch extensions and lack their original window and door details.



36-38 Denholme Road (unlisted) show how architectural styles had changed over the 19th century. The later 38 retains elements of a roadside shopfront.

The next houses along were also built at different times and are both made of stone and roofed with stone slates. The lower, two storey element, which forms part of **36 Denholme Road**, looks like a typical South Pennine weaver's cottage with a row of five flat-faced mullioned lights at first floor level and four at ground floor level on its south-facing elevation. The kneelers and quoins suggest that this cottage was at the end of a row or was one of a pair. The attached three-storey building (**36-38 Denholme Road**) appears to be an early-mid 19th century rebuild of the cottage's 18th century neighbour, which is suggested by the quoins which do not reach the full height of the southern elevation. This building features gutter blocks, single and paired flat faced windows with projecting cills and a corniced multi-flue chimney. On the roadside elevation are the remains of a shopfront, namely a large window below a massive trapezoidal lintel with a (blocked) doorway to its left. The large window above was most likely a taking-in door used either in conjunction with the shop or possibly the manufacture or storage of textiles. Across the road is a privy, built into the wall lining the road and accessed through a narrow opening.

The lane to the east of 36-38 Denholme Road leads to one of the clusters of buildings which constituted Buttergate Syke. The imposing **Sykes House** was built in three stages. On its front elevation, the lower element comprises the original 18th century building. On the ground floor is a row of six lights set in plain stone surrounds and separated by slightly recessed square mullions with a row of four larger lights above. The shaped gutter brackets and wide quoins are other 18th century features, while the doorcase with bracketed hood and gable-fronted bay with timber bargeboards and pairs of tall windows set in plain stone surrounds date from the

19th century. This extension was built in the 1870s by one of the Kershaw brothers who owned Syke Mill, though it is unknown when the Kershaws came to own the property. On the southern elevation is a single storey 20th century extension which features a pair of gothic style round-headed windows separated by a shaft. Across the yard are **Sykes Barn Cottage** and **Stone Trough Barn** which formed a farm unit with Sykes House. The large rectangular mass of this building has a slightly projecting off-centre bay containing a small cart entrance with chamfered quoined jambs and a massive carved lintel and at first floor a row of three stepped rectangular mullioned windows which look like a vernacular style Venetian window. A much larger segmental headed cart entrance is on the rear elevation of Stone Trough Barn, and like its corresponding opening, this void has been glazed over as part of a residential conversion. The rest of the openings on the building appear to be recently made and are single and mullioned windows in plain stone surrounds and domestic sized doorways and presumably the cottage has been enlarged at the expense of the barn to create two equal-sized dwellings.



Sykes House (above, unlisted) and Sykes Barn Cottage and Stone Trough Barn (below, unlisted) originate from at least the 17th century although the buildings date from the 18th and 19th centuries and form a coherent group.



Further up Sykes Fold is another interesting cluster of buildings which might well have constituted a farm with a small number of cottages for textile

workers employed by the farmer. The first building encountered along the long laithe is **8 Sykes Fold**, an early 19th century single bay cottage with a coped gable, corniced chimneys and two rows of three flat faced mullioned windows and a similarly treated doorway. This is attached to another single bay cottage, **6 Sykes Fold** which appears to be an 18th century build with single windows with cills and lintels. To the right of this cottage is the two bay **Buttergate Farm**, which has 17th century origins,

but was rebuilt and refenestrated in the mid-to-late 19th century. The most striking feature is the architraved doorcase constructed of several large stone blocks. At the top, the architrave creates a camber head to the doorway, set within a rectangular frame on the underside of the massive lintel which is inscribed with writing and a 16?? date, confirming that this doorway is of an earlier building. The quoins of the original building are to the right but the corniced chimney and single pane timber sash windows are all features which date from the rebuild in the 19th century.



Buttergate Sykes Barn completes the range and is its lowest component. The barn dates from the 19th or possibly 18th century and is dominated by the large segmental archways to the front and rear, both of which are surmounted by semicircular lunettes. Above this, the eaves band and dentilled frieze give Buttergate Sykes Barn a Classical appearance. The pair of original flat faced mullioned window openings contrast with the oversized row of three below. To the rear, a lean-to extension with large sliding patio doors is similarly juxtaposed with the large cart entrance next to it. Across the yard from the laithe is a pair of early 19th century cottages, **1-3 Sykes Fold**. The latter is shaped to follow the course of the right of way behind it.

Above: The architraved doorway to Buttergate Farm (unlisted) is a feature from the original building which was rebuilt in the 19th century. It is inscribed with a 17th century date.

Top Right: Buttergate Sykes Barn (unlisted) is contemporary with the rebuilding of the farmhouse, but its historic appearance is marred by the large modern window inserted to the left of the archway and the modern windows to the upper floor.

Right: Buttergate Barn (unlisted)



Attached to the end of Buttergate Sykes Barn, but stepping well forward of the laithe is another barn, **Buttergate Barn**. This low 19th century building might have functioned as a dairy or stables and retains what was possibly its only original opening; a tie-jambed keyed segmental arched entrance. The archway now leads to a small stone recessed porch containing the front door. Gutter blocks run beneath the stone roof to front and rear and rows of new flat-faced mullioned windows with projecting cills have been sensitively inserted. Buttergate Barn has been extended eastward as part of its conversion to residential and the extension features the same window openings as the older building and is made of the same stone.



Towards the top of Sykes Fold is the confusingly named **Horkinstone School**, dated 1863. This building started life as a Baptist Sunday school, and doubled as a non-denominational day school, allowing the chapel/Sunday school which stood next to the cemetery at Horkinstone to function solely as a chapel (it previously served as the Sunday school and from c.1854 as a non-denominational day school). The school had space for 200 pupils and was let to the Haworth, Stanbury and Oxenhope School Board as a day school in 1879 and was sold to the Worth District School Board in 1910. The school was used as a place of worship by the Sawood Methodists from the late 19th century and

this use continued after the school closed in 1957 and eventually ceased in 1997 (Hindley, 2004). At the time of writing, the schoolhouse is undergoing conversion to a residential use. The seven bays of round-headed voussoired windows with projecting cills now frame modern uPVC windows with a new type of opening. The central window on the north elevation, below the datestone differs in that it is squat and has a keyed chamfered ashlar surround. At the west end of the coped stone roof are a pair of corniced chimneys. On the lower floor, the eight pane timber sash windows have been retained, with two bays now housing doorways.



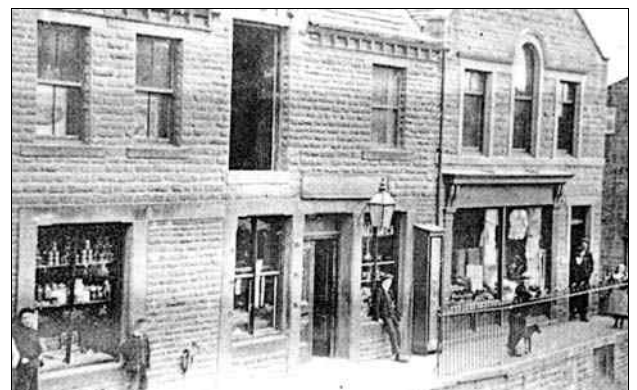
Horkinstone School (unlisted) is presently undergoing conversion to two dwellings which has unfortunately occasioned the insertion of uncharacteristic modern windows.

At the head of Sykes Fold is a row of textile workers' houses which were built in the first half of the 19th century. **26-34 Denholme Road** sits under a single long stone roof studded by corniced chimneys. Number 26 is of a slightly different design as it is the only house to feature rows of three flat-faced mullioned windows in plain stone surrounds on both elevations (they can be found at ground and first floor level along the southern elevation). Of the rest of the houses, number 28 is the only one to retain its original pattern of window openings although the painting of openings and the insertion of a plethora of modern window and door designs have undermined the unity of the row further. The **former Co-op Store** (22-24 Denholme Road) was built on to the end of this row in the second half of the 19th century by the Oxenhope Industrial and Provident Society (founded in Leeming in 1868) and remained in its original use until c.1963. These purpose-built shops are set behind their own elevated stone walkway which is still lined with the original iron railings. **24 Denholme Road** retains much of its original shopfront features, namely a wide door flanked by two large display windows with monolithic pilasters rising from the floor up to a continuous lintel which extends over a doorway which was formerly another

display window to the left. The first floor retains its original pattern of openings including a former loading door, which is now a window, set beneath a small coped gable. This is flanked by an eaves band and dentil course supporting the gutter. The neighbouring **22 Denholme Road** is gable fronted and unfortunately lacks its original timber shop front, as three windows and an expanse of wall now occupy this space. An original detail at first floor level is a tall central round-headed window flanked by shorter windows which all feature the same monolithic jambs. A cill band below and a moulded hood above connect these three windows. Timber windows and doors have been removed from the entire building, removing much of its historic character.



24-26 Denholme Road (unlisted) was built as Oxenhope Industrial and Provident Society's store in the late 19th century (see below). The conversion of the building to dwellings has resulted in the removal of some of the shopfront details and all of the original windows.



Top of next column: 1,2,3 & 5 Bank (unlisted) expanded in an organic fashion over a period of over half a century. The central element is oldest and is flanked by progressively more recent additions.



Near the entrance to Bank is a three-storey row of stone built back-to-back houses, four of which make up **69-75 Denholme Road** and the other four **7-13 Bank**. Due to the slope of the hill, the houses facing onto Bank are only two storeys in height. These houses have a regular rhythm of openings and decoration is limited to corniced chimneys, a projecting eaves band and dentil blocks. Set slightly above and to the left of this row is an older group of buildings, **1, 2, 3, and 5 Bank**. The large quoins indicate that 1 and part of 3 is the oldest element, a house and cottage dating from the 18th century with rows of flat-faced mullioned windows which suggest that they might have housed home-based textile workers. The rest of number 3 was originally a single bay cottage, probably added in the early 19th century and utilises the coping and kneeler of the older building. The eaves band and dentil blocks help to unite this newer build with the original building while the corniced chimneys give an insight into the stages of construction. The set back and shorter number 5 was probably added on not much later as it features the same type of window opening as its neighbour. At the opposite end, 2 Bank is shaped to follow the road and was built in the second half of the 19th century. It is much plainer as it lacks a cornice to its chimney, has fewer dentil blocks and lacks plain stone surrounds to its openings apart from the recently added row of three overlooking Denholme Road. **4 and 6 Bank** sit behind number 2 and are contemporary with it. Uphill, **8 Bank** is an unusual double span house which might have been two cottages originally. The larger element has the same detailing as its early 19th century contemporaries lower down the lane. Further uphill, **10-14 Bank** is a cluster of connected cottages displaying the same 19th century details as the rest of the houses on Bank. The arrangement of the buildings, however, is unusual as is the chamfered corner at ground

floor level of number 12 which previously framed a doorway.

At the top of the lane is a cluster of mainly 18th century buildings which constitute Tansy End. The name *Tansy End* dates from the 19th century, when there was a fashion for naming streets and folds after types of tree, flower and other plants (Hindley, 2004). Opposite the plain 19th century row of 11-15 is **9 Tansy End**, formerly a pair of cottages, perhaps occupied by weavers as the two rows of four south facing lights in plain stone surrounds on each floor suggest this. The stone roof is coped, with a shaped kneeler at each corner. This building dates from the late 18th to early 19th century. Across the lane is the disparate row of **1-7 Tansy End** which developed in an organic fashion.



12 Bank (unlisted) has an unusual chamfered doorway (now partially blocked), suggesting that the building might once have been used for commercial purposes.



The longest row of houses and cottages at Tansy End is the most disparate: a mixture of two and three storey builds of different heights and scales built in four phases.

The oldest part appears to be 5-7 which was built in two stages in the early-to-mid 18th century, the extent of the original building being indicated by the position of the quoins. The corniced chimney is also quoined and the plain stone surround windows are of a fair size. Next door, numbers 3 & 1 are a pair of late 18th century textile workers cottages with workshops which dominate the group. It features quoins at its southern end only; perhaps to signify the new ending point of the row and the kneelers at the top might have been taken from the former gable end of number 5. On each of the three floors is a row of three broad lights set in plain stone surrounds, though these are set at different heights in each house due to the gradient of the hillside. Set below the three-storey element is the rest of number 1, a low two storey single bay cottage with similar details to its taller neighbour. This unusual group of buildings was probably built for woolcombers and weavers as there are no agricultural buildings and such tall houses would usually contain workshops on one or two floors, with the large windows maximising light for working by.

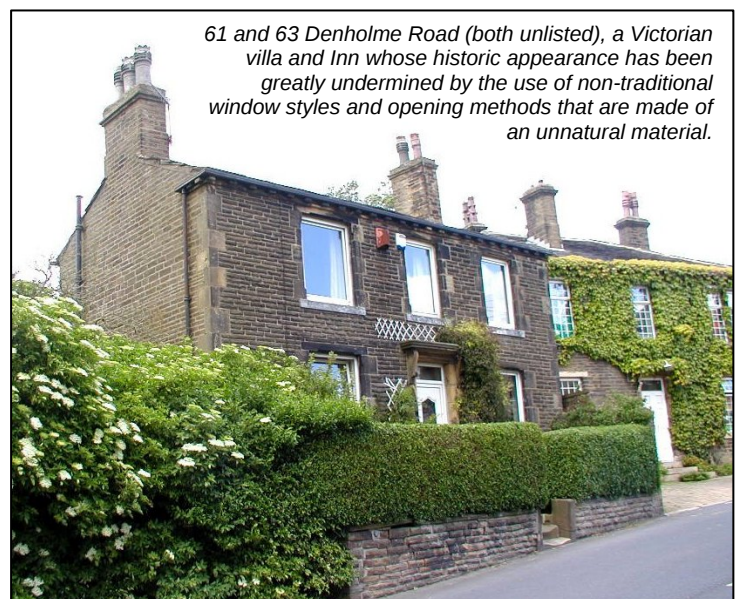
The path up to Tansy End loops round in front of the buildings and turns back to Denholme Road between **B & S Motors** and the Rocking Horse Nursery (63 Denholme Road). The garage was built as the worsted Spring Row Mill (a.k.a. Hey's Mill and Scar Mill) by 1849. The building had various occupiers until closure in 1870. The mill was then used as an annex to Sykes Mill (possibly as a warehouse) and since the 1930s has been used variously as for the manufactures of fizzy drinks, a tannery hide warehouse and a car workshop (Hindley, 2004). The two-and-a-half story building is five bays by three bays of six pane industrial windows. The central bay of the western gable contained taking-in doors on the upper floors, and a large vehicle opening has been made on the ground floor with a large concrete lintel. In front is a 1930s K6 **phone box** which adds interest to the scene.



B & S Motors (unlisted) was built as Hey's Mill before 1849

Set at an oblique angle to the east of the garage is **65-67 Denholme Road**, a pair of mid-19th century worker's houses. Both are fairly plain, though number 65 retains its original single pane timber sash windows while number 67 has been thoughtfully extended, although this has occasioned the cleaning of the stonework.

Across the pathway from the garage is **63 Denholme Road** (*The Rocking Horse Nursery*), which was until 1992 *The Shoulder of Mutton* Public House. The earliest mention of the pub's existence was in 1830, though the building appears to date from slightly later. Its pavilion roof has chimneys piercing three of its slopes. The entablature on each chimney is presumably repeated at the top of each wall of the building, which is a symmetrical three-bay arrangement consisting of a door with a single window flanked by a bay consisting of paired mullioned windows. The doorway is at the top of three steps and is surmounted by a hood on brackets. The austere appearance of the building is undone by the conspicuous uPVC windows and door which appear incongruous with the rest of the building. The same can be said for the neighbouring **61 Denholme Road** where the appearance of the single pane uPVC casement windows is incompatible with that of the rest of the building. This three bay modest villa also has a symmetrical arrangement with a quoined doorway surmounted by a moulded hood on brackets flanked by bays of large windows with chamfered quoined jambs. Other decoration includes an eaves band, dentilled frieze and quoins on the outer angles. The chimneys at the apex of each gable are corniced. 61 Denholme Road might well be the 'Bank House' which was the home of Abel Kershaw, chief partner at Syke Mill.



61 and 63 Denholme Road (both unlisted), a Victorian villa and Inn whose historic appearance has been greatly undermined by the use of non-traditional window styles and opening methods that are made of an unnatural material.

Across the road the mass of **Waterside Mill** (formerly known as Syke or Sike Mill and also referred to as Bank or Leeming Mill) which was established by the Abel Kershaw & Bros. as a steam-powered worsted spinning mill in 1847 and employed between 100 and 150 people at its peak before closure in the early 1980s. Pennine



Polyfibres, a manufacturer of manmade fibres later occupied the mill and the majority of the buildings have been retained in a residential conversion to dwellings c.1990. In its later days, workers were bussed to Syke Mill from Keighley (Hindley, 2004). The main shed is sixteen bays long with an eaves band and paired gutter brackets the only decoration while a bellcote presides over the apex of the western gable which contains a central bay of loading doors. The ground and first floor windows on the southern elevation have been elongated, destroying the original fenestration and on the northern side the weaving sheds have been demolished and a series of garage door openings inserted at ground floor level. The mill chimney survives and is a tapered cylinder on a square base. In front of the mill is a pair of stone built cottages, **18-20 Denholme Road**, which predates it. The windows and door are well recessed in their plain stone surrounds, adding character to the building.

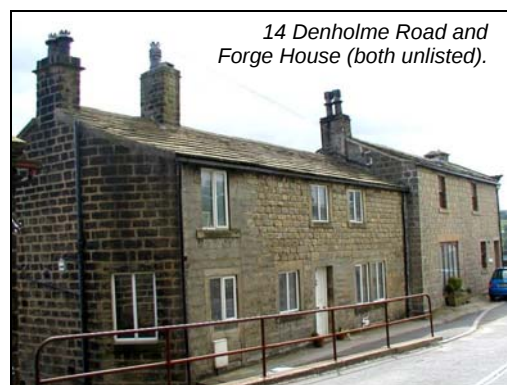


The extent to which the appearance of the cottages at Spring Row (unlisted) has been altered in terms of stone painting and non-traditional windows and doors is evident from across Leeming Reservoir.

Set back from the road are the houses of **Spring Row**, originally ten back-to-back houses, but now only one pair survives. This is not to be confused with a mill by the name of Spring Row (a.k.a. Hey's

Mill, now B & S Motors). This terrace is dated 1832. Its long coped stone roof is studded by five stone chimneys and the houses retain their original fenestration of three mullioned lights in plain stone surrounds at first floor level and two taller mullioned lights and ground floor next to a plain stone doorway. Unfortunately the array of window and door types and the various paints applied to the stonework give the houses an inconsistent appearance.

In front of Spring Row there is an intriguing former shop at **16 Denholme Road** consisting of one room above another with no link between the two. The shop now appears to sell art and in the early 20th century sold pots and pans. It retains a large timber sash shop window consisting of ten panes over three and a timber board door. Next along is **14 Denholme Road**. The main part of the house dates from the late 18th century and has an irregular layout of openings in plain stone surrounds with projecting cills. The single bay early 19th century addition to the left is made of a more regular sandstone 'brick' than the older building and has a canted corner. The chimney at the apex of its gable is corniced and different in style to that of the house. To the rear, this single bay projects forward some way and contains what appears to be a taking-in door at first floor level. It is therefore likely that 14 Denholme Road consisted of the house of a textile businessman with a cottage/textile store/workshop built later. It could conceivably have been the storage point for materials and finished goods going to and from Midge Holme Mill, which was a short distance down the lane from the cottage. Attached to the west of 14 Denholme Road is **Forge House**, a misleadingly named residence, which in fact was built around the time of Leeming Reservoir and served as a depot for Bradford Corporation Waterworks, a purpose which it served until the late 1980s. The roadside façade is dominated by the almost square tie-jambed former doorway to the workshop, which is now glazed over and forms part of the house. New timber sash windows have been installed, but unfortunately the appearance of Forge House is let down somewhat by the strap pointing.



14 Denholme Road and Forge House (both unlisted).

55-59 Denholme Road stand opposite Forge House and are recorded on the 1852 Ordinance survey map as *Scar Hall*. The oldest part is 57-59, the original extent of which is indicated by the quoins embedded in the wall. They appear to have been built as a two bay house and single bay cottage sharing a large square corniced ashlar chimney. Number 55, a slightly larger two bay house with quoined outer angles, was added later and number 59 has doubled in size since 1892. Both of the later additions presumably incorporate the coping and kneelers of the original gables. While 55-57 have the typical rows and pairs of mullioned windows in plain stone surrounds, number 59 has slightly taller windows which might have accommodated a timber sash opening, a detail which has been repeated on the extension. All three houses have stone built gable-fronted porches with stone roofs.

Smithy House is the next house along Denholme Road, though there is no record of a smithy ever being on or near this site. This unassuming Victorian villa consists of three symmetrical bays and retains its two pane sash windows and six-panel timber door set below a hood on brackets. Unusually, the corniced ashlar chimneys do not contribute to the symmetry of the house, though this might well be due to the position of the attached Smithy House Barn which is now a dwelling. **Smithy House Barn** is probably contemporary with Smithy House and might have originally served as a coach house to the main house. It appears to have been rebuilt during its conversion, with the roof possibly raised to be level with that of Smithy House. A large chamfered quoin segmental headed cart entrance is at the centre of the roadside façade with a blocked doorway adjoining it. Two lunettes sit under the gutter brackets and the large windows on the floor below have been recently created. Similar openings can be found on the coped gable with kneelers and quoins at its angles.

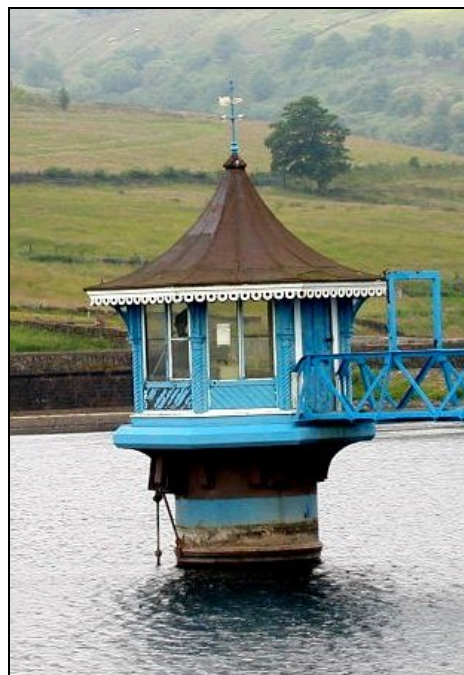


Smithy House (key unlisted building) is an austere Victorian villa which maintains its handsome traditional detailing and appearance.



Smithy House Barn (unlisted) retains its original openings among the newer ones created when the building was converted to a dwelling.

There is a large gap in the building line between Smithy House Barn and Heather Bank. One structure of note is the highly visible **valve shaft housing** in Leeming reservoir which is accessed via an iron footbridge. This mainly timber structure sits atop an iron shaft and is highly decorative despite its functional purpose and must have been quite an unusual example of modern architecture when it was built in the 1870s. The octagonal room has on seven sides a timber apron with a window above flanked by diagonally fluted pilasters which support spandrels which project away from the building and support the overhanging roof. The eighth side contains a timber panelled door. The roof has a curved pitch which descends from a central point topped by a weathervane. The roof is edged with ornately carved bargeboards. This building is an important landmark feature and is attractively painted.



The valve shaft housing (key unlisted building) is an original building associated with Leeming Reservoir. The ornament of this landmark building makes it an attractive component of views across the water.

Passing the mid-20th century intrusion of Heather Bank, the former **Oxenhope Baptist Church/School** is another landmark building in the conservation area. The Church/School opened in 1927, replacing the Baptist church at Horkinstone which was demolished that year (its graveyard survives and is in the conservation area). The chapel/Sunday school was in use until December 1996 and it has since been converted to two dwellings. Little has changed materially during the conversion, the most significant being the insertion of large velux windows and new doors and windows which are not recessed in the wall the way the originals were and some of them obscure the gothic style tracery in the three pointed arch windows set in the gable (these are flanked by two new window openings). The use of local stone with Welsh slate and red clay ridgework makes it unique in the conservation area and reflects how improved communications mean that these natural materials could be imported from elsewhere. To each side of the building are paired gables each containing paired pointed arch windows.



The former Oxenhope Baptist Chapel/School (unlisted) is dated 1927 and replaced the earlier building at Horkinstone. The new glazing obscures some of the gothic tracery at first floor level.

43-51 Denholme Road adjoin the former Baptist Church is a row of typical worker's cottages with corniced chimneys, rows of flat faced mullioned windows, stone roofs and plain stone openings. The end house, 43 has different fenestration, shares a chimney with number 45 and exhibits a blocked taking-in door at its gable at first floor level, implying that the cottages housed domestic textile workers. This house must have served some storage purpose prior to its conversion to a dwelling in the mid 19th century, hence the different fenestration.

Across the road from the houses, **Leeming Farm** is a long 18th century laithe, although it is difficult to

discern much about this large building from its front elevation. The fenestration of the rear and the positions of the corniced chimneys suggest it was built as a farmhouse and a pair of cottages. Leeming Farm might well have been significantly rebuilt as only the eastern end of the building is quoined and some of the plain stone surround openings do not appear to be very old. The attached garages with sympathetic timber board doors might be a partial rebuild of an earlier barn.



At the junction of Denholme Road and Back Leeming, **The Lamb Inn** (above) is an interesting building, with components built in two phases. The front element consisting of a house and textile store/workshop/cottage was probably built in the 18th century by a wealthy clothier. The house is large with quoined angles, corniced chimneys and an asymmetrical arrangement of two, one and four lights set in plain stone surrounds. The smaller cottage / textile store / workshop has similar detailing and features a blocked taking-in door at its gable. Behind the original building stands a slightly taller 19th century extension with a parallel ridgeline. The Lamb Inn came into existence before 1822 (and probably existed for a long time beforehand, as it is thought to be the oldest pub in Oxenhope) and this newer building might have provided additional accommodation or acted as a larger warehouse. It has paired windows in plain stone surrounds, some of which have retained single pane timber sash windows, an eaves band with dentil blocks above and corniced chimneys.

Downhill from the Lamb Inn, **Rock Lea** and **Clear View** are unusual in this conservation area in that they are highly stylised buildings in an otherwise vernacular village (see page 22). This is explained by the fact that these houses were built c.1880 for the Crabtree Bros who were contractors involved in the construction of Leeming Reservoir and settled in the area. The houses, known collectively as **Rock Villas**, stand in front of a quarry used by the Crabtrees. In 1912 Rock Lea was occupied by members of the Merrall family, who owned Lowertown Shed and Ebor Mills, Haworth. The long six bay main elevation of Rock Villas is fronted by

gables of different heights in all but one bay, and three bays are set forward of the rest, one extending further forward via a canted bay window with an ashlar parapet. This lack of symmetry and the unusual arrangement of these Victorian villas give them a picturesque quality. After the mass and shape of the houses, the timber porches in front of the doorways which occupy a central position in each house are impressive and eye-catching features. The floridly carved timber framework surrounds decorative frosted glass panels and above the doorway there is a delightful leaded stained glass panel. At the top of the porches, scrolled timber brackets support a sort of overhanging carved frieze with a cornice above. The majority of the windows are pairs of single pane timber sashes set in gently chamfered quoined surrounds with double chamfered mullions and chamfered cills. The first floor windows have cambered heads. The doors also stand in quoined chamfered quoined openings. All angles are quoined and a dripmould wraps around the house between ground and first floors, but is interrupted by the moulded brackets which support shelves below two of the windows. Set below the apex of each coped gable are small quoined pointed arch windows and small cusp like openings. The Westmoreland slate roof has red clay open crested ridgework and the two central gables are topped by star shaped finials. The numerous chimneys feature two cornice decorations. Attached to the side of Clear View, **2-4 Denholme Road** is a pair of cottages which might well predate the larger houses and have originally been attached to whatever structure occupied the site at the time of the 1852 Ordinance Survey. The only indication of the age of the cottages are the quoins, the only element not to have been replaced or covered with render.

35-41 Denholme Road is further downhill. The large irregular quoins and coursed rubble of number 41 suggests a 17th century build with a possibly 18th century rubble build next door and a sandstone 'brick' 19th century addition, partially incorporating part of an earlier rubble construction at the end (35-37). This rear elevation contains a mixture of two chamfered slit-like windows (one blocked) and later cill and lintel 19th century windows. However, the front of the building only reveals more about the extent to which these buildings have been altered. The rubble-built 41 has wholly unsympathetic large modern windows with built-in cills set below modern concrete lintels. The neighbouring 39 retains its original pattern of flat faced mullion windows and plain stone openings, while 35-37 has been painted over but otherwise retains its 19th century characteristics, save the original windows and door

details, which are lacking on all of the houses along this frontage. The red brick chimney extension to the lower house is another unsympathetic alteration.

The neighbouring **11- 25 Denholme Road** was built by the Oxenhope Provident and Industrial Society Ltd in 1896-7 as houses for rent, which probably explains the location of these houses – convenient to Lowertown and Leeming, but not too close to any particular mill. The terrace forms an L-shape with **27-31 Denholme Road** which were presumably built by the Society a few years later. The longer row stepping downhill in pairs. These are fairly plain and feature corniced chimneys, eaves bands and dentil blocks. The longer row of houses has door hoods on brackets.

Going back uphill and turning down Back Leeming at The Lamb, the next building of note is **Gale House**, a large detached Arts and Crafts style villa dated 1925. Its red tile pavilion roof and pebbledashed exterior put it at odds with the rest of the conservation area, and if it had retained its original glazing and doorway it would have been a better example of its type, but nonetheless its openings, including an archway leading to the front door have plain stone surrounds and other features, such as the strip pilasters and bay window also feature local stone. Between Gale House and The Lamb is **Lea Hill**, a stone built, slate roofed bungalow. The house was originally built in 1876 by one of the Kershaw brothers, owners of Syke Mill (Hindley, 2004). The house appears to have been substantially altered and rebuilt in recent times, with a corniced ashlar canted bay widow one of the few apparent details of the original building.



32-44 Back Leeming (unlisted) is an organic development of cottages which follows the sweep of the road. Unfortunately the lack of original detailing and other modernisations belie the historic character of the group.

32-44 Back Leeming is an unusual L-shaped cluster of houses occupying a small triangle of space between the open fields and the lane, which has resulted in curved roadside elevation which follow the sweep of the road. They mainly date from the early 19th century (recorded as Lilly Hill on the 1852 Ordinance Survey Map) and have the typical features of houses in the conservation area, though they have undergone modern alterations to varying degrees. The same applies to the 18th century **1-5 Back Leeming**, originally a row of three cottages, now two dwellings. Several uncharacteristic large modern windows have been inserted into the front face, some with modern concrete lintels oversailing them. Modern doors also feature while number 1 has been painted white. 3-5 retains some original window openings to first floor and has a quoined corner topped by a kneeler. The 1852 and 1892 Ordinance Survey Maps indicate that the row was originally L-shaped, the demolished element might have been a shared workspace or another cottage. Across the lane **22-30 Back Leeming** is a two-three storey late 19th century through terrace which is very similar to 69-75 Denholme Road in terms of its appearance.



The houses at Crossley Bridge (key unlisted building)

Crossley Bridge (see *previous page*) is an isolated pair of houses on Isle Lane overlooking Leeming Water. They were built in the second half of the 19th century and retain many original features including single pane timber sash windows in plain stone surrounds, stone roofs, corniced chimneys and a carved timber porch to number 1 which also features a thoughtfully built timber conservatory. **Egypt House** is further uphill and is of a similar date to Crossley Bridge. The T-plan house has an ashlar bay window, corniced chimneys, stone roof, eaves band and gutter brackets and retains most of its single pane timber sash windows.



Egypt House (unlisted)

6.2 Architectural and Historic Qualities of the Buildings: Lower Town

Summary of Architectural and Historic Interest

Lower Town Conservation Area contains a wide range of historic buildings which date from across four centuries and reveal past ways of life in Oxenhope. The different stages of history employed different building types and styles of architecture which contribute to the sense of place. The architectural and historic interest of Lower Town Conservation Area can be summarised as follows:

- It contains nineteen Grade II Listed buildings of special architectural and historic interest. These buildings are mainly the best examples of houses (such as **The Manor House** and **Yate House**), a barn (**Yate Barn**), workers' cottages (**2-14 Farra Street** and **6-14 Hill House Lane**) all from the 17th and 18th centuries, before the manufacture of textiles moved to large-scale mills.
- The oldest buildings in Lower Town display architectural features of the local vernacular tradition, such as tabled stone roofs with kneelers, chamfered window reveals, recessed doorways and rows lights separated by mullions with a double chamfer.
- The conservation area contains a small number of barns dating from the 17th century through to the early 19th century. Despite the differences in ages, typical features include stone roofs, large central segmental headed archways (often chamfered), and a limiting of other openings to the occasional small window or low door or high ventilators so that elevations are largely blank.
- The late 18th/early 19th century cottages and houses have later vernacular details such as rows of flat faced mullioned lights, kneelers, quoins, corniced chimneys and plain stone surrounds to openings. In some cases the fenestration was necessary to let in as much light as possible to weave by.

- **Wadsworth Mill** is a good example of an early small-scale water-powered textile mill with plain stone openings, taking-in doors and sash windows. The mid- and late-19th century extensions of the latter show how the design of industrial buildings evolved. **Charles Mill** and **Lowertown Mill** are surviving examples of the imposing scale and limited detailing of mills built in the mid-19th century. The chimney of Lowertown Mill is Listed Grade II.
- Large houses built for mill masters and mill managers give insight into the social hierarchy of the mill village and the architectural fashions of the time. Examples include the austere, restrained decoration of earlier houses such as **Wadsworth** and **Holmfield** to the symmetrical composition of the Victorian **West View**, **Brookfield** and **Lea Mount** to the fashionable Arts and Crafts style of the early 20th century found at **Cragg Royd** and **Hillcrest**.
- The short terraces of mill workers' houses around Lowertown complete the mill village character of the conservation area. Their high density, small size, repetition and restraint of detailing communicate their original status and how the design of worker's houses has changed in the space of a century.

Continuing down Isle Lane from Egypt House, the road leaves Leeming Conservation Area and enters Lower Town Conservation Area. The first building encountered in Lower Town is **Holmfield** and the smaller and attached **Holmfield Cottage**. The long building appears to be a heightened and extended rebuild of an earlier building in the mid-19th century with sympathetic 20th century extensions at either end. The rear elevation exhibits the quoins and darker stone of an earlier building while the window openings with slightly projecting cills and chamfered lintels are all contemporary with the rebuild, as are the gutter blocks and corniced chimneys. There is a large modern conservatory to the rear which has the same modern glazing style as the rest of the building.

Holmfield and its cottage overlook the cottage-laithe and workshop at **Bull Hill**. This group of buildings dates from the late 18th and early 19th century, being of two builds. Bull Hill Mill was based near the cottages, barn and workshop and was powered by Leeming Water. The mill was established prior to 1810 and was used for worsted manufacture by 1841. By 1849 Bull Hill Mill was occupied as an offshoot to Emmott/Pawsons spindle and flyer makers at nearby Wadsworth Mill. The mill was apparently still in this use by the 1870s when it burnt down and was never replaced. No trace of the mill remains, but it appears to have been attached to the northern end of **4 Bull Hill**, which was extended to occupy the site of the wheel pit, where a water wheel powering the mill was positioned. The two ponds higher up Paul Clough served Bull Hill Mill and following its demolition, the water from the ponds was siphoned to serve Wadsworth Mill.

The eastern barn element of Bull Hill retains original details such as kneelers and tabling, a segmental headed cart entrance with timber board doors and a wide taking-in door above. The barn adjoins a quoined cottage with an ashlar corniced chimney and rows of four mullioned lights in plain stone surrounds. At the end is a slightly later and larger cottage with a corniced ashlar chimney, moulded timber gutters and some of its original single pane sash windows. In front of this house is an unusual freestanding stone workshop (**1 Bull Hill**) which retains its four-paned fixed timber windows and recessed timber board doors, all in plain stone surrounds. This building was used as the meeting room of the Co-operative Society Women's Guild until the 1960s (Hindley, 2004).



Above: the cottages and barn at Bull Hill (key unlisted buildings)
Top of next column: the workshop at Bull Hill (key unlisted building).



Fernhill (unlisted) is a large villa in the picturesque style.

Fernhill, a gothic style picturesque villa, also overlooks Bull Hill. The house was built in 1873 for the Pawsons, owners of Wadsworth Mill and the Olde Mill (Hindley, 2004). The A-shape white timber bargeboards on each of the different sized gables/dormers which break up the steeply pitched overhanging slate roof are the most prominent features. The three bay front elevation is asymmetrical and the architraved pointed arch doorway with fanlight is off-centre. To the left is an ashlar canted bay window (a similar one can be found on the northern gable) and a pair of mullioned windows to the right. A dripmould runs beneath the single and paired first floor windows, which, like the rest of the windows at Fernhill, are of a modern design.

Downhill from Bull Hill is a cluster of buildings related to Wadsworth Mill. The closest building is

Wadsworth House, a substantial early 19th century mill master's dwelling. Its rear elevation faces the lane and has the original eight pane timber sash windows with slightly projecting cills below and eaves band and dentilled frieze which gives Wadsworth House a Classical appearance. The sash windows at the gable end (*right*) differ in that they have margin lights, a sign of the occupant's wealth and status. The modern timber and stone conservatory built onto the gable is a thoughtful addition with a ball finial and entablature supported by pilasters which complements the Classical detailing of the house. A pair of late 19th century houses (**2-4 Wadsworth**) are attached to the eastern gable, perhaps originally housing mill managers or foremen. These are much plainer with some surviving single pane sash windows with chamfered lintels and front and rear corniced chimneys breaking through the coping of the slate roof. The large modern dormer to number 4 is an unsympathetic addition which is unfortunately prominent from up on Jew Lane. Across the lane is **1 Wadsworth**, a fairly large cottage which was built around 1800 and appears to be in some way connected with the original mill building at Wadsworth Mill. The plain stone taking-in door and tall projecting corniced chimney on the southern gable end suggest that this building was originally used for the manufacture or storage of textiles. Other details include quoined angles, plain stone surround openings a gable fronted stone roof porch and two characterful stone-roofed lean-to extensions.



premises first recorded on this site in 1808. The blocked taking-in doors are visible on the upper floors which have an irregular fenestration of two- and three-light mullioned windows in plain stone surrounds. The central windows in the groups of three are two-pane timber sashes and are flanked by what were probably originally fixed windows. Attached to the eastern gable is a mid-19th century five bay extension with a row of lights set in its slate roof. At the apex of its gable is a loading door with hoist and a well-recessed doorway accessed by an industrial iron staircase. A late 19th century eight-bay extension completes the roadside elevation of Wadsworth Mill, which started out as a textile mill but has been used from the 1850s onward for the manufacture of springs by the same company, *George Emmott (Pawsons) Spring Works* for over 150 years. Much of the works behind the roadside buildings was erected in the 20th century.



The symmetrical front elevation of Lea Mount (key unlisted building) retains the original door and windows, ensuring the building retains its historic appearance.



Wadsworth Mill (key unlisted building) is built in three distinct phases. The central section with blocked taking-in doors was built as a textile mill. In the mid-19th century the firm switched to making springs and expanded the premises twice.

Wadsworth Mill (better known as George Emmott (Pawsons)) faces 1 Wadsworth gable-on. The oldest element of the mill is the three storey stone roofed central element which is probably the mill

Occupying an elevated position above the mill is **Lea Mount**, an attractive late Victorian villa built after 1892. The house has a modest symmetrical three bay arrangement with a central doorway with fanlight leading into a stone porch which is flanked by three mullioned single pane timber sash windows. A drip mould, which surmounts the lintels of the windows, also wraps around the porch. At first floor, mullioned pairs of timber sashes flank the central window. The coping and the corniced chimneys at the apex of either gable complete the symmetry. Other decoration includes an eaves band surmounted by paired gutter blocks. Further along Jew Lane, a pair of cylindrical stone gateposts with an entablature capped with ball

capitals frame the entrance to **Hillcrest**, an Arts and Crafts style Edwardian house, built for a member of the Bancroft family, who owned Charles Mill. The overhanging rosemary red clay tile pavilion roof is carried on timber sprockets, although the bays of first floor windows break through and have small flat roofs. The walls are pebbledashed and the windows, including a bay window and many of mullioned groups, are set in slightly projecting plain stone surrounds while stonework on the angles gives Hillcrest a quoined appearance. The timber casement windows incorporate the lovely leaded stained glass panels of the original sashes.



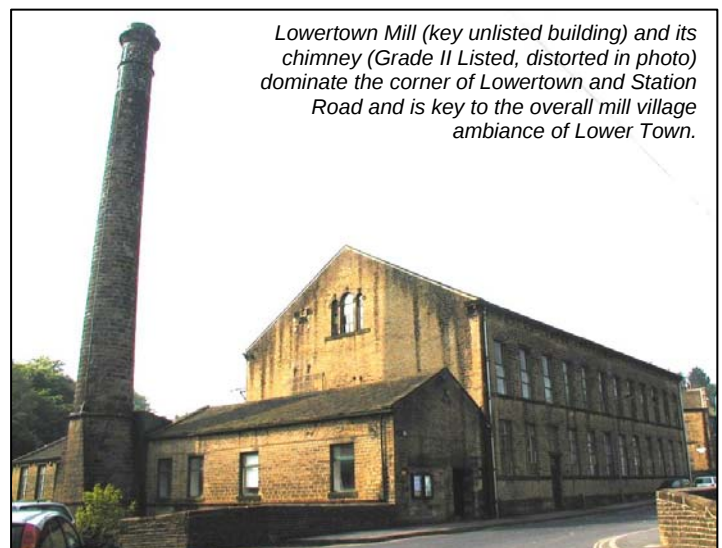
Hillcrest (key unlisted building), an attractive Arts and Crafts style villa built for the Bancrofts, who owned Charles Mill

Further downhill, is **Brookfield** and **West View**; a pair of houses built in the 1870s. The original building is the higher central element with a slate pavilion roof with a shared central corniced chimneystack. Below the gutter blocks, are single and paired single and two pane sash windows with slightly projecting cills and plain stone doorways beneath bracketed hoods. In the late 19th century the outer bays were added. Each of these has a gabled front with parapet and canted bays windows which extend up to the first floor. These houses were built for members of the Bancroft family, who from 1849 onwards were the owners of Charles Mill.

Top of next column: The pair of villas of West View and Brookfield (key unlisted building) has a symmetrical layout, built in two phases, and retains original materials and detailing.



The mill itself, now converted to dwellings and known as **Charles Court**, is opposite the junction with Denholme Road. The original two-and-a-half storey ten bay mill has cill bands, and eaves band with gutter blocks above and a simple, grid-like fenestration. Two bays of the top floor are expressed in gable dormers; the rest is contained in the roof with velux windows and balcony areas cut into the rear pitch of the roof. A slightly later two-storey range is attached to the mill and follows the shape of the road. These plain buildings with gutter blocks and projecting cills might have functioned as offices to the mill or perhaps workers' housing. The mill was founded by Charles Ogden (presumably after whom the mill was named) in 1803 as a water powered spinning mill. Ogden's business failed in 1808 and Charles Mill was tenanted until Bancrofts, tenants since 1847, bought the mill outright in 1849. The mill as we know it is the result of substantial rebuilding/extension/modernisation in the 1880s. Charles Mill was used for worsted spinning (by Bancrofts) until 1973. In 1988 Charles Mill was converted to flats (Charles Court) and was the first such conversion in Oxenhope (Hindley, 2004).



Lowertown Mill (key unlisted building) and its chimney (Grade II Listed, distorted in photo) dominate the corner of Lowertown and Station Road and is key to the overall mill village ambiance of Lower Town.

Across Leeming Water from Charles Court is the much larger **Lowertown Mill** (also known as Bridge Mill, Goose Green Mill and Feather's Mill), which, until late 2002 was occupied by *West Yorkshire Spinners* and was converted to dwellings in 2004. A worsted mill has been on this site since before 1817, though the main block of the present building was built in the second half of the 19th century. It has a long 12 bay façade with a regular grid of mostly 12-pane timber windows joined by projecting cill bands. Moulded brackets over the eaves band support the gutter. Near the apex of the western gable is a keyed and imposted Venetian window, not unlike those found on several barns in Oxenhope. The opposite gable (*below*) has a central loading bay with timber board loading doors set in quoined doorways with a narrow chamfer, topped by an iron hoist. A stair turret with blocked arrow-headed slit openings is immediately adjacent. A long row of lights stretches just below the ridge on the southern pitch of the roof. Many of the outbuildings, such as the former engine house and boiler house are contemporary with the mill shed and have similar detailing. According to its listing description, the Grade II Listed **chimney** dates from the early 19th century (perhaps part an earlier mill complex). Its circular and gently tapered shaft has a corniced top and stands on a square base with chamfered angles.



Immediately adjacent to Lowertown Mill are the late 19th century back-to-back terraced houses of **Mary Street** and **Beatrice Street**. The block nearest Lowertown has a pitched roof and gutters which slope with the road, while the southern block has a level ridgeline. Both blocks are fairly plain with bracketed door hoods, corniced chimneys and slightly projecting cills. Both blocks have an eaves band with gutter blocks above, but the lintels of the windows on the upper floor of the southern block break up the rhythm. A long low outbuilding with a slab roof adjoining 2 Mary Street and 9 Beatrice Street is a peculiar survival. The stone roofs of the back-to-backs contrast with the slate of the later, c.1900, through terraces of **Green Street**, **Holme Street** and the southern side of **Beatrice Street**. These were built by local landowner J C Horsfall of

West Croft House and have similar detailing, although the combination varies with each row, including corniced chimneys, coped gables, gutter brackets, projecting cills and door hoods on brackets. Unfortunately original details such as single and two pane timber sash windows and four panel timber doors are in the minority as doors and windows have been replaced with modern alternatives on an ad hoc basis with little regard for the overall appearance of each row. The insertion of large dormer windows has had a similar negative impact.



A lot of effort has gone into the conversion of The Barn at Goose Green (unlisted) through the use of leaded glass, oak and double chamfered mullions, but unfortunately the result detracts from the agricultural character of the original building.

Barn Street leads to a low **Barn** after which the street is named. Possibly having 17th century origins, the front elevation of the quoined, stone roofed barn has a central segmental archway with tie jambs. The archway is flanked by six lights with a slightly projecting cill separated by double chamfered mullions. The leaded metallic windows and the leaded glazing and oak frame inside the archway are thoughtful details which might well refer to the early origins of the barn, but the number and size of these new openings and the style of door give the barn a strongly domestic character which is reinforced by the fenestration of the rear offshot. Nonetheless, this building has been improved, as the rows of lights correspond to the position of former garage door openings which were inserted into the building earlier on in the 20th century. The Barn forms part of an L shaped range with Meadowfield and its cottages. The cottage adjoining the Barn (**1 Meadowfield Cottages**) probably dates from the late 18th century with a row of three mullioned lights set in plain stone surrounds on both floors and a well recessed door also set in plain stone surrounds. The attached **Meadowfield** and **2 Meadowfield Cottages** was originally a single farmhouse, a mid-to-late 19th century rebuild of an 18th century building.



Cragg Royd and its terrace (both key unlisted buildings) occupy a secluded and elevated position and were built in a fashionable architectural style. Map evidence suggests that the chamber under the terrace might have been used as a coach house or garage.

A track in front of the barn leads up to **Cragg Royd**, a substantial detached house which was built in 1904 for a Mr Ogden, who had been a partner at Charles Mill since 1884 (Hindley, 2004). Its rendered walls contrast with the golden sandstone surrounds to openings and ashlar quoins. The off-centre panelled timber door is surmounted by a hood on brackets with a moulded profile which continues across the wall as a dripmould and extends across the two canted bay windows which flank the doorway. The rosemary red clay tile roof has crested ridge tiles and in its centre there is a dormer with three timber sash lights surmounted by bargeboards and a drop finial. The timber sash windows of the dormer are different in that they have multi-pane upper sashes while the rest of the windows have single pane upper sashes. Both of the corniced chimneys are made of stone. There is a stone terrace in front of Cragg Royd with a room underneath. The terrace has a golden sandstone balustrade and a central doorway and four bays of round-headed voussioired windows front the room below.



Bottom of Previous Column: The Olde Mill (unlisted) and 16-20 Hill House Lane (key unlisted buildings). The cottages were built much earlier than the mill and the original fenestration (which survives only on number 18) suggests that the cottages were occupied by weavers.

Hill House Lane is to the north of The Brink and ascends steeply out of the conservation area. The building nearest the boundary, **The Olde Mill**, was built in the mid-19th century (but for whom and for what purpose is unknown) and was until recently occupied by *Pawson's Spring Works*, and it is now a dwelling. The Olde Mill consists of four bays of windows with paired gutter brackets set between bays on the first floor. The gable end contains a bay of wide loading doors on both floors, which have been glazed over in an unsympathetic manner. A square corniced chimney breaks through the coping at the southeast corner.

The Olde Mill is attached to **18-20 Hill House Lane** at a right angle. These houses were built before the mill and date from c.1810. Only number 18 retains the original fenestration of six flat-faced mullioned lights with plain stone surrounds over five on the ground floor, a typical arrangement for weavers' cottages. The doors are also set in plain stone surrounds although the recessing of the lintel within the doorway is an unusual feature. The corniced chimneys with chamfered ledges, panelled timber doors and the unpainted stonework help to unite this short row of houses. The eastern bay of number 16 was added in the late 19th century and presumably features the tabling and kneeler of the original gable end. This U-shape square of buildings immediately adjoins a similar layout of cottages and houses, with **12-14 Hill House Lane** dividing the two. Two sides of this square, 6-14 Hill House Lane, are Grade II Listed for their group value. 12 Hill House Lane was originally two houses built at different times. The later, mid-19th century single bay taller element has large cilled windows and double corniced chimneys, while the lower portion (and number 14) probably dates from the late 18th century and has the fenestration of a weaver's cottage: six plain stone lights over another row of six, which allowed as much light in as possible to weave by. The long stone roof of the cottages terminates in tabling and kneelers. Attached to the gable end of number 12 is a partly ruinous row of single cell buildings with fixed pane windows and quoined angles. These were possibly workshops, or one-roomed cottages which housed weavers who worked in the workshops of the adjacent cottages. **6-10 Hill House Lane** form another side of the square. 8-10 are back-to-back cottages which feature exactly the same detailing as numbers 12-14 plus quoined angles. The adjoining house, number 6, dates from the same period but was refenestrated in the late 19th century

with two pane timber sash windows. Set near the apex of its gable is an older opening, a keyed and imposed Venetian window with plain stone surrounds.



6-14 Hill House Lane are Listed Grade II for their group value. These weavers' cottages date from the early 19th century and are an example of early industrial activity in Oxenhope.

2-4 Hill House Lane and **25 Best Lane** is a pair of back-to-back houses attached to a through house which date from the mid-to-late 19th century. They are fairly ornate and retain original features such as a coped stone roof, corniced chimneys, modillion gutter brackets, and ashlar quoins. The openings are unusual in that they have composite jambs and shouldered lintels with similarly shouldered timber sash windows and fanlights underneath. On the opposite side of the road, **The Brink** is a symmetrical three bay Victorian villa with a dentil course and cornice. The most interesting features are the stone aprons below each window which are carved with a quatrefoil motif.

Lowertown is fronted by a variety of houses and former shops and has a mill village atmosphere. At the junction with Hill House Lane and Goose Green, **15 Lowertown** is a former shop and house dating from the mid-to-late 19th century. It has a chamfered corner at ground floor level which originally contained the shop doorway set in plain stone surrounds. This opening is flanked by the large, almost square former shop windows on either wall which are now glazed with uncharacteristic multi-pane windows which slightly project from the wall. Facing Lowertown is a private doorway to the house adjoining the shop set in tie jambs with a stone hood on moulded brackets above. Single and two-pane timber sash windows light the upper floor. The slate roof is hipped at one end and its ridgeline is punctured by two corniced ashlar chimneys.



30-32 Lowertown (unlisted)

Across the road, **30-36 Lowertown** was built in the late 19th century as four back-to-back houses with a basement storey. They are fairly plain in appearance and lack original door and some window details. Numbers 32 and 30 are accessed via stone bridges and steps with iron railings. The former has a moulded door hood on scroll brackets and both houses have an eaves band, gutter blocks and corniced front, rear and gable chimneys. The adjacent **24-28 Lowertown** date from c.1800 and feature Regency style pedimented doorcases (see photograph, right). These houses were built for members of the Heaton family who built and ran Lower Town Mill which was first built contemporaneously with these houses. These modest dwellings are not much bigger than workers' cottages and decoration is restrained to the then-fashionable Regency style doorcases. In 1877 the Heaton family built Manorlands, which became their primary residence. The monolithic jambs of the doorcases have inlaid panels which can also be found on the lintels. 24 and 28 retain the single pane timber sash detail and all houses retain the traditional panelled layout of doors, sometimes incorporating etched glazing. The windows are set in plain stone surrounds and an eaves band surmounted by paired gutter brackets runs along the front of the row.



Opposite, **3-11 Lowertown** and **2-8 Barn Street** are blocks of five and four back-to-back houses constructed in the late 19th century. These two storey houses are much higher than the other houses because of the height of the additional attic

floor. They are plain in appearance with bracketed door hoods, regular fenestration, an eaves band and dentil blocks on each block of houses. The single bay 3 Lowertown was originally a shop, with its doorway set in a chamfered corner below a moulded hood on scrolled brackets. To the left is the large former display window, which, like the rest of these back-to-backs, has been glazed in a modern style.



3-11 Lowertown (unlisted). Number 3 retains some shopfront details.

At the corner of Lowertown and Station Road, **2-24 Mallard View** is a modern terrace of stone houses, built following much of the advice put forth in the Oxenhope Village Design Statement. Although they lack chimneys the materials used, plain stone openings, the use of stone mullions and the breaking up of the row so that it lacks a continuous, uniform frontage mean that these houses make a positive contribution with the group of older buildings lining the junction, including **18-22 Station Road** and **1 Yate Lane**. This row of four houses was built c.1900 and is two storeys in height with a basement and attic floor. The slate roof is studded by a number of corniced chimneys and a lead-roofed pedimented timber dormer over every house. The facades have an eaves band with dentil block terminating in kneelers, recessed doorways up steps and chamfered lintels. Numbers 20-22 retain two pane timber sash windows. The contemporary **3-9 Yate Lane** is built to the same design.

Across Yate Lane, **12-16 Station Road** steps forward in three stages. The Post Office is closest to the road, and although it lacks the original window detail, looks like a Victorian shop. The adjoining houses were formerly part of the Post Office and a bank. Unfortunately, the original shop details have been lost almost entirely as large modern domestic windows with new lintels of a different size to the original openings have been inserted. Number 16 displays the former lintel of a pair of round-headed lights.



12 Farra Street, along with 2-14 (even) is Grade II Listed. Before the construction of the rest of the row, 10 and 12 were a single symmetrical house.

Behind the Post Office, the row of houses which constitutes 2-14 Farra Street is Grade II Listed and displays an interesting evolution, being built in several stages across the 18th and early 19th centuries. It would appear that Farra Street is named after the Farrar family. John Farrar is listed as a 'Gentleman' of Oxenhope in a Trade directory published in 1822. Rather than being a member of the gentry, Farrar was one of the few people in the Worth Valley whose income from rents rivalled earnings from trade (Hindley, 2004). It is likely that the cottages were built for rent by the Farrar family and the row was extended over time. The oldest section is the 18th century house (potentially the Farrar residence?) which has been divided into **10-12 Farra Street**. The original doorway to this symmetrical house is up five steps and is recessed in plain stone surrounds. Above the door is a round-headed window with a keystone and impost blocks set in its plain stone surrounds. This central bay is flanked by a simple vernacular version of the Venetian window; a two-pane sash window flanked by two smaller fixed rectangular windows. The doorway to number ten interrupts the symmetry and is a later addition. Quoins indicate the extent of the original house. Attached to the southern end of the house, though set back slightly, **14 Farra Street** is a single cell cottage with a quoined gable with kneelers and mullioned windows set in plain stone surrounds. **6-8 Farra Street** is a stepped pair of two-bay cottages built onto the other end of the large house. These have corniced ashlar chimneys with a chamfered ledge, which differ from the corniced stone 'brick' of the earlier chimneys. The front doors are on the opposite side of the rest of the row and the fenestration is rows of three and four flat-faced mullioned lights, although number 8 lacks this detail in places. The quoins at the

northern end of number 6 indicate where the row ended when these houses were completed. The final pair to be added, **2-4 Farra Street**, is another stepped pair of cottages with similar detailing to their neighbours although stone porches were built onto both of them in the 20th century. The opposite side of Farra Street, numbers 1-5, date from the late 19th century and have typical details of this era.



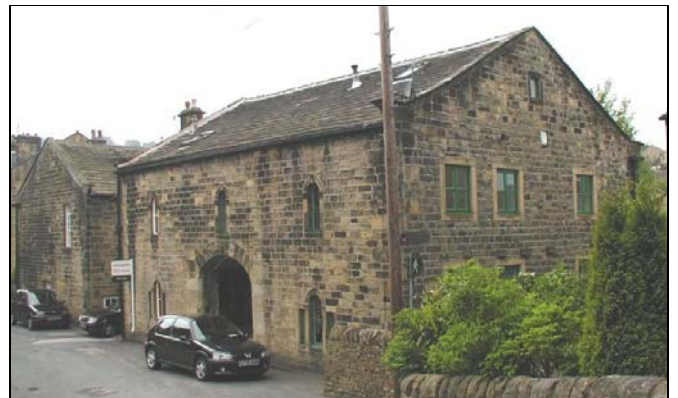
The Grade II Listed southern side of Farra Street extended westward with successive pairs of houses built in the late 18th and early 19th century.

Across Yate Lane is the oldest house in the conservation area which was built in the mid-17th century and is Grade II Listed. **11 Yate Lane** displays typical vernacular detailing of its time and region, namely long rows of lights set in chamfered surrounds and separated by double chamfered mullions and king mullions. The plain stone surround doorway and row of nine ground floor lights sit below a drip mould with a central row of eight lights over top. The roadside angles are quoined and surmounted by kneelers and the stone roof is coped with ashlar stone. The tall windows with projecting cills to the side and rear might have originally functioned as taking-in doors or might simply have been added in the late 19th century. The rear of the neighbouring **13-15 Yate Lane** has similar rows of lights set in chamfered reveals and between double chamfered mullions for this house is a partial rebuild of an earlier building. The majority dates from the early-to-mid-18th century and is highly ornate, reflecting the wealth and status of its owner who might well have accrued wealth through textiles, possibly first living in and working in a building contemporary with number 11, but then using some of the money to rebuild the house while perhaps keeping on number 11 as a workshop. This symmetrical, Classical style house consists of five bays with a central doorway and is Listed Grade II. The ornate doorcase consists of two Ionic pilasters supporting an entablature with a pulvinated frieze surmounted by a segmental pediment which interrupts a moulded stringcourse which runs

across the front elevation. The timber casement windows which replace the original sashes sit in architraved surrounds with moulded cills. At the top of the wall is a moulded eaves cornice supporting the gutter. The ashlar quoins at the angles have chamfered edges and are surmounted by kneelers. Corniced chimneys top the ashlar coping at either gable. The stone of this front elevation is a mixture of dressed and ashlar stone.



11-15 Yate Lane (Grade II Listed) is one of the earliest surviving buildings in Oxenhope. 11 (to the right) was built in the mid-17th century as was its neighbour, 13-15 which was rebuilt in the early to mid 18th century in a manner which communicated the wealth and status of its occupier.



The Grade II Listed barn behind 11 Yate Lane retains much of its original character through its thoughtful conversion which retains all of the original openings.

To the rear of 11 Yate Lane are **Yate Barn** and **Yate Barn Cottage**, two dwellings occupying a large 18th century barn which is Listed Grade II. This massive structure has a stone slate roof with tabling and kneelers. It quoined roadside façade is dominated by the large central segmental archway with a slight chamfer to the jambs. This archway now frames a small square recess which is bounded on three sides by glazing set in a timber

frame. The archway is flanked by two Venetian windows with keystone and imposts, while at first floor level there are three keyed and imposted round-headed windows which correspond to the middles of the openings underneath. This roadside elevation is virtually unchanged. Instead, new openings, timber windows in plain stone surrounds, have been created on the other, less prominent elevations.

The barn across the road has also been converted into two houses, **2** and **2a Yate Lane**. The barn formed part of Lowertown Farm and is an early 19th century build incorporating the lintel of an earlier barn which is inscribed with the date 1682. The former barn retains slit like ventilator openings at the apex of its gable and along the wall top while the domestic openings contain single pane timber sash windows.



The barn at Yate house (key unlisted building) has changed little since its construction in the 17th or 18th century.

Up and away from the built up area is another barn, though this one is used as a garage and dates from the 17th century. The **Barn to Yate House** is long and fairly low with quoined angles and a long stone roof. There are only three openings along the roadside elevation, and one of these is blocked. The largest is the quoined and voussoired segmental archway with a chamfer which contains a recessed vertical timber board doorway. At either end of the elevation is a low doorway which extends into the massive lintel which has a chamfered underside. Elevated above the barn and set at a right angle to it, **Yate House** is an attractive, well-built mid-18th century house built in the 17th century

Yeoman tradition. The house was originally occupied by the Wright family, passing by marriage to Jonathan Whittaker in 1784 whose family lived in the house for some one hundred years. In 1881, Jonathan Whittaker, the proprietor of the now demolished Lowertown Shed lived at Yate House and at the time employed 222 people. The original building is made up of three long bays with four well-spaced rendered chimneystacks with cornices. The off-centre doorway is framed by Doric pilasters which support an entablature with a pulvinated frieze surmounted by a pediment. Above the doorway is a round-headed window with a moulded cill, keystone and moulded impost blocks. The windows occupying the rest of this bay and the flanking bays consist of four and six transomed lights separated by double chamfered cross mullions, all set in chamfered surrounds. A projecting stone string separates the ground and first floors and the angles of the original building feature raised chamfered quoins. A two-storey kitchen wing was built onto the back of the house in the mid-19th century and is fairly plain apart from some Italianate round-headed windows with keystones and moulded imposts, which mirror the round headed openings of the older building. The vertical timber board porch to the front of it is another good surviving detail. The single bay **Yate Cottage** was added in the late 18th or possibly early 19th century. It has a row of four flat faced mullioned windows on each floor, quoined angles and a corniced ashlar chimney and with Yate House is Listed Grade II for its special interest and group value.



Yate House (Grade II Listed) continues to look grand and imposing some 270 years after its completion. At the far end is the single bay cottage which was built later.

6.3 Architectural and Historic Qualities of the Buildings: Station Road

Summary of Architectural and Historic Qualities

Although Station Road Conservation Area contains no Listed Buildings, there are a number of buildings which are important features of the townscape and often retain original features such as roofing material, unpainted facades and door and window details which reflect the architecture of the period 1867-c.1910 when the majority of the conservation area was built. The following summarises the architectural and historic interest of the buildings in Station Road:

- **Oxenhope Station**, built in 1867 was the catalyst for the development of the area and is virtually unchanged since its extension c.1881 and is a rare example of a late Victorian branch line terminus, complete with enginehouse. Architecturally, the older element is Italianate while the larger extension is simpler with an overhanging roof which is typical of the late Victorian period.
- The area contains a dozen substantial detached houses; many built for local businessmen and reflects the changing architectural fashions and the requirements of their occupants. The earlier **Whinknowle** and **Thorn Villa**, for example are respectively Italianate with a detached coach house and Neo-Classical with an attached coach house, while the later **Ashdene** and **The Croft** feature Arts and Crafts detailing and lack accommodation for horses.
- The most common building type by number is **mill workers' houses** built in short terraces. These are generally plain and of a highly uniform appearance, although in instances where the development of a row was incremental, such as at Keighley Road, the differences in height, scale, mass, fenestration and detailing communicate the different ages of the buildings.
- **Oxenhope First School** was built in 1896 and is a largely unchanged substantial Vernacular Revival-style schoolhouse. With its many cruciform windows, it is a handsome example of

a purpose-built school executed in a style of its time.

- Station Road contains only one surviving pair of original timber **shopfronts** while the **Co-op Store** (1929) is of a standout Art Deco design and is the only example of this short-lived style in Oxenhope.

Continuing up Yate Lane and leaving Lower Town Conservation Area, the first buildings encountered are **The Sett**, a late 20th century detached bungalow and **Eastville**, a short row of four terraced houses built c.1900. The inappropriate mass, fenestration and synthetic roof tiles of the former contrast with the 2-3 storey stone mass of the latter which features a mixture of traditional sash and uPVC windows. This type of incongruous juxtaposition is thankfully rare in Oxenhope and the principles set forth in the Oxenhope Village Design Statement should ensure that new development is sympathetic with its surroundings. Members of the Merral family, who owned Lowertown Shed and Ebor Mills, Haworth lived at Eastville from 1917 onwards. Further along and across the road, **Ashdene**, an Arts and Crafts style villa dated 1908, stands behind an ashlar gateway with an iron gate and a high garden wall with flat-topped moulded coping. Although pebble dashed and lacking its original windows, the use of stone mullioned windows with moulded lintels and a stone base with

ashlar quoins means Ashdene contributes to the overall unity of Station Road. The timber bargeboards and a roof which overhangs these eaves are typical of the style.



Ashdene (key unlisted building), an Edwardian Arts and Crafts style villa.

On the opposite side of Yate Lane, **Woodhouse Gate** is situated at the former carriage entrance to Manorlands. Dated 1859, the taller two-storey house is attached to a barn which was used as a stable and coach-house. The plain house and almost windowless barn are plain in appearance with the house decorated with a corniced chimney, coped roof, moulded dentil course and a ball finial on its porch, while the barn features similar dentil blocks and a segmental arched carriage entrance. Since about 1900, the main access to **Manorlands** has been through a gateway at the corner of Keighley Road and Dark Lane which features ashlar gatepiers with embattled caps. The house, which is set in substantial wooded grounds, was built for the Heaton family, woolstaplers of Lower Town Mill in 1877 and was greatly expanded later. It was originally a two-and-a-half storey house built to the same plan as the now-demolished Gledhow off Moorhouse Lane, although they were stylistically different, as Manorlands originally featured a battlemented corner tower and battlemented chimneys. The building is now only a single storey in height and forms the reception rooms to a more recently built Sue Ryder Hospice. The canted ashlar bay windows (which were themselves originally battlemented), chamfered pointed arch doorway and continuous dripmould above these openings hint at the medieval castle-style appearance of the original building.



Manorlands Sue Ryder Hospice (above, unlisted) was originally a two-and-a-half storey medieval-style mansion complete with turret (as seen circa 1900, left)

At the head of Harry Lane is another detached house, this one dating from the late 19th century and showing the architectural progression which culminated in the Arts and Crafts style. **Woodville** is two-and-a-half storeys high with its top floor being entirely expressed with the slope of the grey slate roof which has decorative open crest red clay ridge tiles, now badly weathered. The gabled wing has timber barge boards which overhang the eaves by a significant margin while the classical-style entablature is repeated on each of the three chimneystacks. The single and mullioned pairs of window have chamfered lintels, although the only original element of glazing is the large round-headed stairlight with etched glass and coloured margin lights.



The Venetian widows of The Barn (key unlisted building) have recently been reinstated.

The Barn is dated 1822 (it was wrongly re-cut and should read 1823) and the name '*Rt. Hon. Earl Wilton*' is also inscribed. The roadside elevation retains its original appearance, as the most significant alteration has been the glazing of the keyed segmental arched cart entrance. The glazing is simple but should be more recessed in the opening and painted rather than stained in order to give it a more sympathetic appearance. The archway is flanked by a bay of keyed and imposted Venetian windows (with recently reinstated mullions) while the first floor level features three lunette windows. The coped stone roof has not been broken up by new openings and the rear elevation features the original ventilators and sympathetic new openings set in plain stone surrounds. Opposite the Barn is the L-plan **Mill Farmhouse** which dates from the 18th century and features plain stone surrounds to its openings.

Behind this is a small classically influenced house known as **Wilton House**, dated 1823 and bearing the same inscription '*The Rt. & Hon. The Earl of Wilton*', the lord of Far Oxenhope, who was also lord of Denholme Manor, but resided in Wiltshire,

apparently used this modest house as a hunting lodge. This same Earl later built *Keeper's Lodge* at the top of Hebden Bridge Road (and outside of the conservation area) sometime between 1815 and 1841, which he used as a hunting lodge. In later years Wilton House was used as the offices to the adjacent and since-demolished Oxenhope Mill. The symmetrical three bay front features a six panelled central door with Regency style astragal mouldings which is flanked by a bay of two pane timber sash windows set in plain stone surrounds. A first floor cill band, corniced chimney and kneelers are the only other elements of decoration on this austere-looking lodge.



Wilton House (key unlisted building) is named after the Earl of Wilton, lord of Far Oxenhope and Denholme Manors who built the house as a hunting lodge in 1823.

Harry Lane then becomes Mill Lane as it crosses a bridge with a coped parapet over Leeming Water. The next group of buildings along the lane make up **Oxenhope Station**. The station building is H-plan and appear to have been built in two stages as the northern wing and the central block sit on an ashlar plinth and is Italianate in style, while the northern wing has a different fenestration and overhanging eaves with bargeboards. The former wing with entrance hall was probably added when Midland Railway took over the branch railway in 1881. Further north among the modern sheds is an original stone built engine shed with large openings on its gables and a classical entablature. The final building in the station area is **Station House**, an oddity built in 1934 which, unlike any other buildings in the conservation area, has a red clay tile roof and metal-framed windows. The pebbledashed walls are a typical feature of houses built at this time, but like the rest of the materials used, is alien to the conservation area, but nonetheless is an integral feature of the station and demonstrates how the railway meant that materials could now be brought in from anywhere in the country via rail. There is no record of there being a stationmaster's house in

Oxenhope prior to the construction of Station House.



Oxenhope Railway Station (key unlisted building) was built in 1867, extended in 1884 and survives in tact with all of its original details.

Continuing down Station Road which was laid out sometime after 1867, a pair of traditional Oxenhope gates set between monolithic piers mark the entrance to Millennium Green. Across the Green, the rear of properties lining Keighley Road are the only man-made feature among the greenery, creating a pleasant vista. From here the variations in terms of the roofing materials, the number and size of windows on each house and the height and depth of these buildings, it is apparent that they were built in different stages. All properties are two storeys in height with an additional basement storey visible from the rear. The lowest and longest pair, **9-11 Keighley Road** dates from about 1816 (the construction of the Hebden Bridge-Keighley turnpike) and features a mixture of single, two- and three-light windows in plain stone surrounds with a continuous eaves bands and paired gutter brackets. According to Hindley (2004), these houses were converted to a beerhouse in 1865 and called The Woodman Inn in 1865, but were converted back to dwellings five years later. The taller, plain **1-7 Keighley Road** adjoin the southern end of this pair of cottages and was built in the late 19th century. To the north of 9-11, the Edwardian **Woodhouse, (13-15 Keighley Road)** is the latest element of this row and are dated 1908. This pair is the deepest and the only to have a slate roof, the overhanging eaves of which are supported by timber sprockets. The mixture of single, two- and three-light windows are set in plain surrounds with square mullions and 15 retains some original timber sash windows with leaded stained glass and panelled timber front door. The adjacent **17-21 Keighley Road** is another unadorned row, but dated 1892. The separate row of back-to-back houses, **Wood House Grove, 23-37 Keighley Road** is of a similar date and plain style, but is roofed with blue slate.



1-21 Keighley Road (unlisted), seen here across Millennium Green, has grown in a piecemeal fashion over almost a century and this is reflected in the different heights, masses materials and detailing.

At the corner of Station Road and Keighley Road, **Rose Bank Terrace** (56-60 Station Road) is a short row of large cottages, number 60 being shaped to follow the curve of the road. They were built in the 1870s to house the employees of Mr Greenwood, a corn merchant who occupied Rose Bank across the road. The raised quoins, front and rear corniced chimneys, eaves band with curved gutter brackets, chamfered cambered window lintels and corniced door hoods on brackets which are part of the monolithic jambs and the front and rear gardens with coped boundary walls make it look as those these employees were much better off than many of the other occupants of terraced housing in the village. Unfortunately much of the uniformity of this row has been lost through the replacement of doors and windows with ones made of different materials and in different styles.



The Croft (key unlisted building)

Across Keighley road from this row is **The Croft**, a stylish early 20th century house, built by James William Greenwood who moved from Rose Bank to this house c.1910. It has flat faced mullioned windows with leaded glazing and Art-Deco stained

glass tops and the original central stone porch to the left of which is a five-light bay window. The slate roof is coped and overhangs the front elevation on timber sprockets. Behind The Croft is Greenwood's former **grain warehouse**, a c.1900-1910 barn-like building with a lean-to element with a sliding loading door added later to the front which gives the roadside roof slope two pitches. The other sides have three bays of windows and the northern side has another loading door. Below this building and The Croft is a single storey stone-roofed building of uncertain function, which might predate the other buildings in the area.



Greenwood's former warehouse (key unlisted building) is one of the few industrial buildings in the conservation area.

Turning down Station Road, the character of the area becomes more mill village-like with the terraces of houses of **Oak Street**, **Ash Street** and **Elm Street** running off at a right angle to the road and each terminating at a different length due to the course of Leeming Water. These plain stone built houses were completed in stages between c.1890 and c.1900 and either have a sloping roof or step down individually towards the stream. 1-9 (odd) Elm Street were built by the *Uppertown Provident Co-operative Society* in 1897-8 and were rented out. Numbers 11 and 13 were added later. 1a-1b Elm Street were originally a Co-op branch store and details such as the outline of the old shopfront (long since removed) on the gable overlooking Station Road and the gabled former loading bay overlooking Elm Street hint at this former use. At the foot of the street, **17 Elm Street**, is a large workshop/storage building with a red brick base and ground floor and a timber first floor. This timber warehouse/joiner's workshop dates from the early 20th century and has its original garage-type openings with timber doors with glazed upper panels and at first floor level, loading doors. **19 Elm Street** is a recently built house with a corniced chimney, flat-faced mullioned windows in plain stone surrounds. The end houses of the terraced rows face onto Station Road and were all originally

shops, although **26-28 Station Road** (*below*) is the only pair to retain its original pilastered shopfront.



The Co-op Store (key unlisted building), the only example of Art Deco architecture in Oxenhope.

At the edge of the conservation area is the **Co-op Store**, dated 1929. This Art Deco commercial building has a three glazed bay front separated by stone pilasters supporting an entablature and fascia (the latter now concealed by an oversized sign) above which is a parapet surmounted by a datestone above the central bay. The shop front wraps around the northern façade for a further bay. Opposite, **25a Station Road** is a vacant single storey shop dated 1908. It faces the street gable-on and the overhanging roof has bargeboards which partly conceal the timber brackets behind them. The timber housing of the original canopy, which appears to still be in working order, surmounts the large square shop window.

Across from Ash Street, the former Wesleyan **Manse** is a fairly unaltered stone-built villa with a corniced canted bay window and matching bracketed door hood with timber sash windows set in plain stone surrounds. Above the eaves band, a moulded dentil course supports a stone gutter shelf, above which is a coped roof with corniced chimneys. The Manse was built in the 1870s as Ashworth House and predates the Wesleyan Methodist Chapel (1890) which stood at the foot of

West Drive (replacing a much smaller 1805 chapel at the foot of Denholme Road, later Perseverance Mill) and was demolished in 1971. The chapel was then accommodated in the adjacent Sunday school building which was erected in 1897 and served as a concert hall and village meeting rooms. This immense building was demolished in 1987 and was replaced by a smaller Wesleyan chapel with meeting rooms and sheltered accommodation on the same site (at the top of West Drive and outside of the conservation areas) (Hindley, 2004). The location of the Manse at Station Road some distance from the original chapel perhaps reflects the high status of this then newly suburbanised area of Oxenhope.



The Manse is a proposed addition to the Conservation Area as it relates to the original Methodist Church at West Drive and retains original features and detailing.

At the corner of Station Road and Hebden Bridge Road, is **Rose Bank** a substantial house and warehouse built c.1873 for Mr Greenwood, a local corn merchant who built all of the other properties overlooking 'Muffin Corner' allegedly so named after the muffins made by his firm. The house has a symmetrical façade with an Italianate arched doorway with fanlight set within a pilastered doorcase with hood flanked by full height canted bay windows which are topped by their own pyramidal roofs. The slate pavilion roof of the house has open crested ridge decoration. Two moulded stone bands separate the floors and an entablature wraps around the entire house, a motif which is repeated on the chimneys. The attached warehouse was originally occupied by Greenwood's business and from c.1950 until the 1980s was occupied by a one-man textile firm making limited runs of specialised fabric. The warehouse was then occupied by a printworks until 2002 when it was converted to two houses (Hindley, 2004). It is much plainer than Rose Bank and consists of five bays with another three on the gable end. The windows and gutter are level with those of the house giving them a sense of unity, although it is a shame that

the original windows of the warehouse could not be retained as they were with the house.



Rose Bank (key unlisted building) is the former house and attached warehouse of Mr Greenwood, a corn merchant.

Next along Hebden Bridge Road is **Thorn Villa**, the home of another wealthy Oxenhope businessman, Thomas Feather, a textile manufacturer at Holme Mill and Lowertown Mill, built c.1872. Built in a Classical style, this almost cubic house has a central doorcase framed by pilasters with the window above and flanking bay containing single pane timber sash windows set in eared architraved surrounds. A first floor cill band, eaves band and modillion brackets wrap around the entire house and supports cast iron guttering. The chimneys, set behind the slate pavilion roof, feature a similar entablature. To the rear of the house is an unaltered coach house with elements of the stabling and is thus quite a rare survival. Its small front gable contains pigeonholes. The gateway to Thorn Villa consists of two monolithic gatepiers with pyramidal capitals.



Thorn Villa is next door to the Rookery, a recent infill bungalow, and the ramped coped boundary wall of the next property is broken by a gateway with impressive monolithic gatepiers with arched panels and corniced caps. This was formerly the entrance to one of the two semi-detached villas of **Whinknowle**, built in the early 1870s for local textile manufacturers Thomas Parker and Son, worsted spinners of Holme Mill. With a separate entrance for father and son, the interesting six-bay symmetrical vaguely Italianate façade has a first floor cill band and paired semi-circular-arched windows with impost and keystone at first floor level on the main block. The projecting two-and-half storey outer bays are gable fronted with canted bay windows at ground floor, two-light camber-headed windows above and a single arched light set at the apex of the gable above. Only the western bay retains its overhanging roof and timber bargeboards with drop finials. In the second and fifth bays are open porches with tapering Doric pilasters supporting the porch roof and a stone balustrade above. Very few of the single pane sash windows have been replaced (none at all on the front elevation) and the rear stairlights with coloured margin panes are still in place. To the rear of the western house is a three-storey high embattlemented turret, which was once a highly prominent feature of the skyline of the village when viewed from Oxenhope Station. Whinknowle remained the residence of the owners of Thomas Parker and Son Ltd into the mid-1960s, by which time the firm was based in Keighley.

The Station Road Area was home to some of the wealthiest businessmen in Oxenhope. Thorn Villa (key unlisted building, left) was built for Thomas Feather, owner of Lowertown Mill, in c.1872 while the pair of villas at Whinknowle (key unlisted building, below) was built for Thomas Parker and Son, manufacturers at Holme Mill around the same time.



The Coach House to Whinknowle is situated across the western entrance to the houses on Cross Lane, but was built about 30 years after. This large L-plan range is one and two storeys high, with the hipped roof of the lower range projecting well over the interior angle affording what was presumably stabling and storage additional shade and shelter. Painted vertical boards which hang from the edge of this overhanging roof have been cut to create a repeating curved pattern and are an attractive feature. The taller block looks warehouse-like, the windows being large and arranged in a grid, although most have cambered heads. The slate roof has red clay ridging.



Also on Cross Lane is the imposing **Oxenhope CE (Aided) Primary** (*key unlisted building, above*), the original village board school of 1896 with room for 300 pupils. The school was significantly extended to the rear in 2000 following the closure of all Middle Schools in the Bradford district. The central block is two tall storeys high and is gable fronted with a tapered chimney at the apex carrying the date plaque. Vernacular revival detailing on this main block includes kneelers, the drip mould at the gable and the tall mullioned three light and cruciform windows. This main block is flanked by two single storey pavilions, each with a projecting coped gable-fronted porch with kneelers and a shoulder-arched doorway above which are plaques inscribed: *BOYS* and *GIRLS* to the south and north respectively. The longest wall of each pavilion consists of four bays of four-light cruciform windows. These outer pavilions are connected via a single storey structure with three gables along its front which wraps around the front of the two-storey block. The central of these three gables has a quatrefoil at its apex with a plaque with the words *BOARD SCHOOL* beneath. Below this is a drip mould. The flanking gables are coped, terminate in kneelers and contain trefoils at their apexes, with two bays of cruciform windows below. Cast iron railings of slightly different types top the coped stone wall in front of the school along Cross Lane and at the southern end is an Oxenhope-style

gate. The school grounds were originally shared with the Oxenhope Board Infants' School, which was built in 1883 and was demolished in 1956 after falling into disuse in 1939 and occupied by the Home Guard during the Second World War (Hindley, 2004).

Overlooking the school is **Westville**, a row of five houses set at a right angle to Hebden Bridge Road, stepping uphill, the first four being built in three stages between 1894 and 1906 and the last being added quite recently. The first four feature similar detailing such as diminishing stone coursing, dentil blocks, square mullions, projecting stone cills, corniced chimneys and pairs of mullioned windows, although only 3 Hebden Bridge Road retains its single pane timber sash windows while the rest have a range of replacement windows. Next to these houses is **Westleigh**, a modest late 19th century three-bay villa. It slate roof over hangs the eaves with the gable ends featuring timber pendant drop finials. The cambered windows facing the road are chamfered at the top and a cill band links the first floor windows. A stone porch was added in the 1930s and displays a small chamfered camber-headed stained glass window in the style of the time.

The short 'bridge' linking the Station Road and Upper Town conservation areas contains a few modern houses which are by and large uncharacteristic of the Station Road area in their detailing, but in the midst of these houses are **Thorn Lea** and **Rose Lea** (*below*), a pair of semi detached stone-built Arts and Crafts style houses with a ridgeline running parallel to Hebden Bridge Road. These houses have the characteristic overhanging roofs on sprockets and leaded and stained glass timber sash windows and are an attractive element of this stretch of road.





6.4 Architectural and Historic Qualities of the Buildings: Upper Town

Summary of Architectural and Historic Qualities

Upper Town contains some of the earliest agricultural buildings in Oxenhope which are now part of an area of early 19th century industrial townscape with a handful of examples of architecture from later dates. This mixture of building types, ages and architecture helps build up the identity of Upper Town. The main architectural and historic interest of the buildings is as follows:

- It contains 28 buildings which are Listed Grade II for their special interest. These listings include groups such as the cottages at **22-26 Uppertown**, and individual buildings of note such as farmhouses and barns, or **St Mary's Church** and **The Old Vicarage**.
- By number the most common building type is the mill worker's houses built in the first half of the 19th century and in a few cases, even earlier. These by and large have coped stone roofs with kneelers, corniced chimneys, plain stone surrounds to openings and flat faced window openings arranged in mullioned pairs or rows, which lends them a strong sense of unity.
- The farm buildings in the conservation area range from the 17th/18th century 1-5 Uppertown and the rebuilt 17th century **Shaw Farm** to later examples such as **West Shaw**, **Shaw Top**, **West Croft** and **Holme Lea** which have elements from the 18th and/or 19th centuries, showing the evolution of agricultural architecture and activity in Oxenhope.
- There are several barns, the majority of which have been converted to housing. Nonetheless, these typically have features such as segmental-headed cart entrances (sometimes chamfered), ventilators and a restraint in the number and size of other openings with several barns featuring a Venetian window. They are made of coursed stone with coped stone roofs with kneelers.

- **The Old Vicarage, West Croft, 2-4 Shaw Lane** and **Springfield** are all examples of mid-to-late 19th century villas whose architecture and detailing reflect the fashions of the time.
- **The Church of St Mary the Virgin** is a unique Grade II Listed Norman style church designed by Ignatius Bonomi, an important architect of his time who had previously undertaken extensive works at Durham Cathedral and Castle as well as designing some of the first railway bridges.
- **Brooks Meeting Mill** is the only industrial building in Upper Town and has an impressive 15-bay shed which retains much of its original features. Unusually, this building was erected in the 20th century and is therefore detailed differently than Victorian-era mills.



1-5 Uppertown (Grade II Listed) has origins from before the 17th century. The 18th century cottage with the inappropriate modern windows is nearest the road. Furthest away at the other end of the farmhouse is a projecting bay used for the manufacture or storage of textiles.

Hebden Bridge Road changes in nomenclature to Uppertown as it crosses from Station Road Conservation Area and into Upper Town at the

cricket pitch and the rear wall of **1-5 Uppertown**. This Grade II listed former farmhouse with cottage and possible workshop is the oldest building in the conservation area, dating from the 17th century, although a boulder plinth on the south side suggests there was once an even older timber-framed building on this site. Further evidence of the building's age is that the walls were raised to allow a more gently pitched roofslope, allowing the thatched roof to be replaced with stone slates (Hindley, 2004). The oldest element, the farmhouse, is in the centre of the row, its extent indicated by quoins and the position of the chimney. It would have originally followed a simple two room plan, the larger eastern '*housebody*' being fronted by the front door and a four-light mullioned window (with similar four- and two-light windows on the first floor), and a smaller '*parlour*' to the west with mullioned three-light windows. All of these openings are set in chamfered surrounds, the ground floor openings being surmounted by a hood mould. At some point the roof of the housebody was raised and a gable-fronted porch with a segmental-headed doorway added. This porch, like the rest of 1-5 Uppertown, has a stone roof. The former single cell cottage at the side of the road was added in the 18th century, but unfortunately only retains one pair of mullioned windows with chamfered surrounds and a small round-headed rear window. The outer corners of the cottage are quoined and a giant lintel bridges its front door. The other 18th century addition to 1-5 Uppertown is the projecting easternmost bay, also with quoined corners. At first floor level is what was possibly a taking-in door (now a window), suggesting this part of the building was used for either the storage or manufacture of textiles and hence suggesting that the occupier of these buildings was part of the 'dual economy' of farming and textiles which was widespread in the South Pennines in the 17th and 18th centuries.



The next building along, **The Barn** was more likely associated with 7-9 Uppertown than 1-5 Uppertown. Probably dating from the early 19th century, this stone roofed barn has been changed almost beyond recognition through alterations which have paid little thought to the historic appearance of the building. A continuous flat-roofed dormer extension rises above the former ridgeline and contains three large uPVC windows. Several large openings have been inserted into the front wall and a doorway filled in with yet more oversized uPVC windows. The position of the square central livestock entrance (perhaps this building was originally a dairy) is indicated by the large rectangular quoins which now flank a modern door with two more large uPVC windows on either side with an infill dwarf wall below. Insensitive alterations like these are thankfully few and far between in Oxenhope.



Immediately south of The Barn, **7-9 Uppertown** (top) is a long range of building built, like Nessfields, at a right angle to the road. Most of this building was built c.1800, with a slightly later addition to at the east end of number 9, the join visible in the wall. This eastern element is shown the old photograph (above) as a cottage built around a large cart entrance. This part of the building appears to have been almost completely rebuilt at some point, the cart entrance replaced with a longer row of oversized mullioned uPVC windows, one of the chimneys removed and the first floor fenestration completely altered. A strange timber hood runs the length of number 9 and a white aluminium gutter sits prominently over both houses. Number 7 retains its flat façade and original fenestration of rows and pairs of square mullioned windows set in

plain stone surrounds, although modern-style uPVC windows and doors now occupy these openings.

Further along is another grouping of farm buildings which were probably built slightly later than 7-9 Uppertown. The stone roofed **17 Uppertown** is gable fronted and appears to have been rebuilt, as only the three light mullioned window at the apex of the gable appears to be original. Attached to its western side is the former barn, although only the outer wall remains, forming part of a walled garden. A stone above the segmental cart entrance is dated 1832. At the opposite end of the range, number **15** has been subject to disfiguring alterations, the flat roof of its two-storey front extension breaking well forward of the original stone roof and featuring modern openings in an irregular layout. Across the road, **2-10 Uppertown** is a short row of plain mid-19th century houses built in at least two phases. 2-10 Uppertown were known as Yate's Fold after Yates Rushworth I and II, who were blacksmiths in the adjacent smithy (Hindley, 2004). The end house nearest the road, number 2, has been lowered to one storey and the stone roof set on top of the new gable fronted building, formerly (until 1920) the village smithy, now *Oxenhope Fisheries*. The rolled metal roofing is at odds with the predominantly stone roofscape of the conservation area. Behind this row are two cricket pavilions. The older **pavilion** is two storeys in height with a slate roof which overhangs the front wall to create a long porch. At the centre of the roof is a gable-fronted dormer with a slightly overhanging roof.



East View (partially hidden behind Ashleigh) and the attached barn are key unlisted buildings as they are examples of the retention of original details and sensitive conversion respectively.

The next grouping of buildings follows the inside near right angle bend of Uppertown. The first

building, **East View** is built at a right angle to its attached barn. East View is a modest symmetrical three bay house which dates from the mid-19th century. It has a stone roof, corniced chimneys, gutter blocks and retains its original two-pane timber sash windows. It is attached to a **barn** which might date from as early as the 17th century which has recently been converted to a house. The conversion has been done sensitively, with no additional openings created on the most prominent elevations bar two sensibly sized lights in the stone roof and a new doorway consisting of monolithic jambs supporting a new ogee lintel. An area of glazing is set well back in the reveals of the segmental headed cart entrance, above which is a small window opening. The coped gable has a corniced chimney at its apex and is flanked by quoins which are the only stone element which has not been cleaned.



The Bay Horse Inn and Ashleigh (both Listed Grade II). The set of mounting blocks at the foot of the sign on the right is also Listed Grade II.

Attached to the other side of East View is Ashleigh and the Bay Horse Pub, originally built as a farm and cottages and both are listed Grade II for their interest. The taller three-storey element probably dates from the late 19th century. **Ashleigh** is set behind a small front garden with a triangular coped boundary wall. Its quoined gable end is coped with kneelers and has a corniced chimney at its apex. The gable end also contains the doorway and several windows with plain stone surrounds. The front elevation has a row of four lights separated by flat-faced square mullions set in plain stone surrounds that are flush with the wall. The most striking thing about the **Bay Horse Inn** is its bright, cleaned stonework which contrasts with the darkened stone of Ashleigh. The exterior of the pub was previously painted white and the removal of this paint has occasioned the cleaning of the façade. The older two storey element was originally a pair of cottages with a doorway to the left of three- and two-light openings respectively. Unfortunately the plain stone surrounds to all of the openings have been painted. The three-storey element has

an eaves band and dentil course and paired windows set in the same plain stone surrounds as the rest of the building. Unfortunately nearly all of the traditional window details are missing from the Bay Horse and Ashleigh, some of the timber sash windows being replaced with unsuitable modern windows within the last ten years. The use of the Bay Horse as a farm dates back to the 17th century and the first mention of a pub on this site is in an 1830 trade directory. In any case, it is highly unlikely that the pub use predates the turnpike road of 1815. In front of the inn, near the freestanding sign, is a **mounting block** consisting of four steps. This Grade II Listed structure is a reminder that the Hebden Bridge – Keighley turnpike (completed in 1816) was very much a catalyst for the expansion of Upper Town and the development of much of the rest of Oxenhope as the mounting blocks would have been used by travellers who stopped at the hostelry. Prior to the opening of the turnpike, Upper Town was a scattered group of buildings along a side road arcing off the old Haworth – Hebden Bridge high road at Hawksbridge and rejoining the high road at the other side of Moorhouse.



21 Uppertown is Grade II Listed along with numbers 23 and 25. The row has the typical detailing of early 19th century workers' cottages in this area.

Opposite the Inn and Ashleigh is further evidence of the existence of the road preceding the buildings alongside it. Built around the corner of Uppertown, are the two short terraces of 21-25 and 27-33 which date from the early to mid 19th century, the former group being listed Grade II. **21-25 Uppertown** are quite uniform in appearance under the same stone roof with coped ends and shaped kneelers. Each cottage has a corniced stone chimney and a three-light flat faced mullioned window with projecting cills on the ground floor and similar four light openings above. The monolithic jambs and lintel, like the window surrounds, are plain stone. The painted

stone work of number 25 and the varying replacement windows and doors undermine the unity of the group. Number 21 has attractive 1930s sash windows with stained and leaded upper lights and the timber-panelled door is contemporary with the windows. Number 23 was at one time a bank and is indicated so on the 1892 Ordinance Survey and was in this use until the 1950s. The other row on this corner, **27-33 Uppertown** has a similar long stone roof with coped ends and kneelers with corniced chimneystacks puncturing its ridgeline (though one has been removed), but is much less uniform in appearance. This is due to the random pattern of openings which contain a range of modern door and window designs, the painting of stonework and materials and the addition of porches and extensions at various dates. The two rows are separated by a group of original stone roofed outbuildings which include privies.

Across Best Lane from the cottages are 35-41 Uppertown, a disparate group of buildings which The three-storey **35-37 Uppertown** is plain in appearance with projecting cills, gutter blocks and a slate roof. The single storey 39 **Uppertown** is similarly plain but is stone roofed with a keyed doorway. Next-door, **Thorn Cottage** (41 Uppertown) has a chamfered corner which frames a (blocked) doorway. This much altered and re-roofed building was formerly occupied by an undertaker and joiner.



22-34 Uppertown (Grade II Listed). Despite the legal requirement for Listed Building Consent, all of these early 19th century mill workers' cottages lack original door and window details.

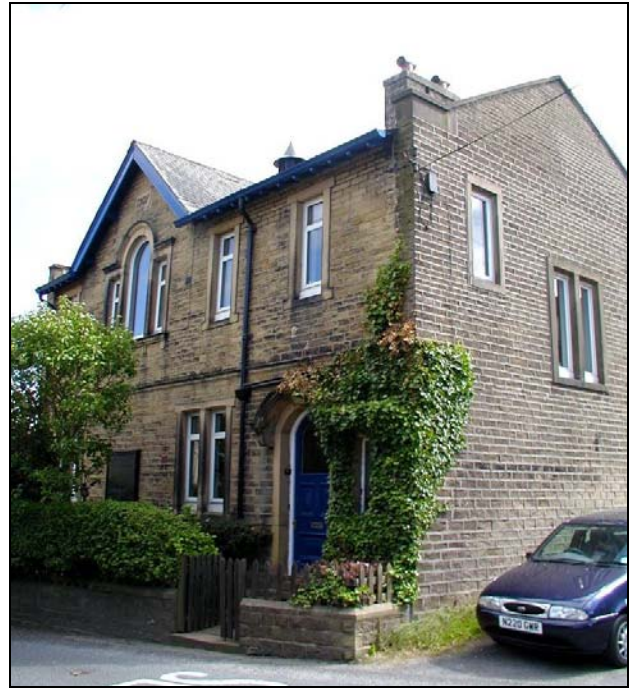
Facing the former Royd Mill, **22-36 Uppertown** is a row of early 19th century cottages listed Grade II for their special interest. Although they were built in two stages, all of the cottages are beneath a coped single stone roof with kneelers. Each cottage has a corniced chimney, flat-faced mullioned windows with plain stone surrounds and projecting cills.

What distinguishes the two builds are the first floor cill band connecting numbers 32-36 and the change in fenestration from two lights with three lights above (numbers 22-30) to three lights on both floors (numbers 32-36). Numbers 22-26 are accessed via a stone staircase with iron balustrades and below them was a basement dwelling with similar plain stone openings to the rest of the row. Unfortunately the consistency of the row is undermined by the array of window designs and materials on display, the removal of mullions and the addition of a timber porch to the front of number 22 which interrupts the otherwise flat frontage of the group. A later house, **38 Uppertown** is built onto the end of the row and steps forward, facing directly onto the street.



22-36 Uppertown (Grade II Listed). The end houses are accessed via stone steps with the doorway and windows of a former basement dwelling beneath.

Next along Uppertown is what remains of the **former National School** which has been converted into three dwellings; **South View**, **West View** and **North View**. The school burned down in 1925 and reopened following major rebuilding in 1928. South View carries the 1846 datestone of the original building which was financed by funds raised in the locality by Rev Joseph Brett Grant, the former Curate of Rev. Patrick Bronte. The rebuild is in a vernacular revival style but retains some of the pointed arch openings of the original gothic revival schoolhouse at the gable end, but for some reason the windows of the house have been blindly executed in a vernacular style with many oversized three light flat faced mullion windows. The school was in use until 1987 and was subsequently divided into dwellings, the development of which occasioned the demolition of the two-storey central block to create a courtyard between the houses.



The Old Library (unlisted) was originally built as the offices of Oxenhope UDC in 1907.

Opposite is another former public building, **The Old Library**, a house which was until 1938 the offices of the Urban District Council before being used solely as a library until 1970. The most striking feature of the building is the gable on its roadside elevation which has bargeboards and a 1907 datestone near its apex. Below this is a Venetian window with an architraved hood and cill. Nondescript uPVC windows occupy the openings which would have originally contained leaded stained glass tailor made for the building and announcing its role and status in the village. All other openings are in eared plain stone surrounds, with a moulded band separating the ground and first floor. The round-headed doorway is surmounted by a moulded hood which closely follows the shape of the doorway. The slate roof overhangs the wall and is carried on timber sprockets. At the centre of the roof is a metallic fleche with a conical top.

At the junction of Uppertown/Hebden Bridge Road and Shaw Lane is a grid of four streets of c.1892 terraced housing. **Grant Street**, **Apple Street** and **Pear Street** are back-to-back properties whereas the eastern side of **Church Street** is comprised of through terraces. These slate-roofed, flat fronted houses are plain in appearance with eaves bands and dentil blocks and the odd chamfered lintel the only decoration. The exceptions are **6-8 Church Street** which are set behind small gardens and have chamfered segmental-headed openings on the ground floor, paired door hoods on brackets and a band between ground and first floors in addition to the decoration found in the other houses. Similar decoration can be found on number 10 while **12**

Church Street features an attractive gable-fronted painted timber porch dating from the early 20th century. The streets are fronted by a jumble of original timber sash windows with panelled timber doors and a myriad of modern timber and uPVC equivalents which rob the area of much of its historic character.

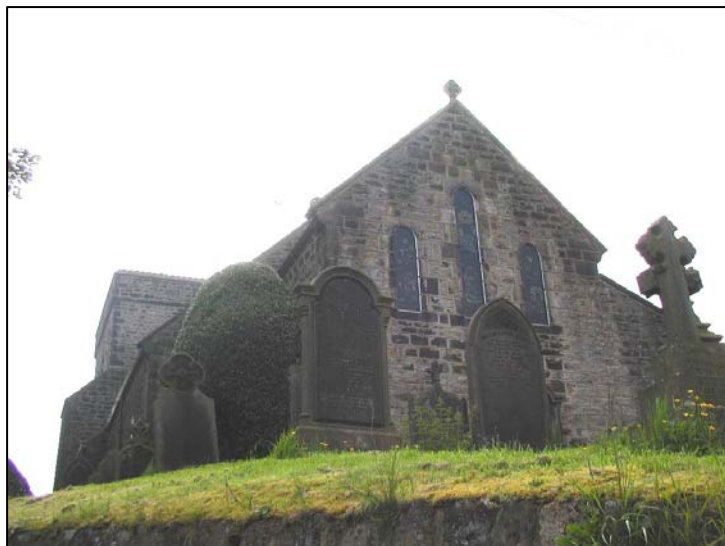


6-8 Church Street (unlisted) stand out among the plainer houses in the gird of terraces, particularly as they are the only houses set behind small front gardens.

Contemporary with these houses is **2-4 Hebden Bridge Road**, was built as the central premises of *Uppertown Provident Co-operative Society Ltd* (founded in 1872), and is now two dwellings, having been occupied by the Co-op until 1966-7 and thereafter occupied by shops until the late 1990s. Features of the original shopfronts such as the wide doorways, monolithic pilasters and stallrisers have been retained and mullions of a similar style inserted into the shop windows to create domestic-scale openings. Both properties feature an eaves band, modillion gutter brackets and corniced chimneys. The gable end of number 2 features a partly blocked opening which was either a stairlight of taking-in door and next to the shopfront is a small iron VR post box.

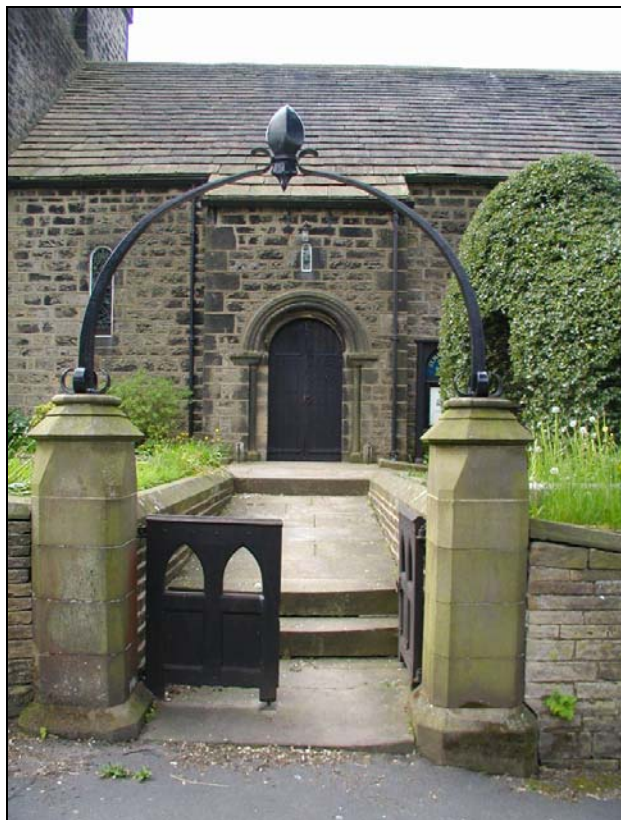


2-4 Hebden Bridge Road (unlisted) was the original premises of the Uppertown Co-operative Society Ltd.



Passing the modern houses outside of the conservation area on the west side of the road, there is a small cluster of buildings huddled around a bend in Hebden Bridge Road which is dominated by **Parish Church of St Mary the Virgin** and its tower. The construction of the church, like the school, was largely raised from the locality, the work being completed in less than year and opening in 1849. The church was designed by Ignatius Bonomi (1787-1870) and Joseph Cory. The former was Durham Cathedral Architect (1827-34), undertaking substantial works there and at the Castle as well as building Durham Prison and Courthouse. Another of Bonomi's major works was Skerne Bridge, Darlington (1825) which can be seen on the £5 note depicting Stephenson's railway. His time at the castle and cathedral in Durham no doubt influenced the convincing Norman Romanesque style of the church in a time when the conventional style for churches was gothic. The design of the church and its siting at the top of a steep slope gives the church a sense of permanence and of being part of the landscape, as Southwart (1923) observed: "*though built in 1849 it looks as it had been here for all time and will be there until the earth itself crumbles.*" Pevsner (1959) described the Church thus: "*a remarkable essay in the Early Norman style, remarkable because without any Victorian frills.*" Much of this aura it down to the solid-looking square squat tower which rises in two stages the upper having a pair of round-headed belfry openings on each side. The tower is crowned by an ashlar coped parapet. The corners of the tower are quoined, as are the corners of the rest of the church. The nave and chancel are stepped below the tower with parallel stone roofs and Celtic cross finials at the apex of each gable. All windows are stained glass, narrow, round-headed and singular, adding to the Norman appearance of the building. At the eastern gable are three windows, the tallest in the centre. The main doorway is also round-headed with a fairly simple doorcase consisting of colonnettes

supporting an architraved semi circular arch. In front of the entrance is a recently reinstated iron lantern arch on top of chamfered ashlar gateposts. The churchyard contains a wealth of gravestones and monuments with gothic detailing jutting out of the grass at different angles, giving the church a suitably atmospheric setting.



The iron archway over the gates complements the Norman-style round-headed arch over the main door to the church.

Opposite the church, **13-17 Hebden Bridge Road** is a short row of what was originally four cottages (now two houses) built shortly after the opening of the Hebden Bridge – Keighley turnpike in 1816. These feature the characteristic stone roof with corniced chimneys, and coped gables with shaped kneelers. The flat faced mullioned windows with plain stone surrounds with a slightly projecting sill are another common feature to the conservation area and are arranged in a row of three on the ground floor next to the plain stone doorway and a row of four windows on the first floor. These houses, and the Old Vicarage which abuts them obliquely are listed Grade II. Completed in 1851/2 in a picturesque style, the most unusual feature is the open two-storied porch with a pair of round-headed windows set below the apex of its gable which is clad with decoratively carved bargeboards. The porch is supported by a pair of chamfered columns with square bases holding a Classical arrangement of beams. The ridge of the porch, and indeed the rest of the building, is decorated with

blue and red clay spearhead cresting, the rest of the roof is covered with graduated Westmoreland slate. The rest of the windows have chamfered surrounds are paired and are separated by splayed timber mullions. At the southern gable is a canted bay window. The main door is set in a chamfered quoined surround with a Tudor arch fanlight above. The westernmost bay contains a chamfered segmental arch cart entrance with decorative wrought iron gates.



13-17 Hebden Bridge Road is a Grade II Listed short row of cottages which retain much of their original character.



The Old Vicarage (Grade II Listed) is a mid 19th century picturesque style villa built for Rev. Joseph Brett Grant, the first vicar of Oxenhope Parish, who is immortalised by the character 'Rev. Donne' in Charlotte Bronte's Shirley who is based on him.

A small bungalow, **Hamilton View**, occupies the inside of the bend. It is made of local stone and features square bay windows which each contain five flat-faced mullions, which mean that the openings are narrow and echo those of the cottages across the road. Further uphill is **West Croft**, a Victorian Classical-style villa with a symmetrical 3

bay façade. The narrow central bay projects slightly and contains an architraved doorway set beneath a moulded hood on brackets. The window above is in a similarly architraved surround which also contains a monolithic panelled apron below. The flanking bays consist of a window with a moulded cill supported by a pair of brackets. The outer corners of the building are quoined and an ashlar eaves band with a stone gutter above wraps around it. At the apex of each coped gable is a corniced chimneystack. The windows are probably original and custom made as they consist of a sash of two panes over four. The rear elevation appears to be that of an older farmhouse or possibly a pair of cottages with rows of three flat faced mullion lights which has been raised to form the rear wall of the new building. White's 1838 Trade Directory lists a Jonas Horsfall at West Croft House as 'gentry'. Instead of being a titled landowner, Horsfall would only have been someone whose income from renting out land and buildings rivalled income from other sources (such as trades). The 1870 edition of this directory lists a John Foster Horsfall Esq., a landowner and major mill owner at Cross Hills at West Croft House (Hindley, 2004), though it was probably not his full-time residence. J C Horsfall speculatively built the houses which make up 'The Square in Lowertown in c.1900 and might possibly have built Pear Street, Church Street and Apple Street a decade earlier. The formal, 'polite' architecture of West Croft House reflects the status and aspirations of its original occupant. The Horsfalls originally owned lands in and around West Croft Head and Best Lane, which might explain the location of the Horsfall residence.

Attached to West Croft, although much lower and half as deep, is what was originally a pair of cottages and is now one house (**West Croft Cottage**) with a considerable extension. The least changed element adjoins the house and displays flat faced mullioned windows in plain stone surrounds with an identically styled doorway. At ridge level is a corniced chimney which is identical to those of West Croft. The middle section appears to have been built later and recently refenestrated as the same style windows are used, though the layout and proportions are different. It has square dentil blocks which are repeated in the recent extension, which appears to incorporate the coping and kneelers of the original gable, and therefore integrates well with the older components of the cottages.

It is quite possible that West Croft was originally a farmhouse for the adjacent **West Croft Farm** appears to be 20th century new build as there is no map evidence of an earlier building and the details of the Farm do not suggest otherwise. The large window voids are uncharacteristic of the

West Croft (key unlisted building)



conservation area as is the use of uPVC, although the early 20th century panelled front door and nine panelled timber side door are both attractive features. The Farmhouse is attached to an older **barn** to which it is set at a right angle. The blocked quoined segmental archway has a keystone dated 1863, above which are three round-headed windows with keys and imposts (*below*). The corresponding archway on the eastern side is identical but slightly lower and has the same three windows above it, though this archway carries a datestone of 1806, probably the date of the barn which this building replaced. This therefore means that the farm at West Croft was established before the turnpike. The original character of the barn has been upheld as only one new opening has been created and features such as the ventilators have been retained.



Across the setted yard from the barn is a house called **The Old Stables**. It is suited to this use as the number of large openings has meant that very few changes were necessary for the conversion. The front façade features a small coped gable in the centre which contains a round-headed taking-in door (now a window) which is flanked by chamfered oculi which can also be found near the apex of the roadside gable. At ground floor level is a row of four keyed round-headed openings which are linked

by an impost band. The projecting cills of the original windows rest on paired brackets.



The Old Stables (key unlisted building)



7-9 Shaw Lane (unlisted) dates from the 18th century.

The pathways behind West Croft Farm link with another which runs down into Upper Town in a straight line and rejoins the conservation area by **7-9 Shaw Lane**, a pair of cottages built in the 18th century with its largest openings, two rows of six light flat faced mullioned windows in plain stone surrounds on each floor on its southern elevation (although some of the mullions have been removed) and a random arrangement of plain stone surround windows on the northern elevation. The stone roof is coped and has shaped kneelers and the corniced chimneys appear to have been altered. The footpath continues and skirts past the almost blank rear wall of **15-19 Shaw Lane**, a row of three cottages which probably date from the mid-19th century.

Across Shaw Lane is the group of buildings which constitute Shaw Top Farm. Furthest east is **Shaw Top Barn**; an 18th century farm building which has recently been converted into a dwelling. Its coped stone roof has been re-laid and there has been restraint in the number and size of new openings which share the projecting cill detail of the original



Shaw Top Barn (key unlisted building) has been sympathetically converted to a dwelling. Note the old stone-roofed outbuilding in the background which was probably part of the old farm.

openings which include a slit-like Venetian window. The door is well recessed in its plain stone doorcase and the round-headed ventilators are another surviving feature. The rear façade is dominated by a segmental arch cart entrance in its centre, which has been sympathetically glazed over.

Next-door is **2-4 Shaw Lane**, an attractive Classical style three bay Victorian villa with a symmetrical front elevation. Its central doorway contains a four-panelled timber door set in a bold monolithic plain stone doorcase with a stone hood on moulded brackets above. The windows on the main elevation area all timber sashes with a stained and leaded upper sash, which suggests that these were added in the 1930s. The façade is bookended by slightly projecting ashlar quoins above which the coping is broken through by corniced chimneys situated at the apex of each gable end. Next door to this house is **Shaw Top Farm**, a farmhouse built after 1892 in a simple vernacular revival style with two and three light flat-faced mullioned windows in plain stone surrounds.



Bottom of previous column: 2-4 Shaw Lane was probably built in the mid-to-late 19th century as a farmhouse. This key unlisted building retains much of its original appearance. The timber casement windows with stained upper lights were probably added in the 1930s.

Set behind Shaw Farm and accessed by a short track is Holme Lea, a farmhouse and barn set at a right angle to each other and are both now used as dwellings. The detailing suggests that they were built in the early 19th century and are probably a result of the subdivision of Shaw Farm. **Holme Lea** has the same detailing found in many houses and cottages in the conservation area, namely a coped stone roof, corniced chimneys, flat elevations and mullioned windows set in plain stone surrounds. The lower, broader **Holme Lea Barn** features similar detailing to the barn at West Croft Farm. This includes three round-headed keyed and imposted windows over a segmental arch cart entrance (which now frames a large area of glazing) with rusticated voussoirs. Windows have been inserted below the semicircular lunettes as part of the conversion.



Holme Lea and Barn (key unlisted buildings) are now entirely in residential use, retaining much of the original agricultural character. Note the sympathetic appearance of and the use of sandstone and Welsh slate on the lean-to extension of Holme Lea which unfortunately adjoins a rendered wall.

Across Shaw Lane from Holme Lea, but equally set back are the impressive twin villas of **Springfield** which date from 1874 and are arranged in a symmetrical fashion similar to Whinknowle in Station Road Conservation Area. They were built for the Speak family, who presumably owned or were partners in Brooks Meeting Mill at the time. In later years, the houses were occupied by the Denby family, partners in mills in Lowertown who in 1931-2 provided the site for Oxenhope Park. The long slate roof is coped with a corniced chimney at the apex of either gable with a third chimney indicating the position of the party wall of the villas. Directly

below the roof is a stone gutter supported by modillion gutter brackets set in an eaves band. The second and fifth bays contain the doorway to each respective villa which consist of a bold monolithic doorcase below a bracketed hood with parapet. The same parapet is found on the canted ashlar bay windows in the first and sixth bays. The rest of the windows are set in eared projecting plain stone surrounds as singles or in mullioned pairs. All of the windows are the original single pane painted timber sashes. To the rear are more original details, most notably the large round-headed stairlight with etched glass and stained margin lights. The original outbuildings survive and maintain their original character. Square gateposts with pyramidal capitals flank the entrance to the drive of each villa. The neighbouring houses further west along Shaw Lane were built in the 20th century and are out of character with the conservation area.



Top of next column: Springfield is a key unlisted building because it is one of the few pairs of villas of this sort in Oxenhope. Furthermore, the retention of the original fenestration, decoration and other details mean that the appearance of the building has changed little.

To the west of Springfield, the north side of Shaw Lane is lined by six short rows of mill workers cottages (**10-72 Shaw Lane**) which have the appearance of one continuous row. It would appear that these houses were built in several stages to house the workforce of Brooks Meeting Mill and Fisher's Lodge Mill over the first half of the 19th century as they all appear on the 1852 Ordinance Survey map. All of these houses feature the details which are typical to Oxenhope: stone roofs pitched parallel to the road, coping and shaped kneelers, coursed stone, flat facades, rows of mullioned windows set in plain stone surrounds and monolithic plain stone doorways. The fenestration is typically a pair of mullioned ground floor windows with the door to the left and a row of three or four mullioned windows above. Some houses feature quoins and the longer quoins of **46-48 Shaw Lane** suggest that

they were built in the 18th century. Unfortunately alterations to these houses have often been detrimental to their overall unity. These include the replacement of traditional doors and windows with a wide range of modern timber and uPVC replacements which lack the detail of the original, the removal of mullions, changing the size of openings, inappropriate extensions and the removal of chimneystacks. The best-conserved group is the Grade II Listed **62-72 Shaw Lane** which are largely unaltered and in some instances retain the traditional timber sash detail. Amongst this group is an unusual set of stone built stone-roofed outbuildings with tie jamb doorways. These might have been functional or storage buildings as they are neither privies nor pigsties.



Shaw Barn and Shaw Farm (both Grade II Listed)

Set behind the rows of houses is Shaw Farm and its barn, which at the time of survey were undergoing renovation. Both are listed Grade II. **Shaw Farm** has 17th century origins as an old lintel in the doorway of the former single cell cottage attached to the east end of the house is inscribed with the dates 1677 and 1818, the probable building and rebuilding of the farm. The house has a stone roof, corniced chimneys and ashlar coping with shaped kneelers. Large irregularly sized quoins line the eastern corner. The front elevation is flat save for the projecting cill bands on both floors and a newly built coped gable-fronted porch which also has details such as kneelers, dentil blocks, plain stone opening surrounds and a camber-headed doorway which mean it looks well next to the older buildings. The flat faced mullioned windows in plain stone surrounds are arranged in row of three and five lights on the ground floor and four and six lights on the first floor. The massive **barn** was built in the mid 19th century has an extremely large segmental cart entrance in the centre of its front elevation which follows through to the rear elevation. This entrance is flanked by a much smaller door and window with an oversailing lintel. Directly above the cart entrance is a fixed window created in the 20th century which is flanked by semicircular lunette windows and slit ventilators beyond these. Two new plain stone surround window openings have been created as part of the conversion. Underneath the stone roof is a stone gutter shelf.

At the end of the rows of terraces which front Shaw Lane is **Sun Terrace** (21-29 Shaw Lane), a short row set at a right angle to the road. The row was built in the 18th century, as indicated by the quoins bookending numbers 23-27 and the shape of the stone 'bricks', but was rebuilt in 1913 as indicated by a plaque on number 29 which was newly built at this time. The single and mullioned window openings are contemporary with the rebuilding, although the windows themselves are modern and appear incongruous. Across the way, **2-4 Stone Lane** appear to be another pair of rebuilt 18th century cottages as they display similar details to Sun Terrace. **6-8 Stone Lane** form an L-block with numbers 2-4 and probably date from the rebuilding



The short rows of houses along Shaw Lane have lost an element of unity through alterations such as the painting of stone, changes to the fenestration, alterations to boundary walls and the insertion of modern style doors and windows (below). This is slightly less of a problem for the Grade II Listed 62-68 (above) but even here an unsympathetically designed garage and synthetic casement windows undermine the historic character of the row.



work in the early 20th century. Details include dentil blocks, an eaves band, corniced chimneys and chamfered lintels.

There is a fairly long break in the building line between Stone Lane and West Shaw. The first buildings encountered are the modern outbuildings of West Shaw Farm, the farmhouse of which is **2 West Shaw Lane** and is the first in a long row of buildings which originally made up the farm. It is a fairly altered 18th century building with reduced chimneys, quoins and kneelers. Its neighbour, **4 Shaw Lane** has two rows of three lights set in plain stone surrounds with a tie jambed taking-in door to the left (now blocked) suggesting that this was at one point a textile workshop. At the end of the row is the former **barn**, the eastern portion of which has been altered to look like a cottage. It coped gable is topped by a ball finial and is flanked by wing-like kneelers, suggesting 18th century origins. At first floor is another blocked taking-in door. The large irregular quoins of the original building contrast with the more regularly shaped ones of a later lean-to extension at the gable end.



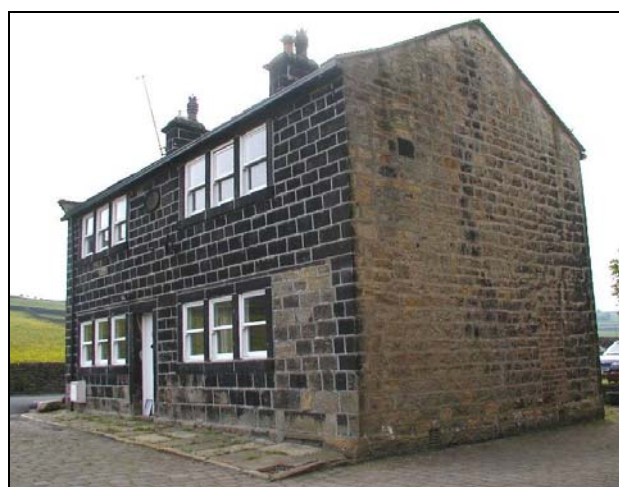
West Shaw Farm retains features which allude to the manufacture of textiles, such as the taking-in door next to the long row of windows on at 4 West Shaw Lane.

The old farm buildings are juxtaposed with the cheaply built **taxi/coach depot** next door. The almost flat, corrugated roof, wall-to-wall uPVC glazing and signage are completely out of character with the prevailing architecture of Upper Town. The attached garages/car ports are of a similarly temporary appearance and treatment. Further along the lane is a pair of 18th century cottages with the same chimneys, kneelers, coping and lean-to extension as the range at West Shaw Farm. The rows of flat-faced mullioned windows have projecting cills and a gable-fronted stone porch is a later addition to the front elevation. To the west, set

back from the road is a much altered barn (**8a West Shaw Lane**) with similar detailing to the cottages.



The character and detailing of this depot pays very little regard to the prevailing character of Upper Town conservation area.



10 West Shaw Lane (Grade II Listed)

Further along the lane is Brooks Meeting Mill. In front of the mill is **10 West Shaw Lane**, a former pair of cottages dated 1826 and are now a single house, Listed Grade II. The house has the same characteristic features as the longer rows of cottages along Shaw Lane but has two rows of three lights on each floor and a blocked front door to one of the cottages. The timber sash windows have recently been reinstated, improving the appearance of the building and upholding its historic character.

Views of the house are dominated by the 15 bay, two-and-a-half storey mass of **Brooks Meeting Mill**. The mill was established at an unknown date prior to 1817 on the site of the present day Brook House and was still on this site in 1847-8. The mill was substantially extended in the 1880s and again in 1910. The three storey spinning mill element (presumably the older elements of the mill complex) burnt down in 1916 and was not replaced, leaving only the 1880s and 1910 elements. The 1910 shed runs parallel to the lane and is surprisingly still in commercial use and more or less unchanged externally. 14 bays contain tall segmental-headed

industrial windows with flush voussoirs. Bay 10 is a similarly style loading bay with a tall timber board door at first floor level. The 15th bay contains the segmental-headed main doorway with architraved jambs and voussoirs with a moulded hoodmould above. Above the doorway is a date plaque. The long slate roof is coped at either end with a ball finial presiding at the apex. Halfway along the ridge is an iron flue. This building replaced an earlier shed which was built in the second half of the 19th century which burned down. It is attached to the shed is an older four bay weaving shed with a sawtooth profile and north lights. Behind this are an enginehouse and a boilerhouse which are contemporary with the 1910 shed.

Brook House now occupies the initial/original site of Brooks Meeting Mill. This mysterious group of buildings does not appear to be on the ordinance Surveys of 1852 (unless it was part of the original Brooks Meeting Mill) or 1892. However, the blocked taking-in door at first floor level and the industrial looking chimney set within the angle of the buildings suggest that it was used in the manufacture of textiles. This industrial looking building is linked to what appears to be an old barn by two storeys of dark glazing beneath a pitched stone roof, an attractive integration of old and modern. The barn has a keyed segmental cart entrance flanked by two plain stone windows. At first floor level are three ventilators, while the gable is lit by a Venetian window near its apex. The stonework around the openings, their proportions and the appearance of the roofs suggest that Brook House has been extensively rebuilt, perhaps even newly built using reclaimed stone.



Top: Brook House (key unlisted building) has thoughtfully been converted from what appear to be a mixture of agricultural and industrial buildings.

Above: main doorway of Brooks Meeting Mill (key unlisted building)

Left: Brooks Meeting Mill. The sawtooth profile shed dates from the 1880s while the taller element is dated 1910.





7.1 Open Spaces and Natural Elements: Leeming

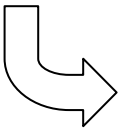
Summary of Open Spaces and Natural Elements

The interrelationship between the built form and green open spaces and natural features such as vegetation and water is a fundamental facet of conservation areas. In Leeming there is a strong relationship between the built form and its surroundings which contribute to the sense of place. This is summarised as follows:

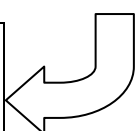
- **Leeming Reservoir** occupies the valley floor and provides a pleasant juxtaposition to the built up area of Leeming and the surrounding countryside. The survival of the original Victorian infrastructure among well-established natural spaces to the south of the reservoir creates an unusual contrast. The large area of water allows for panoramic views into and out of the conservation area.
- Much of the unique character of Leeming is derived from the **open fields** which are liberally interspersed with the scattered settlement which constitutes the conservation area. The survival of these spaces allows the area to be understood in its original format and readable as a group of interdependent settlements, while at the same time forming a component of the overall landscape of the valley head.
- Other water features in the conservation area include a small number of **springs** which are often bounded by thick vegetation, and, in some cases, feed into troughs.
- The greatest concentration of **trees** in Leeming is at the western end of the conservation area at Lea Hill. Here, the dense deciduous foliage dominates the hillside and conceals the small groups of cottages and houses and helps to isolate and distinguish Back Leeming from the rest of the conservation area where tree cover is patchy and is often domestic in character.
- **Horkinstone Burial Ground** is the only public open space in Leeming. The Burial Ground is slightly overgrown yet is still very open and exposed due to its lack of tall vegetation and its prominent position at the top of Denholme Road.
- The curtilage afforded to each cottage and worker's dwelling is compact, contrasting with the open fields within the conservation area. Even the larger houses tend to have modest sized **gardens**, the exceptions being those dwellings which were previously part of a farm.



The expanse of the reservoir and the large open fields between the clusters of development are both important components of Leeming Conservation Area.



Stony Hill Clough and Scar Beck water the manmade pond (above) which forms an attractive entrance to the wooded Nan Scar. The pond is retained by a Victorian weir (right).



The weir feeds into a manmade overflow channel which is separated from the reservoir by a steep embankment which is topped by a footpath.

Although it is a manmade feature and was one of the last elements of the conservation area to be constructed, **Leeming Reservoir** is an important area of water which is integral to the character and appearance of the village. The expanse of shimmering water provides a pleasant setting for Leeming and allows panoramic views into and out of the conservation area over the surface and gives Leeming a different character than the surrounding countryside and a distinctive outlook from the rest of Oxenhope. The reservoir is watered by several streams at the valley head, namely **Dol Clough**, **Stony Hill Clough**, **Harden Clough** and **Scar Beck** and its outflow and overflow merge to form Midge Holme Beck, a tributary of Leeming Water which previously occupied the valley floor prior to the construction of the reservoir. Its western and much of its northern banks are bounded by tall, thick stone retaining walls with rounded copings and provides the reservoir with a sudden edge, segregating the village and the water. By contrast, the eastern, and much of the southern banks are more natural with vegetated embankments lining the water's edge. The southern edge is, in fact, bounded by a manmade ridge topped by a pathway which separates the reservoir from its stone lined **overflow channel** which is semicircular in cross section and has rusticated top stones. This southern embankment is populated by a few different species of waterfowl. The head of the overflow channel is ramped with a weir at the top. A fair sized **pond** is behind the weir and has an otherwise sylvan setting at the foot of Nan Scar and is edged by reeds and rushes. The natural meadowland surroundings of the pond mark the beginning of the wooded ascent of Nan Scar and if it wasn't for the stone and iron weir, would appear to be untouched by man. At the opposite end of Leeming Reservoir, a precipitous wall-topped ridge forms the dam. The unnatural inclines are grassed; the outer side is bisected by a continuation of the stone overflow channel which consists of a series of **weirs** which step down the dam like a staircase. Lower down, this channel converges with the outflow of the reservoir, **Leeming Water**. The stream meanders downhill and forms the boundary of the conservation area to the west of Crossley Bridge, providing Isle Lane with a pleasant tree-lined waterside prospect.

Aside from Leeming Reservoir, Leeming Water and the associated channels, streams and pond, water is present all over the conservation area in the form of **springs** which issue from various points in the hillside before sinking back into the ground of draining into a manmade drain. These include a spring at Dol which flows into Dol Clough, another at Tansy End which flows for a short stretch before sinking back into the ground, and a similar spring behind 51 Denholme Road. On the north side of

Denholme Road, opposite, numbers 24-34, a trough and two recesses in the wall mark the location of the springs which supplied the houses with water (see page 64). Furthermore, a spring-fed stream to the west of Clutch Hill forms the northwestern boundary of the conservation area.

The abundance of water in Leeming Conservation Area is almost matched by an abundance of **green open spaces**. The majority of these spaces appear to be in agricultural use and are vital as they perform several functions. Firstly they provide clusters of buildings such as the two farms at Sykes Fold, Leeming Farm and the cottages at Tansy End, Bank, Back Leeming and Dol with their original setting and therefore help to communicate the historic character of Leeming. Secondly, they separate each of the scattered clusters of buildings which constitute Leeming and hence the conservation area remains readable as a group of interdependent settlements. The steep grassland separating Bank, Tansy End, Leeming and Buttersike is a good example of this. Thirdly, the green fields reinforce the relationship between Leeming and its rural setting by allowing the system of open fields to extend into the heart of the conservation area such that the conservation area forms part of the landscape rather than being distinct from it. These fields contain few, if any trees as trees tend to be located within the curtilage of buildings and hence domestic in character, although trees can often be found at points around the perimeter of fields or clustered around springs. The scale of these fields contrasts with the size of garden and other curtilage afforded to each dwelling, even the larger houses. Excepting the converted farms, houses in Leeming often have little related space, no doubt reflecting the limited supply of land released by farmers and the lifestyles of the original occupants.



The open agricultural fields about Leeming provide the historic development with its original setting and allow a better understanding of the layout of the scattered, linear groups of buildings.

Trees are the most numerous at the western end of the conservation area, covering much of the land along the descent to Lower Town. Indeed, rather than forming part of a pastoral landscape, like much of the conservation area does, the buildings of Back Leeming stand out among fairly dense woodland, tree-lined lanes and the wooded banks of Leeming Water. On the other side of the sylvan Lea Hill, the houses lining Denholme Road as it descends towards Lower Town are set along a patchily wooded clough running parallel to the road.



The western end of Leeming has the largest area of tree cover.

The only open space in the conservation area which is neither field, garden, woodland nor connected with the Reservoir and waterways is **Horkinstone Burial Ground**. This elevated space is set above a stone retaining wall with rounded coping. It is slightly overgrown with grass, which makes some of the iron railings difficult to see. As the Burial ground is almost bereft of trees and is some six feet higher than the adjacent road, it feels quite open and exposed with view down Denholme Road towards the Reservoir and across the pastoral southern and eastern setting of the conservation area. The informal arrangement of headstones and table graves faces east. The chapel which once stood on the adjacent site (between 1836 and 1927) was no doubt prominent in the landscape.



Horkinstone Burial Ground



7.2 Open Spaces and Natural Elements: Lower Town

Summary of Open Spaces and Natural Elements

A large proportion of the green open space in Lower Town Conservation Area is protected through designation as Village Open Space in the UDP, which shows that they have recognised amenity value as well as providing the buildings of the conservation area with their original setting and allowing the layout of the mill village to be easily understood today. The other spaces and natural features are no less important in conservation terms and are summarised as follows:

- The southern half of the conservation area around Denholme Road, Jew Lane, Wadsworth and Bull Hill is much more **open and leafy** than the built-up northern half. The lanes and pathways are often lined on both sides by mature **trees** and several houses have substantial **gardens** with long-established vegetation.
- Water has a fairly ubiquitous presence in Lower Town Conservation Area, which is bisected by **Leeming Water**, which, with its tributary Paul Clough, waters five **mill ponds**. The ponds are a reminder of the village's industrial past and today offer amenity. Leeming Water and two of the mill ponds are the only natural features in the dense, manmade environment around Lowertown.
- The former **Wesleyan burial grounds** at Denholme Road are the only remnants of the chapel which once stood nearby and contain a number of graves and tombs from the 19th century. They are at present overgrown and neglected although they are cared for by a Trust whose efforts should see them completely restored in the future.
- The high stretch of Yate Lane is permanently in the shadow of the dense foliage provided by the

mature **woodland** around it, giving it a secluded country lane character.

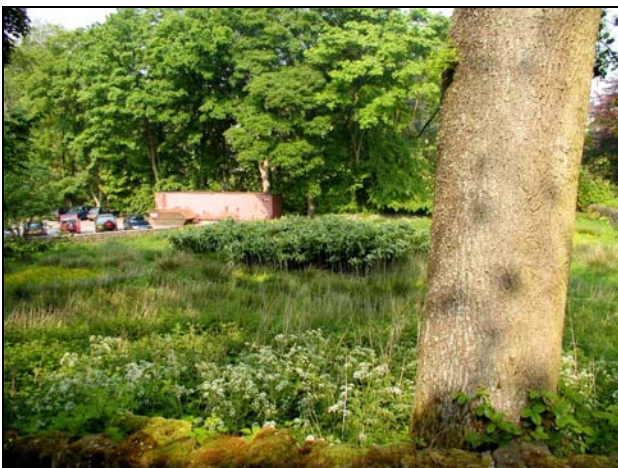
In terms of open space and natural features, Lower Town is made up of two contrasting halves. Much of the northern half of the conservation area is densely built-up and dominated by buildings and manmade spaces, while the southern half, which contains a large east-west swathe of land designated as Village Green Space in the UDP, a small element of Green Belt and a number of large gardens and other open spaces, is much greener in character. Leeming Water bisects the conservation area as it flows in a south-north direction and waters several ponds.



Clusters of buildings, such as Wadsworth and Bull Hill shown here, are scattered among sylvan open spaces.

From Isle Lane and the head of Jew Lane Holmfield and the thick foliage lining the lane block views down to the valley floor which is grassed and contains a substantial **pond** which is recorded on a map of Near and Far Oxenhope dated 1825 and was the mill dam to Wadsworth Mill. The mill dam is fed by Leeming Water and from the ponds at Paul Clough via a pipe siphon. The goit leading to Wadsworth Mill was culverted in the early 20th century following a drowning tragedy (Hindley, 2004). From here, Leeming Water flows under the

lane leading to Bull Hill and even from here the foliage often makes it difficult to catch a glimpse of the pond and the open space beyond. The land on the Bull Hill side of the bridge is designated as Green Belt. Behind the cottages, set in a wooded **meadow** between the open fields, is a pair of small **ponds** which also appear on the 1852 Ordinance Survey map. These are watered by a tributary of Leeming Water, Paul Clough. The upper pond lies within a poultry enclosure and is used as a fishpond while the lower pond has been drained, with a small trickle of water running through it and much of the pond floor colonised by grasses. From in front of the cottages at Bull Hill, a clear view across the **open fields** to Fernhill can be had. The considerable garden of the house and the field in front of it are the other part of the conservation area designated as Green Belt. The western half of the garden contains the house and is grassed with several trees towering over the house around the perimeter. The eastern half of the garden is heavily wooded and is recorded as **woodland** containing a drive and a wishbone pathway on the 1892 Ordinance Survey, suggesting this was a semi-formal landscaped garden.



The boggy field in front of Wadsworth Mill helps to isolate the area from the rest of Lower Town. The trees in the background are the edge of the woodland flanking Leeming Water and the tree in the foreground is one of several which line the lane.

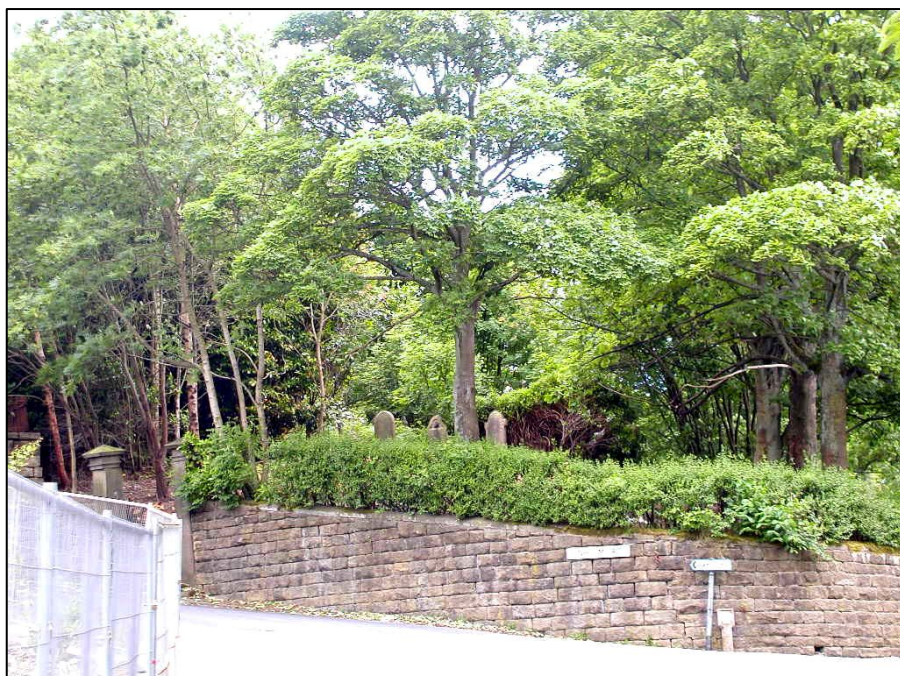
Across Leeming Water and behind Wadsworth Mill and Wadsworth House there is a large **open field** which is obscured by the line of trees and other vegetation along the lane. The front of Wadsworth Mill overlooks a fairly marshy overgrown field which has a tree-lined perimeter on three of its sides and forms part of the area of Village Green Space. The trees lining the eastern side of the field correspond with another **line of trees** across the lane running between Wadsworth and Jew Lane. The mature trees and dense foliage give the lane a green prospect and helps to exaggerate the isolation of Wadsworth from the rest of Lower Town. The trees stud the steep overgrown embankment which

separates the lane to Wadsworth from Jew Lane, giving both through roads a leafy character. The wild greenery contrasts with the neatly kept privet hedges of Lea Mount, the cared for and formal nature of the garden complementing the orderly, symmetrical appearance of the house. Lea Mount and its hidden neighbour Hillcrest stand in front of the high wall of foliage created by the dense **woodland** to the west of Gale House and Ellarbank in the adjoining Leeming Conservation Area. The domestic planting and mature trees in front of Hillcrest form a similarly solid wall and as such the house and its drive seem to occupy a clearing in a seemingly large area of woodland, much like Manorlands in Station Road Conservation Area. Brookfield and West View, like Hillcrest were built to house the upper echelons of the textile workforce and have expansive formal **gardens** which are hidden from the road. The houses also overlook the **millpond** of Charles Mill, which landscaped and lined with trees and shrubbery, making it look more like a natural pond in a meadow than a manmade vessel connected with industry. Today the pond, which is recorded on the 1825 map of Near and Far Oxenhope is a water feature of Brookfield.

Across the road, the wooded area, which extends from Back Leeming to Hillcrest, abruptly ends and the land between Jew Lane and Denholme Road is occupied by an overgrown **field**. The field can be better viewed from up on Denholme Road where the length of the grass and other undergrowth and the poor condition of the gate and timber fencing is evident. It appears that the field was once agricultural but now appears to be going to waste. The sense of abandonment is upheld by the area of young woodland across Denholme Road where the dry stone boundary wall is in various states of collapse and disrepair, even missing entirely in places.



The overgrown field between Denholme Road and Jew Lane is neither agricultural nor woodland and hence does not make a positive contribution to the area.



A view of the Wesleyan Burial Ground from Station Road. Some of the gravestones can be seen peeping over the rhododendron bushes. The bushes and the towering trees make are a critical feature of this junction, which marks the edge of the built up area and the start of the sporadic development that characterises the rest of the conservation area and Leeming. The entrance gate is to the left.

The high canopy of the mature **trees** returns further down Denholme Road and Jew Lane, enclosing and secluding the former **Wesleyan Burial Ground** and its extension across the road. The gates of the burial ground are dated 1808 and 1907, presumably the dates of its opening and closure. Oxenhope's first Wesleyan Chapel occupied the site immediately to the north of the burial ground and was built in 1805, but was replaced by a larger Chapel on West Drive in 1890, although it would appear that the burial ground was still in use decades after. The original burial ground is surrounded by trees and contains a few dozen table tombs which are becoming overshadowed by the tall grass and shrubs which are sprouting up between them. Some of the table tombs are also leaning through neglect. The extension to the burial ground across Denholme Road looks unusual from the tarmac due to the elevated position of the gravestones which peep over the rhododendron bushes and retaining wall and appear to occupy a small clearing among the massive trees. After passing through the gateway and climbing some stone steps, it becomes apparent that this burial ground has also suffered from a lack of proper maintenance in the long term. The ground is littered with felled vegetation and the limbs of undergrowth with no obvious footpaths around the burial ground as the floor is barely visible. The few headstones and monuments jut out of the ground and lean at various angles. The northern burial grounds have been maintained by a trust since 1992 and works to rectify and restore them after a long period of neglect are still in their early stages hence their poor condition. Hopefully they will one

day make a more positive contribution to this part of Lower Town, which due to the neglect of the burial grounds, fields to the north and vacant site of Perseverance Mill, have a gloomy, forgotten air. The Wesleyan Day School stood at the corner of Jew Lane and Denholme Road. It was built in 1852 with a capacity of 250 pupils but closed in 1896 due to low enrolments and the opening of the Board School at Cross Lane and was later demolished. No trace of the school remains today although it is more than likely that the extension to the burial ground was originally the school playground. The mature trees lining the site create a pleasant juxtaposition with the large stone mass of Charles Mill across the lane.



Below: the original Wesleyan Burial ground is in a better state than the later extension across Denholme Road. The trees around the perimeter are important to its overall ambience.

On the opposite side of Denholme Road at the junction with Jew Lane is the now vacant and overgrown **site of Perseverance Mill**. When the Wesleyan Chapel on this site closed in 1890, the building and land (excepting the burial ground) was purchased by Joseph Ogden who enlarged the chapel and used it as a woolcombing mill. The mill was converted to small business units c.1965 and mysteriously burnt down in 1990, when it was due for conversion to 22 flats (Hindley, 2004). The site of Perseverance Mill and the rest of the land around the burial ground on the north side of Denholme Road are designated for employment use in the UDP. At the time of writing the site is fenced off with rubble and foundations languishing among the undergrowth. The perimeter of the site is lined with trees.



Across Jew Lane, the cluster of mature **trees** at the entrance to the car park at Charles Court form a pleasant green gateway to the apartments (*above*). Most of these trees are on the bank of Leeming Water which has a sylvan outlook for much of its course through Lower Town until Lowertown Mill is reached. In fact, the heart of Lower Town is fairly devoid of natural features and open green spaces apart from Leeming Water and its banks (although its position on the valley floor does mean that open fields and woodland form a ubiquitous backcloth to the buildings). It is not until the other end of Lowertown is reached that there are green open spaces and trees once again. The large **gardens** of Meadowfield, The Brink and the large expanse of land around Cragg Royd (the latter is designated Village Green Space, *below*) create an immediate contrast to the high density and hard spaces of the mill workers' housing. The cottages at 6 and 10 Hill House Lane also retain long front gardens which create a nice focal point to the square-like arrangement of the neighbouring buildings.



Returning to the eastern end of Lowertown, **Leeming Water** continues northward and although it is bounded by tall stone walls, any available space is occupied by vegetation and even the odd tree. This strip of Greenery and the sight and sound of flowing water help to bring nature into the built-up heart of Oxenhope and give buildings such as Lowertown Mill, its chimney and the houses at Mallard View a pleasant setting. At the northern end of the conservation area is a former **mill pond** to Lowertown Shed and Holme Mill which have both been demolished to make way for the recently built houses at Waterside, which also occupy the site of another, larger mill pond across Station Road. Today the mill pond functions as a duck pond and is a pleasant area of amenity and is bounded by a pathway up to Mallard View. Instead of formal landscaping the banks of the pond has been planted with vegetation which gives it a wild and natural appearance.



The former mill pond at Station Road offers great amenity to the surrounding built up area and to passers by along the road or the footpath which crosses the site.

Heading back down Station Road and up Yate Lane, the character of the area is still built up, but turning the corner after the Manor House, Yate Lane immediately falls under the dense canopy of the mature **trees** which line the lane and has a pleasant green tunnel-like atmosphere which feels very much removed from the nearby village centre. The elevated mass of Yate House opens up the roadside somewhat, but feels like no more than a brief clearing as the lane closes up again. The large formal garden of Yate House befits its status and Classical detailing. Across the farm track and through a gate is the former vegetable garden.

7.3 Open Spaces and Natural Elements: Station Road

Summary of Open Spaces and Natural Elements

The character, quality and range of open spaces in a conservation area arise from the grain, scale and orientation of the built form as well as the topography and natural elements of the area. The range of open spaces in the conservation area can be summarised as follows:

- The conservation area is split into two by **Leeming Water** which is flanked by wooded banks. An area of flat washland unsuitable for building is now **Oxenhope Millennium Green**, a well maintained and well planned area of formal parkland, recreation space and nature conservation.
- The area of **mature woodland** which extends from its southeastern corner to Keighley Road and Dark Lane dominates the conservation area. As well as forming a pleasant and atmospheric backdrop to the streets and lanes which bound it, the woodland is highly visible from all along Station Road and provides a tranquil enclosed setting for Manorlands.
- The **Rose Garden** at the corner of Hebden Bridge Road and Station Road is a compact formal park at an otherwise built-up junction and offers important amenity.
- The substantial **gardens** fronting Hebden Bridge Road give it a pleasant green aspect while at the same time providing the houses with a suitably grand and, in some cases, secluded setting.

The large number of open spaces and green elements in Station Road reflect its original status as the more genteel end of the village. Entering the conservation area from the neighbouring Lower Town following Yate Lane, Jenya and Eastville represent a small break in the wall of foliage which lines the western side of the lane, the crowns of the trees reaching well above the rooftops of these houses. These trees form part of a dense area of



This vista over the conservation area from the top of Harry Lane shows how the canopy of mature trees dominates the area.

woodland which stretches from Yate House to the top of Harry Lane (including the grounds of Manorlands) and constitutes the largest greenspace within the envelope of the built-up area. The canopy of this woodland can be seen from many points within and from outside of the conservation area. As well as contrasting the open fields to the east of Yate Lane, the dense canopy gives the heavily shaded Dark Lane (pictured, right) its distinctive character by linking up with a similarly thick area of woodland on the north side of the lane (outside of the conservation area).





The overgrown pond at Manorlands.

The tree-lined drive to **Manorlands** is similarly atmospheric with trunks, branches and leaves blocking views off the tarmac. A change in character of this area is evident from the Ordnance Surveys of 1892 and 1933. The former shows Manorlands with an open setting (which is also made clear by a photo taken of the house c.1900), but by the time of the 1934 survey the grounds of Manorlands are recorded as being woodland. It is more than likely that the area was planted by the Heaton's to give their mock-castle house a fitting setting and to afford the family some privacy. The now single storey house is dwarfed by the mature woodland around it which is so expansive and dense that it is impossible to see beyond the trees, making the grounds pleasantly isolated and tranquil yet alive with greenery and birdsong, providing the Sue Ryder Hostel occupying Manorlands with a serene setting. Other features in the grounds include a small oval-shaped pond, now overgrown and a pair of millstones flanking a stone horse trough.

Horse trough and millstones in the sylvan grounds of Manorlands.



The edge of this woodland lines the eastern bank of Leeming Water and forms an attractive backcloth to the roads running perpendicular to Station Road, namely Elm Street, Ash Street and Oak Street. The trees serve a similar function along Keighley Road where the edge of the woodland contrasts with the terraces of houses lining the opposite side of the road, therefore giving both of the most built-up parts of the conservation area a significant element of greenery, reinforcing the village character.



The abundance of trees means that even the most densely built up parts of the conservation area, such as Elm Street shown here, enjoy a green prospect.

Leeming Water, with Station Road, forms a spine running through the conservation area which features in many of its key views and vistas. Visible from the short streets branching off Station Road, Leeming Water meanders underneath Keighley Road and is a highly visible feature of Oxenhope's newest public park, **Millennium Green**, which was opened by the Bishop of Bradford and Ann Cryer, MP in September 2000. In preparation for the opening, nearly 500 trees and shrubs were planted and various types of bird boxes, including an owl box put up. Another significant change was the clearing an re-opening of the goit to the now demolished Oxenhope Mill. A mixture of established woodland, riverbank, new planting and open, landscaped areas of grass, all linked by a network of paths, Millennium Green is a mixture of nature conservation, recreation space and formal parkland with seating. It is well maintained, having being conceived and maintained by the local community and forms an attractive gateway to the village when approaching from the north. The iron gates to the north and south are in the Oxenhope style which is a detail unique to the village and helps to integrate the park with the older elements of the conservation area. From Station Road the view of the houses at Keighley Road being sandwiched by Millennium Green and the wooded grounds of Manorlands is a particularly pleasant vista.

The tree-lined banks of Leeming Water continue on the north side of Mill Lane and out of the conservation area and provide a pleasant setting for the unsurfaced footpath which runs alongside. To the east of the stream is the filled in **former mill pond** to Oxenhope Mill, which appears to be used as an overflow car park for the station. Its gravel surface is starting to be colonised by vegetation and it provides a poor contrast to its surroundings, particularly Wilton House which overlooks it. The northern end of the site is lightly wooded and was previously the site of Oxenhope Mill. Starting life as the 14th century manorial corn mill, the building was also used for worsted spinning by 1801. The last reference to corn being milled at Oxenhope Mill is in 1830. The complex was expanded over the beck to provide direct access to Oxenhope Station at some point between 1906 and 1914. The mill was drastically rebuilt in the 20th century, losing much of its original appearance and character. The building was occupied by Airedale Springs (spring manufacturers) from the 1960s until 1989, there followed the mill's demolition in 1992. The millrace outfall and the remains of the extension over the beck are still visible (Hindley, 2004).

The **station** itself is fronted by a large car park which flanks its setted drive. Tall trees tower over the station and line the railway as it heads towards Haworth. The same line of trees terminates in a cluster at the corner of Mill Lane and Moorhouse Lane, obscuring views of the house and giving it a less prominent aspect as well as screening the conservation area from the infill development outside of its boundary.

Travelling up Station Road, there is another public park at the corner of Hebden Bridge Road, namely the **Rose Garden**. The land was donated by the

daughters of George Greenwood who had built all of the buildings facing onto *Muffin Corner*, including his house and warehouse at Rose Bank. The park was completed in 1974 and is a formal park with a tree-lined stone boundary with benches overlooking a central lawn containing flowerbeds. The park was refurbished in preparation for the Village of the Year 2001 competition.



The Rose Garden

Across the road, the substantial wall-fronted **gardens** of Thorn Villa, The Rookery and particularly Whinknowle give Hebden Bridge Road a strong green character which is reinforced by the similar positioning of the houses opposite (outside of the Conservation Area). The playground of Oxenhope C of E Aided First School provides a stark contrast as it is surrounded by a vast area of tarmac.



Oxenhope Millennium Green with the houses of Keighley Road above and the woodland around Manorlands beyond it. The Millennium Green is an important green space which upholds the village character of the conservation area and blends well with the historic fabric around it.



7.4 Open Spaces and Natural Elements: Upper Town

Summary of Open Spaces and Natural Elements

The open spaces which have the greatest impact on the character of the conservation area are arguably the open fields which envelop much of Upper Town and lend it much of its agrarian character. Even so, the conservation area contains a range of open spaces and natural elements which help to define its overall character. These can be summarised as follows:

- The flat elevated **cricket pitch** is an extension of the surrounding greenery which reaches into the built-up centre of the village and provides a pleasant contrast by opening up Upper Town.
- Along Hebden Bridge Road, Shaw Lane and West Shaw Lane, the tightly packed rows and clusters of millworkers' houses are interspersed with **open fields** and other green spaces, some of which contain **mature trees**. These spaces are integral to the agricultural and early industrial settlement pattern of the area as well as maintaining strong bonds between the old village and the surrounding countryside.
- Water is an important element in the conservation area. The **springs** and troughs along Shaw Lane and West Shaw Lane coincide with the locations of the earliest farmsteads, showing how the spring line dictated early settlement. Lees and Moorhouse Becks form the conservation area's northwestern boundary and with Rag Clough Beck, supplied Brooks Meeting Mill with water via a **weir, pond** and **sluice** which remain in situ and form part of a pleasant and historically important space.

Much of Upper Town's open and rural character is derived from the **open countryside** which abuts its western and southern limbs. The linear pattern of development, which is often interspersed with open space, means that agricultural **fields** are a key element in vistas and as a setting for the buildings

as they form a vital green backcloth to Upper Town. With the exception of the fields between Uppertown and Hill House Lane, all of the fields adjoining the conservation area are protected through their designation as Green Belt, which establishes a presumption against any development which would impinge on its open and green character. In addition to this, the **recreation ground** behind Shaw Top is protected through its designation as Recreation Open Space in the Unitary Development Plan (UDP). However, although there is an abundance of open space and greenery outside of Upper Town Conservation Area, it nonetheless contains a variety of open spaces which are central to its character.



Shaw Farm, Cold Well and Stones seen from the recreation ground to the north of the conservation area. The open spaces surrounding much of Upper Town are important in terms of setting and blending the open fields within the conservation area with their wider context.

One of the largest spaces in Upper Town is within a short distance of the core of the settlement, namely the **Cricket Ground**, which is designated as Playing Fields in the UDP and is therefore protected from development. It is included in the conservation area because it adjoins Uppertown and is home to

one of the village's institutions. As you would expect, the cricket ground is flat and open and brings space to an otherwise densely packed stretch of road. It also provides a link with the recreation ground and community centre beyond it, which makes the cricket ground feel like of a limb of greenery which extends into the village.



Oxenhope Cricket Ground brings greenery to the built-up area along Uppertown.

The hard character of the bend of Uppertown is offset slightly by the foliage in the gardens of East View and Ashleigh, the former containing a tall mature deciduous tree. Here, the large front gardens of South View, Shaw Top Barn 2-4 Shaw Lane, Shaw Top Farm and Springfield give the road a strong green character and provides a much needed 'breathing space' between Upper Town and the smaller hamlet of Shaw. The gardens are domestically treated and contain grassed areas, evergreen hedges and a small number of mature trees. Within the fork of the roads, however is what can only be described as an area of wasteland. The site was previously occupied by a business premises based in a hut which has been demolished. Its former site and curtilage has been cleared of vegetation and surfaced with a mixture of gravel and tarmac but seemingly serves no purpose and is beginning to be colonised by scrub, which means the houses along Hebden Bridge Road which overlook it have a poor view.

The densely packed houses at Church Street, Apple Street, Pear Street and Grant Street are bounded to the south and west by significantly wooded fields which offer amenity and give the gardenless houses a pleasant green prospect. The sylvan nature of these fields also screen off the more recently built housing at Denby Mount and Best Lane and therefore means these mill workers' houses can still be seen in their original context. The other effect these fields have is to form a buffer

between the West Croft Head area and Upper Town.

The elevated churchyard of St Mary's announces the entrance to West Croft Head, which is a grassy mound sitting above a stone retaining wall. The churchyard contains a variety of gothic style gravestones and monuments, some of which are starting to lean in different directions, adding to the long-established aura of the church itself. The church lane is overshadowed by tall **trees** and similar rows can be found across the field, lining Hebden Bridge Road. These latter trees were apparently planted shortly following the completion of the road in 1816 and close off the road from the countryside and give it a slightly tunnel-like feeling. The grassed field between Hebden Bridge Road and the church allows the stepped profile of this Romanesque 'House of God' to be seen through the breaks in the trees. The same field is also important in giving the feeling that the built up area of the village is petering out and that the green spaces of the countryside are increasingly prevalent.



St Mary's Churchyard is prominently situated over the road and pavements.

Returning to Shaw Lane, the southern side of the road consists mainly of open fields (outside of the Conservation Area) while the northern side is an intermittent thin ribbon of development built close to the roadside. As at Hebden Bridge Road, the large open green spaces in between the various groups of buildings gives this area a strong rural character, forming a bridge between the disparate characters of the built up core of Oxenhope and the scattered farmsteads and hamlets across Moorhouse Beck. The lack of new development means that Shaw Lane and West Shaw Lane is a good, relatively unchanged example of how the pre-industrial settlement pattern of the South Pennines was augmented by the early mills and their associated housing.



This field next to West Shaw Farm creates a 'breathing space' between the hamlets of West Shaw and Shaw/Cold Well and allows a greater integration of the conservation area and its setting.



Water is another feature of Shaw and West Shaw. Several springs drain the precipitous ridge of Stones. One spring issues at Springfield (hence the name) and flows into a stone trough opposite 24 Shaw Lane. Two other **springs** flow into troughs opposite West Shaw Farm and next to 7 West Shaw Lane. Chip Hill Clough sinks to the south of Stone Lane and resurfaces in the open space opposite Cold Well. The spacing of these springs clearly must have influenced the original settlement pattern as the farms and 18th century cottages at Cold Well are all sited very close to springs along the spring line. As well as the obvious domestic uses of water, it was also essential for woolcombing and other textile manufacturing processes which were carried out in the home or farm. The survival of the troughs and the sight and sound of running water is a reminder of how important these water sources were to the occupants of the houses, cottages and farms lining Shaw Lane and West Shaw Lane.

At the western end of the conservation area, water plays a more prominent role as **Rag Clough Beck** and **Lee Beck** merge and form **Moorhouse Beck**, which defines the northwestern boundary of the conservation area. Just above their confluence to the east of Brooks Meeting Bridges are two weirs which divert some of the flow of each stream via a cross channel into the large **mill pond**, which, via a sluice, supplied the boilerhouse of Brooks Meeting Mill with water. The survival of this industrial landscape feature in its attractive rural setting helps us to understand how it used to operate. It is now rather silted up and overgrown, however, with much of the surface of the water obscured by rushes and reeds. The slope to the north contains a small wooded area which leads down to the bank of Moorhouse Beck.

This spring-fed trough at Shaw is one of several along the lane. Apart from the pond and becks by Brooks Meeting Bridge, they are the only water features in the conservation area and coincide with the position of the original farms which formed the nucleus for development along the lane.

The overgrown and silted pond at the west end of the conservation area was originally the mill pond to Brooks Meeting Mill





8.1 Permeability and Streetscape: Leeming

Summary of Streetscape and Permeability

The last alterations to the street pattern of Leeming took place in the 1870s with the building of Leeming Reservoir. The survival of the settlement layout and much of the original character of the street and pathways mean that the streetscape makes an important contribution to the overall character and appearance of the conservation area.

- The roads, lanes and pathways are defined by a mixture of buildings and stone boundary and retaining walls which directly face on to them. This consistent element of the conservation area helps to bring its sometimes disparate elements together.
- With the exception of the largest cluster of buildings at Leeming and the odd small yard like Sykes Fold, the stretches of roadway in the conservation area retain a country lane character due to the intermittent nature of development, a lack of pedestrian pavement and the abundance of open spaces with stone boundaries.
- A small minority of spaces retain natural stone surfaces such as flags and setts. These tend to be found at the entrances to secondary lanes, adjoining or within the curtilage of buildings or as a thin pavement or forecourt.
- Denholme Road and Back Leeming are the only throughways in the conservation area to have tarmac surfaces. The other lanes are mostly surfaced with loose gravel and paths are often unsurfaced.
- Leeming Conservation Area is generally quite permeable due to the network of paths and side lanes, although the linear nature of the settlement and the scale of the reservoir limit the potential for alternative routes.

There are no detailed maps of Leeming until the first Ordinance Survey, which was published in 1852. By this time the street pattern of Leeming as we know it was mostly in place. The only changes since arose from the construction of Leeming Reservoir in the 1870s which flooded the lane leading to Midge Holme Mill and Throstle's Nest Mill and provided links across the valley. However, the construction of the reservoir also created new rights of way, namely a road across the dam, linking Denholme Road and Isle Lane and a footpath which connects Leeming with what remains of the pathways which crossed the reservoir site leading up Nan Scar and to Farther Isle Farm and the rest of Isle Lane.

The rest of the throughways in Leeming Conservation Area are therefore a mixture of ancient rights of way and paths created as a result of the Enclosure Act of 1771. It is believed that the *Long Causeway* at the north eastern extreme of the Conservation Area from Denholme was one of the few improved roads in the area which date from before the establishment of turnpike routes after 1750 (the Hebden Bridge – Keighley turnpike through Upper Town and Station Road Conservation Areas is one such turnpike) and might have been constructed by the monks of Nostell Priory who had holdings at Cold Well in medieval times and would have travelled in this direction. At its western end Long Causeway forks into Black Moor Road, which provided access along a high and well-drained route which links the old farmsteads, and Denholme Road (originally called Leeming Lane) which descends into the valley towards the centre of Oxenhope. Denholme road is believed to date from the 18th century, perhaps to improve access to Bradford's cloth market and was widened significantly during the construction of Leeming Reservoir.

From the Horkinstone End, after an initial fall, Denholme Road bends and more or less follows the contour of the valley before forking at the top of Lea Hill in front of The Lamb. From here, Denholme Road descends quite sharply towards Lower Town,

while Back Leeming and Jew Lane provide a less direct but more gently sloping route. The other lanes and paths which branch off of the main thoroughfares, such as Syke Fold, Bank/Tansy End, Dol and Isle Lane were originally tracks between or on the edge of fields and form part of a greater network of rights of way which make convenient links between the disparate and scattered settlement surrounding Oxenhope and Leeming.



Approaching the conservation area from the northeast along **Long Causeway**, the meandering lane is bounded by fields with dry stone boundaries as it descends past the Dog and Gun and sweeps into Horkinstone where the mortared front walls of 93-97 Denholme Road and

Horkinstone Farm announce the start of the village (above). At the T-junction with Black Moor Lane (a similarly rural lane which twists out of view) the high round coped stone block retaining wall of Horkinstone Burial Ground stands prominently and is crowned by the monuments and railings above. As **Denholme Road** descends from the junction, its character is slightly different as its eastern side is fronted by a grassed verge shaded by a line of trees. Looking back, the lane frames a view of part of the cemetery, which forms an attractive terminal feature to the road (right).



The unsympathetic domestic treatment of the western side of Denholme Road contrasts with the more traditional character of the eastern side, which, at the bend, is separated from the much more sharply descending **track to Dol** by a high stone retaining wall with rounded coping stones. An old stone staircase built into the middle of the wall improves accessibility. The track is unmade and surfaced with gravel and is initially constrained

between the retaining wall and Moorside and the adjacent Barn before being bounded by open fields with dry stone walls and wire fencing. The track winds round to Dol and its character contributes to the quiet backwater feel of this part of the conservation area. Further along Dol Bridge is a stone built footbridge which possibly dates back to the 18th century. Closer to the cottages, a timber gate with an adjoining iron swing gate set in the stone boundary opens onto a right of way over the grass to **Sykes Fold**. The section of the Fold in front of the buildings is surfaced with loose gravel while two gravel-surfaced unmade tracks lead back up to Denholme Road and across to Buttergate Farm. A series of stone flags squeezed in between Sykes House and Sykes Barn Cottage lead to a narrow opening in the wall which leads to the pathway leading to rights of way up Nan Scar and along the edge of Leeming Reservoir. As it descends away from Sykes Fold, the unsurfaced **footpath** is bounded by barbed wire fences and is lined on one side by an attractive, if somewhat dilapidated, length of iron fencing which doubles as a balustrade (see page 82).

Apart from the mortared stone walls which extend across the footbridge over Dol Clough as a balustrade, the pathway around the western and southern sides of Leeming Reservoir adjoin open grassed embankments and are unsurfaced throughout. This marks out the path as a more recently created thoroughway and means that it sits well with the natural landscape of Nan Scar and the pond at its foot. Other paths which branch off and lead out of the conservation area are similarly treated. The one sore point is the modern footbridge over the overflow channel. It is very basic and utilitarian in appearance as it consists of a concrete block span with standard steel balustrades bolted on top. The footbridge provides a poor contrast to the effort put into the stonework of the original channels and structures associated with the reservoir and, more noticeably, the ornate valve shaft housing.

Returning to **Sykes Fold**, the buildings at Buttergate Farm are all fronted by a 'pavement' of stone flags, but the enclosed yard itself is surfaced with light-coloured loose gravel which does not suit the character of the fold. The track leading uphill to Denholme Road is surfaced with concrete and is bounded by dry stone walls with some domestic planting on the lane side. Near the top of the lane, there is a small yard to the former Horkinstone School and 26-34 Denholme Road set behind a high triangular coped stone wall.



The light colour of the loose gravel surfacing around Sykes Fold appears incongruous with the stone of the buildings.

The stretch of **Denholme Road** between Bank and Bank Nook is still like a village lane due to the intermittent nature of development fronting it, the stone wall boundary treatment and views of open fields on either side. Buildings either face directly onto the road or are slightly set back behind small stone bounded front gardens. The topography of the hillside is such that the northern side is bounded by a high retaining wall approximately 2.5m in height while the dry stone walls of the southern side are of an average height. The stone privy set into the wall opposite number 38 is an interesting roadside feature and an economical use of space.

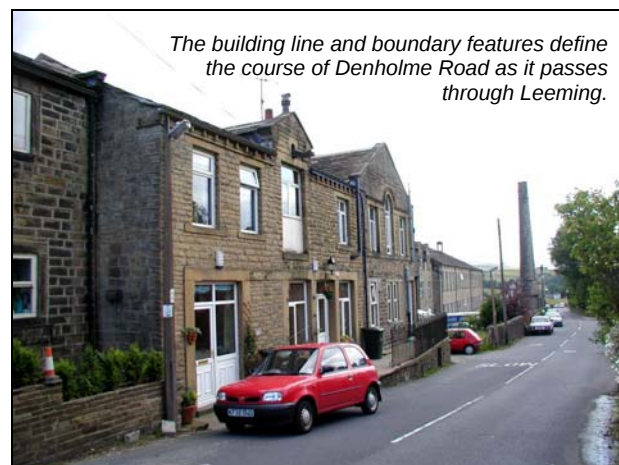
Bank rises above Denholme Road at an oblique angle. The entrance to the lane is setted and in need of improvement and relaying (*right*) while the rest of its course, save a setted element in front of numbers 4-6, is covered with loose gravel. This latter setted area forms the



narrow single lane access to 5-13 Bank, which has a secluded feeling due to the narrow kinked lane and the limited outlook due to the tall slope fronted by a stone retaining wall which faces the houses. After its steep initial rise, Bank ascends at a gentler gradient and enjoys an open view over the buildings lining Denholme Road. The irregular group of cottages face directly onto the lane on the eastern side of the lane while a low dry stone wall lines the opposite side, except at number 6 where there are

some old iron railings. Footpaths within the curtilage of the cottages are often flagged.

The lane continues uphill to **Tansy End** where the gravel surface peters out and is surfaced with grass and the odd flagstone in front of numbers 1-5, contributing to the out-of-the-way character of Tansy End. The tight arc of the road is closely bounded by buildings and boundary walls and feels very distinct from the village below which is hidden by foliage. 9 Tansy End and a green space containing a spring occupy the inside of the bend. The footpath which leads back to Leeming appears to be seldom used today as it is grassed over and is overhung by leafy vegetation, giving it a tunnel-like character. Towards the bottom of its descent, the pathway is further constricted by the wall of the tiny former millpond to Hey's Mill. The path then opens out into a funnel-shaped area of hardstanding between 63 Denholme Road and B & S Motors. As this space opens up onto **Denholme Road**, it feels more like a focal point for the disparate group of buildings overlooking this stretch of road. This idea of the space being a focal point is upheld by the sight of a K6 phone box in front of the garage and the former Shoulder of Mutton Inn which is set back from the road at an angle with a setted forecourt. The tall stone chimney of Waterside mill stands across the road and is more visually dominant than the mill itself which is set back from the road and a good distance below it such that only the top two storeys are above road level. The space between Denholme Road and the mill building was previously occupied by a north light shed, but is now nothing more than a large expanse of tarmac fronted by a variety of modern garage doors. To the east, the former Co-operative Store and 26-34 Denholme Road form a long continuous frontage to the lane with neat boundary walls and some railings to the front of them. This is a contrast to the stretch of lane to the east where development is sporadic. The northern side of the road is defined by a high stone retaining wall and the round coped front wall to 65-67.



The building line and boundary features define the course of Denholme Road as it passes through Leeming.

Spring Row stands parallel with Waterside Mill and the sharp fall of the southern side of the road means that the ground floor is below the level of the road. The houses are set behind longer than average front gardens for Leeming and have a similar sized rear curtilage which faces onto a setted pathway hemmed in by the mass of the reservoir retaining wall. The nearby 14 Denholme Road and Forge House are set behind the narrow slip lane which leads to Spring Row, and, prior to the construction of Leeming Reservoir, led to Midge Holme Mill and Throstle's Nest Mill. Across the road, 55-59 create another long frontage with small front gardens with low stone boundary walls. At the end, Smithy House and Smithy House Barn are set further back, communicating their status, behind a higher wall with flat copings that steps down. For a long stretch, **Denholme Road** is dominated by the high battered retaining wall of Leeming Reservoir. It large stone blocks are topped by massive flat-topped coping with convex sides. The mass of the wall means that the reservoir itself cannot be seen from the road. The low dry stone wall which has collapsed in places across the road provides a contrast in terms of openness and maintenance.



The stretch of road to the west of Leeming is flanked on one side by the long high mass of the retaining wall to the reservoir and an open field with a stone boundary wall on the other. The battered wall closely follows the sweep of the road, making for an interesting vista of Leeming.

Further along, Oxenhope Baptist Church, 43-51 Denholme Road and Leeming Farm form another distinct cluster of buildings built close to the road with dwarf front boundary walls. The forecourt to The Lamb is almost entirely surfaced with tarmac, and has an unsympathetic appearance to the old stone building behind it. From here, Denholme Road falls sharply with the western side of the road overlooked by retaining walls and loftily positioned houses, such as numbers 2-4 which stand at the top of a long stone staircase. The eastern side is tightly lined by a stone wall, behind which the incline is steeper. Lower down, the long terrace of 11-25 follows the sweep of Denholme Road and steps

downhill in pairs behind individually stepped stone walls with flat copings (see *photograph, below*). All of these elements closely bounding the sharp descent of Denholme Road mean it has an enclosed aspect, despite the occasional view towards Heights.



Back Leeming meanders downhill and its extent is defined by dry stone boundary walls, a line of trees and buildings or boundary walls which stand right up against the road. This is indicative of the fact that this is a pre-1771 enclosures right of way which reflects the narrow lane widths which were commonplace locally prior to the enclosures. The sylvan character of Back Leeming and the snaking roadway give it a different character to the rest of Leeming (see *photograph, below*). Turning up **Isle Lane**, the initial character is similar, but passing Clough View, the lane narrows significantly as it reaches Crossley Bridge. The road is lined with stone boundaries but is dominated by the leafy canopies of trees. Egypt House overlooks the lane which turns from a carriageway to a grassy footpath. The steep drive up to the house is accessed by a footpath set in a broad grass verge.



8.2 Permeability and Streetscape: Lower Town

Summary of Permeability and Streetscape

The hard spaces about buildings and the treatment and character of the throughways and side streets of a conservation area all have a bearing on the overall sense of place. The survival of street spaces in their original format and the retention of historic street surfaces in Lower Town is one of its key facets and is summarised as follows:

- The southern half of the conservation area is typified by **lanes** without pavements bounded by stone walls. Development is interspersed with greenery; with many of the lanes being under the canopies of tall trees, reinforcing the secluded rural backwater feel of this part of Lower Town. This also applies to the elevated portion of Yate Lane.
- **Lowertown** has the character of the main street of a mill village with a piecemeal development of mill buildings, houses and shops built at various stages of the 19th century. The buildings lining the road are of different heights, masses, architectural styles and are positioned either facing onto the road or slightly back from it with a mixture of gable fronted buildings and ones with roof pitches parallel to the road. The various boundary treatments add variety and interest to Lowertown.
- The highly permeable **grid** of mill workers' housing of Lower Town (known as The Square) is much more planned and regular in character with the line of the buildings and boundary walls reinforcing the limits of the space. The streets are loosely surfaced with gravel and every street retains natural stone flag pavements with kerbstones.
- Yate Lane has a similar character to Lowertown in that the older houses, cottages and barns front the road at differing angles and orientations, attesting to the **organic** nature of the development. Although the street space is irregular in shape, the extent of setted and

flagged surfaces define the straight course of the carriageway.

- The **footpath** between Wadsworth and Goose Green is unique in the conservation area as it becomes quite isolated from the built up areas and provides a second and more convenient link between the two areas, improving the permeability of Lower Town.



The junction of Station Road, Denholme Road and Jew Lane marks the change from the streets of the built-up part of the conservation area with the contrasting leafy lanes of the southern half.

The majority of the development in Lower Town Conservation Area is situated alongside the rights of way that were established in the period between the initial establishment of permanent settlement in Oxenhope in the late medieval period and as part of the 1589-92 enclosures which affected this area. The majority of the roads through the conservation area are a combination of ancient rights of way and tracks and lanes established as part of the field pattern. For example Denholme Road / Yate Lane was one of the high tracks which linked the scattered older farmsteads and corresponds with Shaw Lane / Uppertown / Cross Lane which occupies the same contour as Yate Lane across the

valley. Best Lane and Lowertown probably provided a bridging point between these two higher lanes. Other paths and old tracks such as Hill House Lane, Isle Lane and the paths leading up to Height Lane connected more outlying farms with the other side of the valley via the same bridging point, hence the number of routes which converge at either end of Lowertown. As the late 19th century progressed a tight grid of terraced streets filled in the valley floor around Lowertown and in 1867 Station Road linked the village centre with the new terminus. Since then there have been few additions of note to the street pattern of the conservation area.

The junction of Isle Lane, Back Leeming (right) and Jew Lane seen from Isle Lane. The lack of pavement, greenery and stone wall give the lanes a rural backwater feel.



Isle Lane descends into the conservation area and retains its rural character through the dispersal of the development which fronts it with open, often wooded space. The lane becomes enclosed by the steep embankment to the north and the long stone mass of Holmfield and its cottage. The old iron railings which separate the road from the lower entrance to Holmfield Cottage are a good surviving detail. The junction with Jew Lane and Back Leeming is shaded under the canopy by the trees on all sides and is bounded by stone walls with a distinctive triangular coping. The lack of modern engineering and signage to these lanes reinforces the backwater feel of this part of the conservation area. This atmosphere continues down **Jew Lane** which is tunnel like due to the density of the foliage and the dry stone boundary and mortared retaining walls on either side. The name of this lane is descended from the word *Chew* from the earlier word *Ceo*, which referred to the narrowing of the valley around Back Leeming. Opposite the elevated and imposing Lea Mount is a wall-lined stone staircase with a modern handrail leading down to Wadsworth and was probably used by employees of the mill to get to and from their homes at Leeming and Back Leeming. The small cluster of houses at Wadsworth directly face onto the road

feel quite secluded due to the topography and the number of mature trees in the vicinity. The lane heading southward is shrouded by the canopy of trees lining the road, the foliage of which often make it difficult to see the open land which lies beyond. However, once the small stone bridge is reached the cottages at **Bull Hill** stand in a clearing. The bridge itself is of cart width and can only have been built to serve Bull Hill Mill, giving it an early 19th century date. The lane carries on uphill past the cottages and becomes a footpath leading up to Little Hill House Farm (outside of the conservation area). Although the footpath is in an open field it takes in views of the two millponds fed by Paul Clough and are set in a wooded meadow. The result is that the cottages feel quite isolated and benefit from their original setting and atmosphere, which is down to the spaces and the nature of the lane and footpath which lead to them.



Doubling back to Wadsworth Mill, there are three further paths and lanes leading away from the mill. To the west is a small private bridge which leads up to Cragg Royd. Another **footpath** (left) begins alongside the thoughtfully sited car parking area, which is unobtrusive when seen from Jew Lane. Dry stone walls with rounded coping stones

closely bound this unsurfaced path as it disappears into the wooded banks of Leeming Water. The character of this pathway is unique in the conservation area as it becomes quite distant and removed from the built up areas and is dominated by the sights and sounds of Leeming Water and the woodland screen around it. This said, there are good views of the distant and elevated Arts and Crafts architecture of Cragg Royd which is otherwise invisible from public spaces. Crossing the stream over a stone footbridge, the stone walls which flank the path are carried over as balustrades and at the other side the views open up more as the canopy of the trees finishes



and the path is bounded by the large gardens of Meadowfield and Cragg Royd before emerging at Goose Green. The third route away from Wadsworth Mill is an attractive tree-lined lane which links back with **Jew Lane** (see *photo on previous page*) which descends to meet it at Brookfield.

From here Jew Lane becomes more enclosed due to the mass of the buildings and the steep uphill gradient and elevated position of the field and burial ground which isolate Jew Lane from Denholme Road. This is further exaggerated by the large masses of the crescent of buildings at Charles Court and the overarching mature trees across the lane on the final, 'gateway' bend of Jew Lane as it meets Denholme Road and Station Road. The two contrasting sides of the gateway form an attractive whole when viewed from Station Road (see *photo on page 85*).

The high round-coped retaining wall of the Wesleyan Burial ground wraps around the corner of Jew Lane and **Denholme Road** with the square gateposts with pyramidal capitals marking the entrance to the burial ground standing prominently. The high density of the mature trees, undergrowth and shrubbery give the burial ground a wild aspect and it looks quite attractive from the road. From here Denholme Road rises sharply uphill with a slight meander to its

course (*left*). The poor condition of the boundary walls, which have collapsed in places, and the redundant nature of the land beyond mars the character of this stretch of road, which due to the high canopies on either side, is like a tunnel.

Heading back towards Station Road, the older

Wesleyan Burial Ground on the western side of the road has a pleasant formal appearance due to its neatly kept mortared stone wall with triangular coping and a neat iron gate which is vaguely in the Oxenhope style. At the foot of **Denholme Road**, the temporarily fenced site of Perseverance Mill provides a poor contrast to the trees on the

perimeter of the other sites adjoining the road. A particularly strong contribution is made by the tall trees at the entrance to **Charles Court** which form an archway leading into the yard which is now used for parking, with a pleasant seating area overlooking the former mill dam.



The kinked course of Lowertown is hemmed in by the boundary walls and buildings which closely line it. The different ages, masses, heights, detailing and functions of the buildings underline the street's former role as the heart of a bustling mill village which grew in a piecemeal fashion.

The corner of Denholme Road and **Station Road** has on its eastern side the first pavement to be encountered in the conservation area so far. Unfortunately, like in much of the conservation area this pavement is surfaced with concrete slabs which are prone to cracking. At the first bend into the heart of the conservation area are the first signs of a change in the streetscape character of the area from one of well spaced buildings dispersed with greenery to the hard spaces of a mill village. The tall chimney and massive complex of Lowertown Mill come into view, as do the rows of houses on the corner of Station Road and Yate Lane and along Mallard View. Leeming Water runs alongside Station Road and gives it a more open aspect than otherwise. The presence of the Post Office with post box, stone bus shelter and K6 phone box reinforce the village centre character of the area. Turning the corner on to **Lowertown** the mill village character is confirmed by the different types of industrial housing which line the slightly kinked road alongside the dominant mass of the mill shed. The rows and pairs of houses running parallel to Lowertown are juxtaposed with those which face it gable-on, some houses directly open onto the road



while others are set behind small front gardens, adding variety and interest to the street scene. The different heights of the houses, architectural detailing, width, roofing material and the changing boundary treatments from rough to smooth round coping and iron railings are further interesting details which attest to the gradual development of the roadside over time and by different individuals. The survival of shopfront details on a couple of buildings is further evidence that Lowertown was formerly the hub of Oxenhope. The slight kink in the road shows how it is a long established route, rather than a pre-planned street.



The unadopted Beatrice Street and the rest of the grid of terraces are historically unsurfaced and are in a poor condition. The York stone paving flags and kerbstones are also poorly maintained. Note how the long flat elevations of the houses and boundary wall give the street a consistent appearance and character.

The piecemeal development alongside Lowertown is immediately contrasted by the regular grid layout of streets of mill worker's houses at **Mary Street**, **Beatrice Street**, **Barn Street**, **Green Street** and **Holme Street**, collectively known as '**The Square**'. The Square was formerly linked to Charles Mill via a footbridge which was demolished in the 1960s by which time it was long disused and unsafe (Hindley, 2004). These unadopted streets are fronted by houses with small front curtilages with low boundary walls with chamfered coping stones with the exceptions of Green Street and the southern side of Beatrice Street where the houses face directly on to the road. The presence of these hard boundaries helps to define public and private space and reinforces the consistent appearance of the rows of houses. These streets are loosely surfaced with gravel and the tarmac surface near the entrance to Beatrice Street is badly potholed. The Square contains the greatest amount of natural stone flags, but unfortunately the stones are coming away along the edge in places and grass and weeds are pushing up between individual flags and kerbstones. Very few of the flagstones are cracked or damaged, but the general neglect of these street

spaces means that they do not make their full positive contribution to this built up area.

A snicket between the boundary railings of 15 Lowertown and The Barn leads through Goose Green to **Hill House Lane** which immediately assumes the character of a rural lane as it climbs out of the village centre. The lane is bounded by a dry stone wall on its southern side and the arrangement of cottages to form two consecutive squares on the northern side is visually interesting. It is unfortunate that only the lower square retains a central pair of gardens with triangular coped boundary walls and the higher square is more open and used for parking with some stone planters around the edge. On exiting the conservation area, Hill House Lane soon becomes little more than a track as it is bounded by open fields and the stone boundary walls close in along this medieval lane which dates at least from the 1589-91 enclosures if not well before.



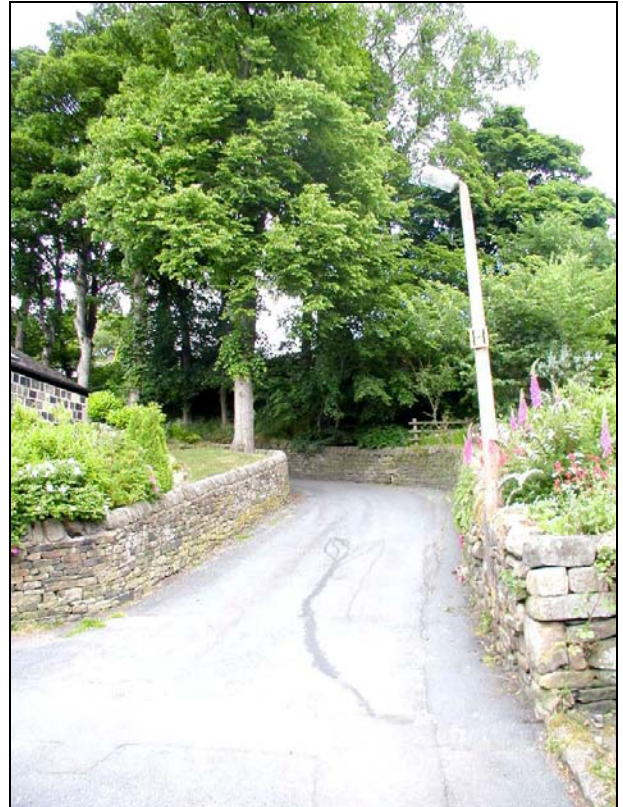
Extensive natural stone surfacing survives at Yate Lane. The surfaces harmonise with the stone of the buildings and the extent of the surfacing defines the course of the road as it passes through the irregularly positioned mixture of buildings.

At the opposite end of Lowertown, the lower portion of **Yate Lane** has much in common with the jumble of buildings facing onto Lowertown. The lane was probably established as a shortcut between the Lowertown area and the corn mill which stood next to Moorhouse Bridge. The entrance to Yate Lane

funnels inward and is fronted by a mixture of building types and ages of different heights, angles to the road and masses. The buildings include a short row of mill workers' houses built parallel to the road the Manor House and its older neighbour set at a right angle to the massive barn behind them and across the lane the gable end of both sides of Farra Street and another barn are all oriented to Yate Lane at different angles. All of these buildings face directly onto the road. This cluster of buildings feels like an earlier hive of activity, perhaps the original group of building which constituted Lower Town which was succeeded as the centre of activity by the industrial-era buildings, shops and houses down the road. The shape of the street space is irregular but the line of the road is clearly defined by the extent of tarmac and the natural stone paving lining either side and extending as far as the randomly placed buildings. The surfacing varies from the flagged pavement with kerbstones in front of 3-9 Yate Lane to the setted access to the Manor House and the setted and flagged surfacing around Lowertown Barn. This is all let down slightly by the large tarmac and gravel area of hardstanding at the western end of the Farra Street cottages which is fronted by a partly collapsed wall.

The built up area ends just before Yate Lane turns northwards and rises. Dry stone walls and a line of trees bound this stretch of lane on either side. From here on the character of the lane is that of a secluded country lane, very much like the continuation of the lane into Station Road Conservation Area or the lanes at the southern end of Lower Town Conservation Area. At Yate House

the stone trough dated 1859 is an historic piece of street furniture and suggests that the house was purposely located near a spring much like early settlement in Upper Town and Leeming Conservation Areas.



The higher portion of Yate Lane is a quiet country lane.



Vista down Yate Lane and part of Lowertown. Both stretches of road grew in a piecemeal fashion: the former as an old agricultural enclave and the latter as a gradually expanding industrial hive.



8.3 Permeability and Streetscape: Station Road

Summary of Permeability and Streetscape

Like the buildings and open spaces of a conservation area, its thoroughways and street surfaces provide further understanding of its historic development and are an important element in key views and vistas.

- The main thoroughfares of Hebden Bridge – Keighley Road and Station Road were respectively superimposed in 1816 and c.1867 on an existing grid-like network of tracks through the conservation area consisting of Cross Lane, Mill Lane-Harry Lane-Dark Lane and Yate Lane. These newer roads are much broader and set the framework for the expansion of Oxenhope towards the station.
- The surviving network of lanes retains its original character as the lanes are often no more than one lane wide and are tightly bounded by stone walls. A distinguishing feature of each lane is the extent to which it is bounded by open fields or overshadowed by foliage. Cross Lane is the only lane to have a hard appearance as it is bounded entirely by buildings and tall boundary features.
- All properties facing the road have stone boundary walls, the only exception being the higher end of Station Road where the shops and short terraces have no front curtilage.
- There are few areas surfaced with natural stone. The few instances include the setted drive and flagged paths at Oxenhope Station, the flags at Oak Street, Ash Street and Elm Street, the front of the Coach House and the entrances to Millennium Green.
- The conservation area is highly impermeable with several large blocks of land impossible to cross by public rights of way, particularly the large 'island' of land between Station Road and Yate Lane.

The status of the Station Road area as a late Victorian expansion of Oxenhope is confirmed by

the fact that its two main thoroughfares, **Station Road** and the **Hebden Bridge – Keighley Turnpike** were established in 1867 and 1816 respectively and provided the framework for development of the area, the majority of which was built after 1867. The earliest thoroughfares through the conservation area were the lanes built on the higher ground which is sunnier and better drained than the valley floor and was hence the site of Oxenhope's earliest settlement. **Cross Lane** and the stretch of Hebden Bridge Road running parallel with it forms part of a fairly level route into and out of Oxenhope which branches off the old high road between Hebden Bridge / Heptonstall and Haworth. This 'diversion' into the village from the main route follows West Shaw Lane / Shaw Lane, passing through Upper Town and rejoining the Hebden Bridge - Haworth route along Cross Lane and Moorhouse Lane. **Mill Lane / Harry Lane** provided a river crossing which connected this thoroughfare with the *Long Causeway* to Halifax and Denholme via **Dark Lane**. **Yate Lane**, situated at a similar altitude to Cross Lane, was no more than a track which provided access to farm and field.



Yate Lane is rural in character as it is a single lane closely bounded by stone boundary walls with open countryside to the east and dense woodland to the west.

Yate Lane is very much a country lane in character, being only wide enough for one vehicle and being bounded by dry stone walls with open countryside to the east and dense foliage to the west. This latter element gives Yate Lane a shaded and secluded character and a feeling of being very much detached from the nearby built up element of the village. The only interruptions to the dry stone walls are the stone gateways to the small number of houses, although the front boundary walls have been removed from most of the houses at Eastville, detracting from the character of the lane.

Turning the corner down **Dark Lane** (see page 90), the character changes slightly due to both sides of the lane being bounded by thick woodland, giving Dark Lane a shadier, tunnel-like aspect as the canopies of the trees coalesce above the road. Crossing Keighley Road, onto **Harry Lane**, there is a return to open fields with a few buildings sited randomly along the lane, which is bounded by dry stone walls. Harry Lane narrows as it crosses Mill Bridge, the trees studding the banks of Leeming Water adding to the sense of constriction and closing off views around the sweep of the lane. Away from the bridge, **Mill Lane** opens up with the tree-lined perimeter of Millennium Green to the south and the entrance to Oxenhope Station to the north.



Oxenhope Station is accessed from Mill Lane via a long setted access road while the pavement around and leading to the station building is made of York stone flags. These natural local materials are let down by the extensive use of red clay pavers to demarcate the parking bays which flank the setted access. This material is neither local nor historic and creates a juxtaposition in terms of tone and texture with the stone used elsewhere. The four or five old cast iron lamp standards dotted about the station add authenticity to the scene (left),

although one of them seems somewhat stranded in the centre of the large tarmac and pavier car park at the top of the access lane. Lime and coal merchants were based in the Station yard until after 1900 and the last remaining coal wharf/staith was in use until c.1970 (Hindley, 2004).

Right: The junction of Station Road and Hebden Bridge-Keighley Road is highly engineered and modernised and is a poor contrast to the historic townscape around it.



The stone setts and flags at Oxenhope Station are let down by the red brick pavers used to demarcate the parking bays.

The new gateways created at the entrance to **Millennium Green** from **Station Road** are fronted by small setted spaces while the paths within the Green are surfaced with limestone. The iron gates are in an Oxenhope style and the use of stone boundary walls and gateposts make an important contribution to the street scene. The junction with **Hebden Bridge Road – Keighley Road** is highly engineered with a mini roundabout a wide splay, the scale of the junction and the extensive use of tarmac, painted surfaces, modern road signs and concrete undermining the appearance of the stone buildings and boundary walls on its corners. The narrowest road to from this junction is **Keighley Road** which gently meanders northward, opening up a vista of the terraced houses of various ages with coped dwarf stone boundary walls and the high boundary wall across the road which is overshadowed by the trees in the grounds of Manorlands. Another gentle bend reveals a view dominated by open space and the woodland canopy.



Returning to **Station Road**, the thoroughfare takes on a more enclosed aspect as it is bounded by buildings on both sides, the steep rise of the western side of the road adds to this. Throughout its course the line of Station Road is determined by stone boundary walls to its west while the terraces and end houses of mill workers' terraces and corner shops on the east side are the defining feature. The streets which run perpendicular to Station Road are similarly characterised by the houses directly fronting the road. These pavements feature natural stone flags, though the roads are loosely surfaced with gravel or patches of tarmac. At the bottom of **Ash Street** there was once a footpath which crossed Leeming Water and followed the edge of the boundary wall of Manorlands and emerged just north of Eastville. The footbridge over the beck fell into disrepair and slowly fell apart and as such the footpath is now unused and there are no direct connections between the parallel roads of **Yate Lane** and **Station Road**, making the eastern side of Station Road highly impermeable. The west side of Station Road fares somewhat better with Cat Stairs and West Drive (both outside of the Conservation Area) supplementing the junction between Station Road and Hebden Bridge Road which occupies a similar parallel position to Station Road as Yate Lane does.

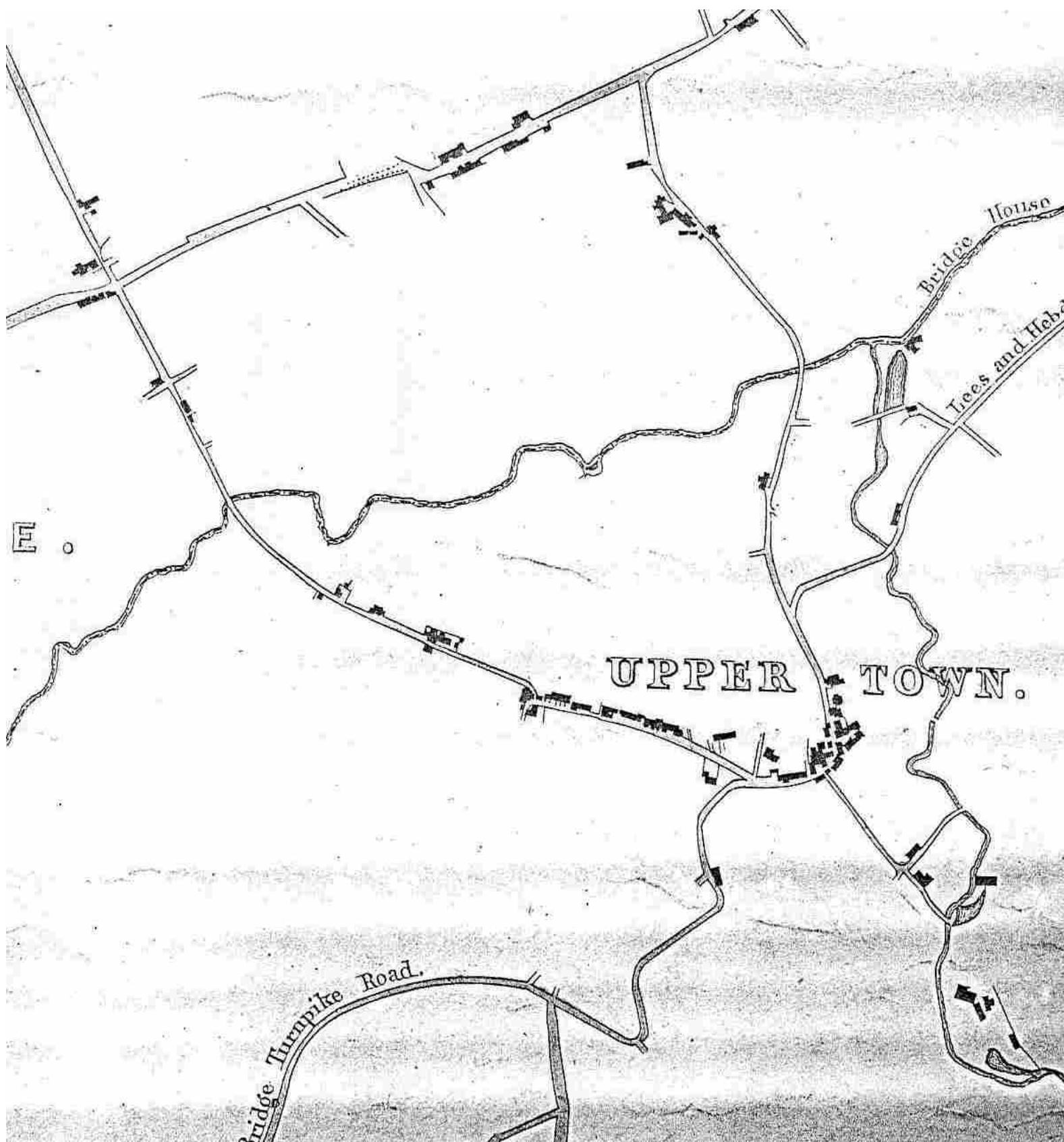
Hebden Bridge Road is the broadest road in the conservation area. Its openness is exaggerated by the siting of buildings far back from the roadside, although its course is strongly defined by a mixture of tall and dwarf stone boundary walls, some of which are coped and feature ashlar gateways. The sharp bend in the road is one of many along the ascent from Leeming Water to Cock Hill and is designed to reduce the gradient of the road, which is nonetheless considerably steep.



The high hard boundaries and sweep of the road make Cross Lane the most constricted space in the conservation area.

The stretch of **Cross Lane** which lies within the conservation area is differentiated from the rest of its length by its constricted character. The narrow width reflects the fact that the lane was in existence prior to the 1771 Enclosures, which specified that any new lanes had to be a certain width which was much wider than the pre enclosure lanes. Cross Lane and Uppertown were formerly *Weasel Lane*. A cross situated in the wall has been in place since the rest of Cross Lane was widened in 1930. This cross is believed to have been originally in the middle of the lane. The cross probably marks an early preaching spot (Hindley, 2004).

The lane is only one lane wide and is bounded on its eastern side by the 2m-plus high coped boundary wall of Whinknowle, itself towered over by the canopies of mature trees, while the eastern side is defined by the low triangular coped wall topped by railings and fencing at Oxenhope First School. The dogleg bend in the lane closes off views into and out of the conservation area, making it an interesting gateway to travel through. Only glimpses of the high gables and rear turret of Whinknowle can be had (the houses being all but invisible from the public highway) due to the constricted nature of the lane. To the west of Whinknowle, the former coach house retains a setted yard to its front, alluding to the former function of this building and enhancing the street scene.



The 1825 plan of Near and Far Oxenhope illustrates the linear cluster of agricultural and early industrial buildings at the eastern end of Upper Town and the mixture of linear and clustered development along West Shaw Lane and Shaw Lane. These lanes plus Uppertown/Cross Lane/Moorhouse Lane formed a loop off the original main thoroughfare running east-west in the top left hand corner of the map which was superseded in 1816 by the Hebden Bridge-Keighley Turnpike.

8.4 Permeability and Streetscape: Upper Town

Summary of Permeability and Streetscape

The street pattern of Upper Town has not changed in over one hundred years and the routes through and around it have maintained much of their original character, particularly where historic street surfaces remain in situ. Specifically:

- All of the roads and rights of way in the conservation area are bounded by either buildings and/or stone boundary walls. The latter are an important unifying feature and vary in type from dry stone to mortared and coped depending on the type of enclosure. By this token any other boundary features or a lack of walling is highly conspicuous.
- West Shaw Lane / Shaw Lane / Uppertown formed the original track linking the farmsteads of Uppertown with other tracks such as Stones Lane and Hard Nese Lane providing a route over the tops to Hebden Bridge and Halifax. The Hebden Bridge – Keighley Turnpike in 1816 and the grid of Grant Street, Pear Street, Apple Street and Church Street in the late 19th century, augmented this street pattern which is unchanged since.
- Nearly all of the roads and pavements are surfaced with tarmac with concrete kerbing. This said there still remain a few pockets of historic street surfaces including the setted yard at West Croft Farm, the setted access roads at Brooks Meeting Mill, and the setted pathways at 2-10 and 15-17 Uppertown.
- The Conservation Area is fairly impermeable with access largely limited to the main roads due to the linear nature of development.

Upper Town Conservation Area has a strong linear pattern which is still in evidence today and is one of the factors which differentiates it from the neighbouring Station Road and Lower Town Conservation Areas. Development is concentrated

along the two main roads through the conservation area, West Shaw Lane / Shaw Lane and Hebden Bridge Road, which merge to form Uppertown, where development is much more concentrated than elsewhere in the conservation area. In terms of character, the two roads could not be more different from each other and Uppertown shares characteristics of both.

The route along **West Shaw Lane / Shaw Lane / Uppertown** is the older of the two and most probably dates back to the original permanent settlement of the area in medieval times. At any rate, the age of the original buildings at Shaw Farm and 1-5 Uppertown imply that the road existed in Tudor times, although it does not appear on Jeffery's map of 1775. This might simply be because this lane was nothing more than a track used to access farms rather than an important through road such as the old Hebden Bridge – Haworth Road which West Shaw Lane branches off of at Moor Side and rejoins via Cross Lane and Moorhouse Lane to the east of Marsh, forming a sort of loop off the main road. Shaw Lane and West Shaw Lane are relatively straight and follow the contour, neatly coinciding with the spring line. The stretch known as Uppertown bends along the contour before descending to Cross Lane. There are very few routes branching off Shaw Lane and West Shaw Lane. There is only one **path** leading north which provided access to Fisher's Lodge Mill (outside of the conservation area) via Shaw Farm. To the south there is Stones Lane and two footpaths, one of which leads to West Croft Head. As well as providing access to the farms along it, **Stones Lane** linked the hamlets of West Shaw, Shaw and Cold Well with the old Hebden Bridge – Haworth high road, while another **track** which branches off of it leads directly to Halifax via Fly. This latter route appears to be of greater importance than it does now on the 1852 Ordinance Survey. The other path, starting from behind 15-19 Shaw Lane, linked Shaw Top Farm and West Croft Head Farm with the same route over Fly to Halifax. In 1816 the **Hebden Bridge – Keighley Turnpike** was superimposed on the existing street pattern of

lanes and tracks. This wide and engineered road winds down the precipitous northern slope of Cock Hill in a series of wide bends before joining the level Shaw Lane and **Uppertown**. The only lateral rights of way branching from this route is the small grid of **Grant Street, Pear Street, Apple Street and Church Street** (another superimposed street layout, this time from the late 19th century) and a **footpath** by the Old Vicarage, which must have been established to improve access to the church from Lower Town and Leeming.



Uppertown is a combination of the old farm track and the turnpike road. Entering the conservation area from the north, Uppertown is defined by stone walls (mainly dry) with a development pattern of farm buildings and short rows of houses set at a right angle to the road. The original character of some of these groups is upheld by the surfacing in front of them; 1-5 Uppertown has a flagged drive, 2-10 Uppertown has a setted pathway which continues towards Cat Steps in front of 15-17 Uppertown (although the path is bisected by the tarmac and pavements of the main road). The large opening and expanse of tarmac in front of 7-9 Uppertown interrupt this tightness of form. This was previously a yard enclosed by a high stone wall, but has been opened up and unsympathetically surfaced. To some extent the yard between 11-13 and 15-17 Uppertown has been treated in the same way.



The street spaces at the northeastern end of Uppertown are mixed in character. The edge of the large tarmac space in front of 11-13 Uppertown can be seen on the photo above of the setted pathway leading to Station Road via Cat Steps. A similar expanse of tarmac can be found in front of 7-9 Uppertown (left).

As Uppertown begins to bend, the buildings start to become aligned with the road. 21-33 Uppertown follows the sweep of the road and stand very closely to it behind flat coped boundary walls. On the inside of the bend the triangular coped boundary wall of East View and Ashleigh defines the extent of the roadway in a similar manner. The constraint of the bend opens up slightly at the junction with Best Lane and the forecourt of the Bay Horse Inn. The large expanse of tarmac covering the forecourt and the car park to the cricket ground provides a particularly poor contrast to the listed buildings that it surrounds, namely the inn, Ashleigh and the mounting blocks. The survival of a small setted and flagged area in front of the three-storey element alludes to the former appearance of the forecourt and how its appearance could be improved so this focal point of the village can have a more positive townscape impact.



As Uppertown bends, the shapes and masses of the buildings and boundary walls which line it define its course.



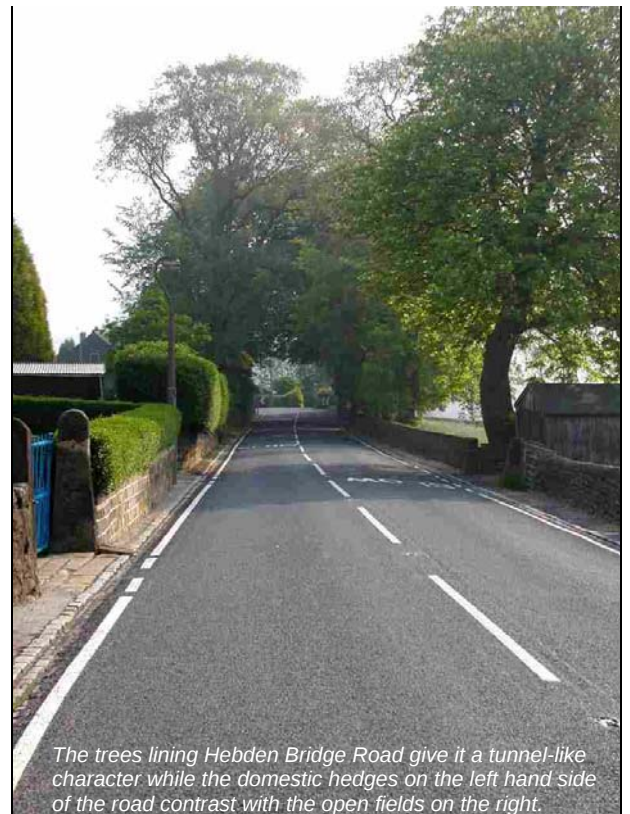
The mixture of surfaces around the gird of terraced streets consists of unsurfaced roads with stone flagged pavement with kerbstone and tarmac streets with tarmac paving and concrete kerbing.



Very little of the stone forecourt remains in front of The Bay Horse. This focal point for the village is of historic importance but is unfortunately characterless in appearance.

The cottages at 22-38 Uppertown are both built so that they partly face the road directly but are otherwise behind stone boundary walls. The removal of coping and the use of the top of the wall for planting undermines the uniformity and might allow moisture to penetrate the walls and damage them. This contrasts with the mixture of triangular coped and ashlar coped walls which lead up to the junction with Shaw Lane.

Rounding the bend up **Hebden Bridge Road**, the character changes slightly with the former shops and mill workers' housing built either facing onto the road or behind dwarf stone walls. The houses at Apple Street Pear Street and Grant Street face gable-on to the road. The streets themselves have a different, 'mill town' atmosphere to the rest of the conservation area with houses either opening out onto the street or standing behind small front gardens with flat coped boundary walls. The streets are a mixture of tarmac and rough surfaces and the stone flag pavement with stone kerbing has mostly been removed.



The trees lining Hebden Bridge Road give it a tunnel-like character while the domestic hedges on the left hand side of the road contrast with the open fields on the right.

From here Hebden Bridge Road is more like a country road lined with dry stone walls with open spaces beyond. The bend in the road means St Mary's Church edges into prominence. In front of 13-21 Hebden Bridge Road and Hamilton View the walls become battlemented, perhaps something to do with the fortress like appearance of the church, although many of the wall tops have been used as planters. Rounding the bend, the canopies of the tall trees on either side of the road make it quite shaded and tunnel-like although the open fields to the east are visible. The group of buildings at the top are fronted by mortared walls, often with privet hedges above. West Croft Farm and the Old

Stables sit on either side of a large setted farmyard which complements the attractive stone buildings.

From West Croft Head a stone wall-lined **footpath** descends towards **Shaw Lane** in an almost straight



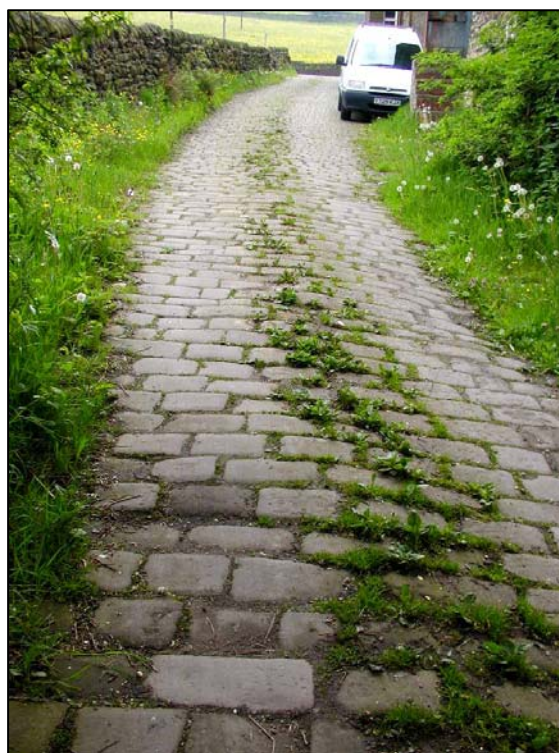
line. This was the original route up to West Croft Head from Shaw/Uppertown and was established in medieval times. Its narrowness is typical of pre-1771 rights of way. Close to the junction with the lane, the path passes directly behind the short row of 15-19 Shaw Lane, exaggerating the enclosed nature of the path (*left*). Apart from these houses, the easternmost stretch of

Shaw Lane is lined by dry stone walls with cedar hedges immediately behind them screening off views of the houses and countryside beyond. The high coped front boundary is distinctive due to the use of tooled stone and flat copings. Further along, the southern side of Shaw Lane abuts a higher than average dry stone wall while the houses on the north side stand quite close to the road behind low stone boundaries. Unfortunately, like the houses themselves, the boundary walls have been chopped and changed to varying degrees so that there are different types of stone block, a mixture of coping types, different wall heights and the introduction of planters, fencing and rails to the wall tops. This has quite a cumulative impact as the long straight of the lane means that it is possible to see the long frontages of a few rows of houses at once.



The rural ambiance of West Shaw Lane.

The cluster of houses at Cold Well have a mixture of domestic stone boundary walls and from here **West Shaw Lane** takes on a distinctly rural ambiance due to the scarcity of development alongside its dry stone boundary. The only interruptions are domestic copings such as the ramped coped front wall of 7 West Shaw Lane, however, the lowering of the wall at the coach and cab depot and the insertion of a concrete slab coping is an unnecessary and uncharacteristic alteration. Brooks Meeting Mill and 10 West Shaw Lane are situated alongside a large setted area which extends the width of the weaving shed (*below*). This adds character and completeness to the complex but is in danger of becoming overgrown and damaged as a result.



At the western extreme of the conservation area, Brooks Meeting Bridges span Rag Clough Beck and Dunkirk Beck just above their confluence. The roadway over the bridges was widened in 1934 and further rebuilding work was apparently undertaken in 1938; presumably the bridges were quite narrow prior to 1934 as the lane they form part of pre-dated the 1771 enclosures. Despite these more recent works, the stone double arched bridge over Rag Clough Beck retains its 19th century appearance (Hindley, 2004).

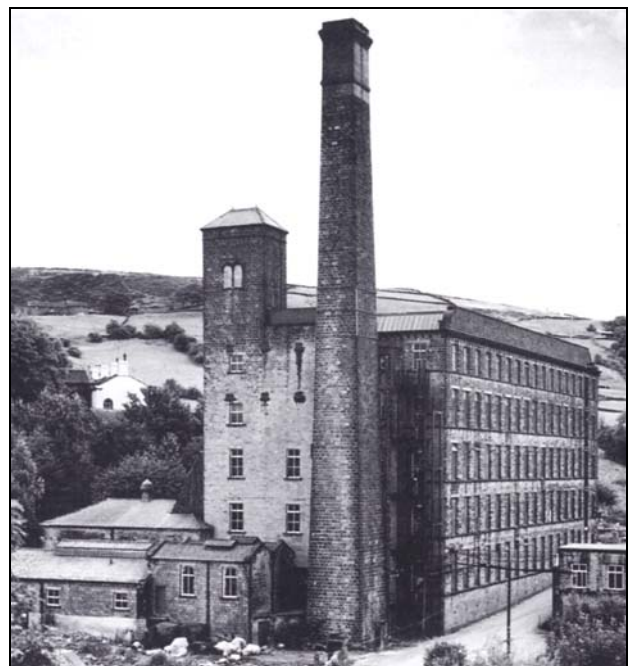
9. Activity

Summary of Activity

Like many similar mill villages in the region, Oxenhope was a thriving hive of industrial, commercial and retail activity with a population well served by local chapels, schools and a church. Economic forces and changing lifestyles have impacted the uses of the buildings and hence the overall character and ambiance of the four conservation areas.

- A minority of the industrial buildings and complexes remain in a manufacturing or commercial use due to the decline of the region's cloth and machinery industries. As few employers take over these buildings, many have been converted to dwellings or demolished. While it is evidently important to retain buildings in employment generating uses, from a conservation point of view it is necessary to retain the buildings and their industrial character.
- Changing lifestyles and household structure have led to the closure of several places of worship, Sunday schools and day schools in Oxenhope. The majority have been converted into dwellings leaving one church and one school within the conservation areas and another church just outside.
- The shopping habits and lifestyles of modern-day consumers have led to the closure of many shops and businesses in Oxenhope such that this function is much less than it once was. While market forces drive the provision of shops, it is desirable to maintain commercial buildings wherever possible and retain traditional shopfront features due to their contribution to the street scene and an overall understanding of the place.
- Few farms in the Oxenhope conservation areas remain in agricultural use. This, and the requirements of farming today, means that the majority of barns and outbuildings within the village have been converted to dwellings, ensuring their long-term future and contribution to the area's overall character.

Over the course of the late 18th and 19th century, c.16 mills were established in what is now the core village of Oxenhope. Although many manufactured worsted cloth, some switched to the manufacture of springs and machinery associated with textile manufacture. Although some of the smaller concerns went out of business as early as the mid 19th century, others prospered and expanded and became Oxenhope's chief employers, the village growing as the firms created more jobs. The expanding population supported chapels, a church, day schools and Sunday schools located in the village while all manner of small shops and businesses opened to serve the workers. Industry, commerce and the general population of Oxenhope benefited from the coming of the railway in 1867.



Lowertown New Mill prior to its demolition. The loss of key buildings such as this one has a considerable impact on the overall character of an area.

However, the circumstances which facilitated the gradual industrial expansion of Oxenhope did not last. The firms based in the village appear to have fared well during the 1890 depression in the worsted industry which hit similar communities badly. Instead many firms remained in business well into the 20th century or their premises became

occupied by other firms such that a few were still in existence at the start of the 21st century.

Although in 1971 ten *mills* in Station Road, Upper Town, Lower Town and Leeming Conservation Areas still served industrial functions (Feather, 1973) and the Oxenhope Village Society recorded the existence of 12 textile and machinery *firms* employing some 360 people in the villages of Oxenhope and Leeming and the surrounding area as a whole in 1975, there has been a decline in the fortunes of several companies based in the village over the past thirty years.

Oxenhope Mill (incorporating the remains of the ancient manorial corn mill) was demolished in 1992 after its last occupant *Airedale Springs*, moved out in 1989.

Holme Mill and *Lowertown New Mill* were occupied by *Hield Bros*, a textile firm after the Second World War. *Holme Mill* consisted of two large blocks which were linked by a raised walkway. The block against Station Road was demolished in 1970, with the other block suffering the same fate in 1979. *Brookside Fold* occupies the site of this mill and its pond (which was filled in 1945) is now 2-18 *Waterside*. *Lowertown New Mill* dated from 1856, but the majority of its fabric dated from 1888-95 when the complex was vastly enlarged and closely resembled *Ebor Mill Haworth*, which was also owned by the same firm, *Merrall and Son*. From 1928 *Lowertown New Mill* was occupied by *Hield Bros*, who as well as later owning *Holme Mill* owned a number of mills in Yorkshire and subsidiaries in South Africa and Canada. The firm occupied the premises until the 1980s and the mill itself was demolished in 1989, deemed to large for conversion. The *Waterside* housing estate now occupies its site (Hindley, 2004).

Perseverance Mill stood empty for a long time before planning permission was obtained to convert the building into flats in 1990, but the building unfortunately burned down soon after and its site is allocated for an employment-generating use in the UDP.

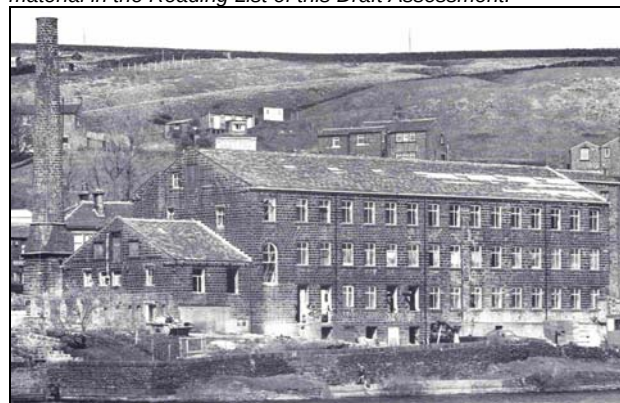
Charles Mill (1988), *Olde Mill*, *Lower Town Mill* (2004), the warehouse at *Rose Bank* and *Syke Mill* (c.1990) have been converted to dwellings. This leaves only *Brooks Meeting Mill*, which is occupied by a furniture manufacturer and *Wadsworth Mill*, which has been occupied by the same spring making and metal-working firm for the last 150 years, in industrial use. *Spring Row Mill* at *Leeming* is now used as a commercial garage while a joiner/woodworking company occupies the warehouse off *Elm Street* in *Station Road Conservation Area*.

<i>The number and use of industrial buildings/complexes in Oxenhope and Leeming's Conservation Areas: July 2003.</i>	Leeming	Lower Town*	Station Road	Upper Town	Total
Industrial Buildings/Complexes	2	4	4	1	11
In Industrial Use		1		1	2
Converted to Dwelling(s)	1	3	1		5
In Commercial Use	1		1		2
Vacant			2		2
Demolished**	2	3	1	1	7

* Includes *Holme Mill* and *Lowertown Shed*

** The Industrial Buildings/Complexes totals exclude demolished buildings.

NB the data in this table and the others in this chapter has been gathered from OS Maps, research carried out by WYAS and the material in the Reading List of this Draft Assessment.



Syke Mill prior to conversion to dwellings and renaming as Waterside Mill

At present, of those which remain, more industrial buildings are in residential use than in an industrial or commercial use, reflecting the changing role of Oxenhope from a self-sufficient mill village to a dormitory whose occupants travel to work in other settlements. The changing economics and lifestyles of the 20th and 21st centuries have been the main facilitators of this sea change and the planning system has had to accommodate these changes otherwise Oxenhope's industrial fabric might well stand empty for a long time and gradually crumble with neglect. The sad thing is that the booming house market, location near to urban centres, and the high quality environment of Oxenhope and Leeming have conspired to create a situation where the surest way to make a quick and healthy return from a building is to convert it and sell it on as dwellings rather than use it for business, particularly when industry has the option of locating in modern, easily adaptable buildings supported by a higher capacity infrastructure. At the time of writing there

are three vacant industrial buildings in Oxenhope. These are the warehouse and larger building nearby at the corner of Station Road and Keighley Road and a modern red brick works off Church Street in Upper Town (outside of the conservation area) which has recently found a new owner.

A notable success story in modern day Oxenhope is the Keighley and Worth Valley terminus in the village. The line closed to passengers in 1961 and goods in 1962 like many branch lines did around this time due to falling profitability. The line was immediately taken over by a trust which keeps the railway as a running steam line for tourists. This has meant that the original railway buildings have been kept in pristine condition and in their original settings and have been augmented by modern railway sheds and a museum built on the site of Oxenhope Mill. This is an almost unique achievement in the country and ensures the village welcomes more tourists and day-trippers than it otherwise might, while also upholding the traditional character and sense of place of Oxenhope. No less important is the conversion of Manorlands to a Sue Ryder Hospice for the terminally ill. This is a successful and fitting re-use of a mill master's house and makes full use of its beautiful wooded setting. As part of its new use, the original building has been altered and significantly extended to the rear, providing accommodation for patients and visitors.

Oxenhope and Leeming were without church or chapel until the early 19th century and the first schools and Sunday schools in the area date from about the same time. The chapels and schools were typically replaced with newer buildings with a larger capacity and located nearer to the homes of the congregation reflecting how dramatically the focal points and size of Oxenhope changed as the 19th century progressed. Examples of this are the replacement of Horkinstone Baptist Chapel and Sunday School, built in 1836, with Oxenhope Baptist School/Chapel on Denholme Road in 1927, the former being demolished; or Lower Town Wesleyan Chapel, built at the corner of Jew Lane and Denholme Road in 1805 and becoming part of Perseverance Mill when the chapel relocated to West Drive in 1890 (this building has since been demolished and replaced with a modern building at the top of West Drive, outside of the conservation areas).

The high rate of relocation and/or demolition of Sunday schools, schools, chapels and churches means that there are five such buildings in the area covered by the conservation areas today with the UDC Offices (later the library) constituting the only other public building. The decline in the village's population and changing lifestyles have meant that

<i>The number and uses of the Churches, Chapels, Schools, Sunday Schools and Public Buildings in Oxenhope and Leeming's Conservation Areas: July 2003</i>	Leeming	Lower Town	Station Road	Upper Town	Total
Religious/Public Buildings	2	0	1	3	6
Churches & Chapels	1			1	2
Schools & Sunday Schools	1		1	1	3
UDC Offices/Library				1	1
In original use			1	1	2
Converted to Dwelling(s)	2			2	4
Demolished*	1	2	0	0	3

* The Religious/Public Buildings totals exclude buildings which have been demolished.

NB the data in this table and the others in this chapter has been gathered from OS Maps, research carried out by WYAS and the material in the Reading List of this Draft Assessment.

attendance at religious services and school rolls have fallen such that The Church of St Mary and Oxenhope First School are the only buildings of this type which are still in their original use, the chapels, library, National School and Sunday school all having being converted to dwellings. This said, there is a modern Methodist Church on West Drive, a modern community centre off Uppertown and Chapels at Marsh and Hawksbridge which all serve the local community and lie outside of the conservation areas.



Oxenhope Baptist Chapel replaced an earlier building at Horkinstone, and now Oxenhope's only Baptist Church is at West Drive and this building is now two dwellings.

The dispersed, Southern Pennine development pattern means that historically, there is no strong core or focal point to Oxenhope and hence no one main shopping street or core. Typically, shops tended to be placed between the mills and the houses (the mills themselves being focal points of a sort, drawing in large numbers of people every

morning and emptying out at the end of the shift), and, in the later terraced developments, among the houses as corner shops. This accounts for the shops and commercial buildings along Station Road and Lowertown and the location of the old Co-op Store and Shoulder of Mutton in Leeming, while in Upper Town shops and businesses were concentrated along the turnpike, interspersed with the mill workers' houses. The daily routine of living and working in the village and commuting by foot or cycle has by and large been replaced by commuting to a larger settlement and making use of the shops and services there, causing the commercial and retail functions of Oxenhope and Leeming to shrink considerably. Many of the shops and commercial buildings have been converted to dwellings, but from a townscape view it is important to retain traditional shopfront details in order to maintain some semblance of the original character of the area. Station Road is the present day retail centre of the village as it is fronted by five shops and the post office. Unfortunately photographs are just about the only evidence of there once being shops and business premises in the other buildings along the roadside. Elsewhere in the conservation areas shopfront details add interest to the street scene and help to complete the picture of past ways of life in the area. Signs of the changing commercial role of Oxenhope and Leeming include the coach and taxi firm at West Shaw, the Bed and Breakfast at Springfield West and the conversion of the Shoulder of Mutton pub at Denholme Road into a day nursery.



Shops lining Station Road, c.1925

Changing lifestyles and agricultural practices mean that a minority of the barns and coach houses in Oxenhope remain in an ancillary use to a dwelling (such as a garage, annex or storage space) or farm (storage space, holding livestock). Instead, it is more often the case that barns and coach houses have been converted to dwellings and are in separate ownership to the rest of the buildings they were originally associated with. This change reinforces the domestic character of Oxenhope and Leeming, although in some cases the agricultural use of the land continues while modern steel, breezeblock and timber structures are used instead of old stone built barns. The conversion of these buildings is encouraged where they can no longer serve their original purpose due to practical or economic reasons as it ensures that barns, outbuildings and coach houses remain part of the village scene. This said, conversion should ensure that these buildings retain their original, rather than a domestic appearance as far as possible.

<i>The number and use of shops and commercial buildings in Oxenhope and Leeming's Conservation Areas: July 2003</i>	Leeming	Lower Town	Station Road	Upper Town	Total
Shops/Commercial Buildings*	6	5	7	8	26
In commercial/retail use	3	1	5	3	12
Converted to Dwelling	3	4	2	5	14
Vacant					
Demolished**	0	0	1	1	2

* The data might well be underestimated due to the minimal external conversion needed to turn a house into a shop and vice versa.

** The Shops/Commercial Buildings totals exclude buildings which have been demolished.

NB the data in this table and the others in this chapter has been gathered from OS Maps, research carried out by WYAS and the material in the Reading List of this Draft Assessment.



A former 'selling out' shop which stocked pots and pans at Leeming. It appears to be in intermittent use today.

10. Conclusion: Character Specification and Guidance

To safeguard the special interest of an area, Conservation Area designation aims to protect and enhance the character and appearance of the place. Many features interact to form the unique qualities of the proposed Conservation Areas at Leeming, Lower Town, Station Road and Upper Town, things like,

- the style, form, orientation, massing, height and scale of buildings;
- the way the built structure interfaces with the spaces created;
- the width and orientation of streets;
- the colour and texture of the materials used;
- the topography and setting of the area;
- the roofscape and streetscape;
- how the area interacts with the surrounding environment;
- natural elements; and
- local detailing.

However, less physical features, such as the current uses of buildings and spaces, their condition, the amount of activity in the area and intangible ingredients such as sounds and smells are all factors in creating the identity of the village of Oxenhope. This section highlights the elements that contribute to the character and appearance of the four conservation areas, summarising the information contained in the body of this document, and puts forwards policies that will provide the framework of the protection of these features. Owners and occupiers of sites within the conservation areas, prospective developers and the Council should use this to determine what constitutes appropriate change and as a basis for the future management of the area. It should be read in conjunction with the policies set out in Bradford Unitary Development Plan (see *Appendix 3*).

The conservation areas in Oxenhope cover the historic cores and linear development of the interdependent settlements of Upper Town, Lower Town, Leeming and the late Victorian and

Edwardian expansion of the built up area along Station Road after the opening of the Keighley and Worth Valley Railway in 1867. The area was originally an empty outlying part of Bradford Parish and Haworth Township until the 14th century by which time the area had become permanently settled and cultivated. Farmers supplemented their income from agriculture with the manufacture of cloth, either done by the farmer or his family or organising labour. Settlement was scattered in a pattern which is common around the southern Pennines with isolated or small clusters of buildings which is neither as dense as a village nor as spaced as purely agricultural settlement. The 1771 Enclosure Act made it possible for the farmer-clothiers to develop or sell land, leading to the development of the first textile mills in the area between 1772 and 1820. The earlier mills were often in isolated locations or higher ground but a 'second wave' of mill building and the expansion of some existing mills led to development taking place on the valley floor for the first time. The industrial expansion necessitated the building of workers houses, the population of which spawned a number of chapels, churches and schools as well as shops and businesses and hence the scattered development around the valley floor began to expand and coalesce. The opening of the railway in 1867 provided further impetus for the expansion of the village's industry which prospered well into the 20th century with a few firms continuing into the 21st. As such Oxenhope can be seen as a mill village and scattered industrial development superimposed on an older agricultural settlement pattern, retaining much of the built fabric from the village's industrial heyday.

This section will summarise the characteristics which are common across all four conservation areas and then those features which are particular to each conservation area. For each characteristic, guidance based in planning policies will be given; outlining how these special characteristics will be protected.

Characteristics Common to the four Conservation Areas at Oxenhope

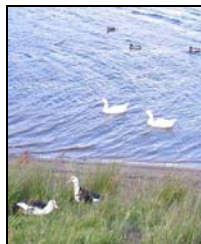
Common Characteristics	Guidance
• Topography and setting – Leeming is situated at the head of the valley drained by Leeming Water which descends through the rest of Oxenhope and merges with Moor House Beck to form Bridgehouse Beck to the north of Station Road. The position of much of the built up area along the valley floor gives it an enclosed and isolated outlook as the steep valley sides terminate in flat-topped moorland. Upper Town has a slightly more open setting due to its elevated position overlooking the wider Moor House Beck Valley. Despite the size of the area covered by the conservation areas, the setting is almost consistently green and open with distant isolated and scattered development visible. The only exceptions are the later infill development at Moorhouse and between Lower, Station Road and Upper Town Conservation Areas which effectively isolates them from one another.	• It is essential that the significant views and vistas into, out of and through the conservation areas are respected in any development within the conservation area or affecting its setting. Applicants will be requested to provide evidence that this has been considered as part of the evaluation of the site (see Policy BH10 of the Unitary Development Plan (UDP)). • New development that will impact the setting of the conservation area, as being either immediately within the vicinity or clearly visible from within its confines, should echo the principles of good design set out for new build and not over dominate its form or buildings and respect important areas of green space and woodland (see Policy BH7 of the UDP).
• Traditional building materials – Virtually all of the historic buildings and structures in Oxenhope are made of locally quarried sandstone and gritstone, which creates a strong sense of unity between the buildings of different ages, architectural styles and functions. The use of the same stone for roof slates, boundary walls and historic street surfaces makes the tone and texture of the local stone a more ubiquitous presence. Later buildings (from the mid-19th century onwards) are roofed with Welsh slate and a handful of early 20th century buildings use rosemary red clay tiles. Traditional windows, whether casement or sash, are made of painted timber and doors are similarly painted timber in a vertical board or panelled layout. There is also a significant amount of ironwork in all four conservation areas in the form of gates, railings and balustrades.	• There should be a presumption in favour of retaining original materials, such as stone slate. Where the replacement of features is necessary and the traditional has survived this should be done on a like-for-like basis. Where features have been replaced by modern alternatives, the reinstatement of traditional style features constructed in traditional materials will be encouraged (see Policy BH7 of the UDP). • Stone cleaning should be resisted where it would interfere with the uniformity of the colour of the stone, particularly in regard to terraced properties. Advice should be sought from the conservation team before cleaning any of the stone buildings of the conservation area (See Policy BH7 of the UDP). • Repair and maintenance work to stone buildings within the conservation area (e.g. repointing, repairs to the roof, etc.) should be carried out in an appropriate manner. The conservation team can advise (see Policy BH7 of the UDP). • Any new development should make use of quality materials that reflect the interest of the area and sit harmoniously with the existing fabric and respect the uniformity in the colour and texture of the built form of the conservation area (see Policy BH7 of the UDP).

• Setts and Flags – these natural stone elements of streetscape are present in various locations across the conservation areas. Significant areas of continuous flagged and setted surfaces survive and enhance the appearance of the area.	• There should be a presumption in favour of preserving the setted and flagged surfaces of the conservation area (see Policy BH11 of the Unitary Development Plan).
• Boundary walls – these are evident in lining roads green spaces and yards to define spaces and the line of the roads and pathways. Fields are bounded by dry stone walls, while the curtilages of buildings are bounded by mortared walls with blocks cut into shape or hammer dressed.	• Existing boundary walls should be retained and restored. Boundary walls constructed of stone that matches the existing should be incorporated into the design of any new development within the conservation area (see Policy BH9 of the Unitary Development Plan).
• Activity – The main factors of change have been economic forces, changing lifestyles, improved mobility and the strength of the local housing market. In Oxenhope and Leeming, only two mills remain in industrial use, one stands empty and a further three have been converted to dwellings, reflecting the changing character and needs of local industry and the burgeoning demand for housing in quality environments. These same forces have led to the closure of many shops and small businesses in Oxenhope, mobility being a factor which means that shopping is essentially convenience with a few local businesses serving similar purposes. Within the conservation areas there remains only one church and school in their original use with many buildings being reused for housing. There are few working farms within the conservation areas and these use modern buildings which are better suited to modern farming methods. The majority of the old barns and outbuildings have been converted to dwellings as a result.	9. Although it is desirable to the ambiance of the area to keep buildings in their original uses, it is often necessary to find a new and appropriate use when the original function ceases. This ensures that former workplaces, shops or places of worship have an assured future and will continue to make a positive contribution to the townscape.

Characteristics specific to Leeming Conservation Area

Characteristic	Leeming Conservation Area	Guidance
Architecture and building details  	Leeming is characterised by an unadorned vernacular style of architecture which typifies the cottages and mill workers' houses as well as higher status residences such as Sykes House, Buttergate Farm and Bank Nook. The vernacular style evolved over time. Details from the late 18th and early 19th century include quoined angles, kneelers, coped stone roofs, and rows of flat faced mullioned windows in plain stone surrounds. The window types vary from timber casement in the earlier examples of this type to squat sash windows later on. In the mid-19th century, the vernacular style had changed to larger, taller individual openings. The single or two pane timber sash windows had lintels and projecting cills. Often the most decorated part of the building would be the top of the wall which often features and eaves band and a dentil course. The chimneys are also corniced. Stylised buildings are few and far between and exclusively date from the late 19th through early 20th centuries. The Victorian styles range from the symmetrical, Classically influenced villas such as 61 Denholme Road and Smithy House, the pair of gable fronted, asymmetrical villas at Clear View and Rock Lea (the only example of the picturesque style in the conservation area) and the ornate valve shaft housing at Leeming Reservoir features decorative woodwork and a curved pitch roof. Other buildings are detailed differently to reflect their original function. While Waterside Mill and the warehouse across Denholme Road are plain industrial buildings, the former Horkinstone School has austere long elevations of round-headed windows and the later Oxenhope Baptist Church/School features gothic style traceried windows. The former Co-op stores are differentiated by the surviving shopfront details, loading doors and decorative stonework. The conservation area also contains a significant number of barns which are typified by large central cart entrances with a segmental arch head, quoined angles and a restraint in the number and size of other openings on the building which are typically ventilators or small square windows or lunettes.	10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan). 11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the UDP). 12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).  <i>Rock Lea and Clear View</i>

Open Spaces and Natural Elements



Leeming Reservoir provides the conservation area with a space which is unique in Oxenhope. The vast area of water allows panoramic views into and out of the conservation area while its Victorian era associated structures such as the dam and retaining wall, valve shaft housing, weirs and overflow channel help the manmade feature to assimilate with the historic character of the village and act as additional water features. The pond at the foot of Nan Scar is surrounded by well-established woodland and creates a pleasant juxtaposition with both the stone structures of the reservoir and the open character of the surrounding countryside. The eastern and southern banks of the reservoir are grassed embankments which give the body of water a more natural appearance when viewed from the built up area. The reservoir flows into Leeming Water which provides Isle Lane and Crossley Bridge with a pleasant natural outlook.

A defining characteristic of Leeming is the interspersal of clusters of buildings of various sizes among open fields, many of which are still used for agricultural purposes. As well as providing the buildings with their pleasant original setting, the spaces mean that the conservation area can be easily understood as a group of small interdependent settlements which can be viewed from across the reservoir as being part of the landscape (which contains smaller and more scattered clusters of buildings) rather than distinct from it.

Although trees are dotted about the conservation area, the tree cover only becomes dominant at Back Leeming where the hillside is covered with dense mature foliage.

Horkinstone Burial Ground is the only non-private open space in the conservation area and occupies an open and exposed position overlooking Denholme Road. Although slightly overgrown, it contains a large number of gothic gravestone and rail-encircled monuments.

Excluding those dwellings which were once farm buildings, the garden or curtilage of each house and cottage in the conservation area is quite small, which helps the area to maintain a village rather than suburban or domestic appearance.

13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP).
14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.



**Streetscape
and
Permeability**



Leeming follows an intermittent linear pattern of development along Denholme Road. The longest cluster of buildings is around Waterside Mill and the funnelled entrance to the track up to Tansy End forms a sort of focal point for the cluster as it is a large hard open space (now mostly a garage forecourt) surrounded by buildings, contains a K6 phone box and adjoins the setted forecourt of the former Shoulder of Mutton Inn. Other linear groups of buildings are more interspersed with open spaces and either face directly on to the road or are set behind low stone boundary walls.

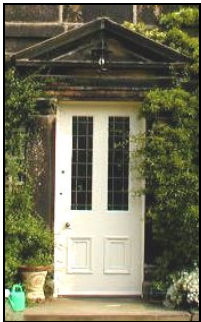
At the Lamb Inn, Denholme Road forks with Back Leeming. The former descends steeply while the latter meanders and descends more gently. Both are lined by boundary walls, are fronted by intermittent development and are in the shadow of dense foliage.

Other side roads such as Bank/Tansy End, Dol and Sykes Fold are unsurfaced single lane tracks which are interconnected with other parts of the village by footpaths, which means that although Leeming is linear in pattern and the reservoir is a large barrier to movement, the conservation area is quite permeable.

14. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).



Characteristics specific to Lower Town Conservation Area

Characteristic	Lower Town Conservation Area	Guidance
Architecture and building details      	The oldest building in Lower Town, 11 Yate Lane, displays architectural features of the local vernacular tradition such as tabled stone roofs with kneelers, chamfered window reveals, recessed doorways and rows lights separated by mullions with a double chamfer. Houses built in the early to mid-18th century, namely 13-15 Yate Lane and Yate House feature Classical style doorcases with a pediment and pilasters. The windows of the former are eight pane sashes arranged in a regular grid, giving the building an austere appearance. Yate House follows on from the vernacular tradition with long rows of transomed lights separated by double chamfered windows and set in chamfered reveals. The conservation area contains a small number of barns dating from the 17th century through to the early 19th century. Despite the differences in ages, typical features include stone roofs, large central segmental headed archways (often chamfered), and a limiting of other openings to the occasional small window or low door or high ventilators so that elevations are largely blank. The late 18th/early 19th century cottages and houses have later vernacular details such as rows of flat faced mullioned lights, kneelers, quoins, corniced chimneys and plain stone surrounds to openings. In some cases the fenestration was necessary to let in as much light as possible to weave by. Bull Hill Mill and Wadsworth Mill are good examples of early small-scale water-powered textile mills with plain stone openings, taking-in doors and sash windows. The mid- and late-19th century extensions of the latter show how the design of industrial buildings evolved. Charles Mill and Lowertown Mill are surviving examples of the imposing scale and limited detailing of mills built in the mid-19th century. The chimney of Lowertown Mill is Listed Grade II. Large houses built for mill masters and mill managers give insight into the social hierarchy of the mill village and the architectural fashions of the time. Examples include the austere, restrained decoration of earlier houses such as Wadsworth and Holmfield to the symmetrical composition of the Victorian West View, Brookfield and Lea Mount to the fashionable Arts and Crafts style of the early 20th century found at Cragg Royd and Hillcrest. <i>(Continued on next page)</i>	10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan). 11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the UDP). 12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan). 

	The short terraces of mill workers' houses around Lowertown complete the mill village character of the conservation area. Their high density, small size, repetition and restraint of detailing communicate their original status and how the design of worker's houses changed in the space of a century	
Open Spaces and Natural Elements    	In terms of open spaces and natural elements, Lower Town Conservation Area can be divided into two halves. The southern half consisting of Jew Lane, Denholme Road, Wadsworth, Isle Lane and Bull Hill is characterised by the dispersal of development among large green open spaces with a considerable sylvan element as trees line the lanes and waterways. These spaces are a mixture of riverside meadow, unattended land and substantial gardens to the small number of large houses dotted about the landscape. The open spaces are often obscured by lane side foliage and the topography of the area but nonetheless, it serves the purpose of providing the historic buildings with their original context and exaggerate the distance between each of these clusters of development and from the built up core of Lower Town by giving the groups of buildings an air of seclusion. The spaces between the groups of buildings also helps to preserve the original pattern of development. The northern half of the conservation area is typified by hard, manmade spaces, with views of the southern half of the conservation area and the surrounding countryside often providing the only element of greenery. Leeming Water and the vegetation along its banks ensure that there is a natural element running through the built up core. The mill pond to the former Holme Mill and Lowertown Shed provides amenity to the surrounding development and is one of five ponds in the conservation area: two are situated upstream of Bull Hill, another is overlooked by Holmfield and the largest is overlooked by Charles Court and Holme Street. The Wesleyan Burial Grounds which flank the entrance to Denholme Road are the only such spaces in the conservation area and the only remnants of the former chapel which adjoined them. They contain a number of gravestones, table tombs and monuments, mostly in a gothic style, though at time of writing the improvement of these spaces is underway with the clearing of overgrown vegetation and the planting of a perimeter hedge. The tunnel like upper portion of Yate Lane is continuously shrouded by the canopies of mature trees and has much in common with the lanes of Station Road Conservation Area.	13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP). 14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced.  

**Streetscape
and
Permeability**

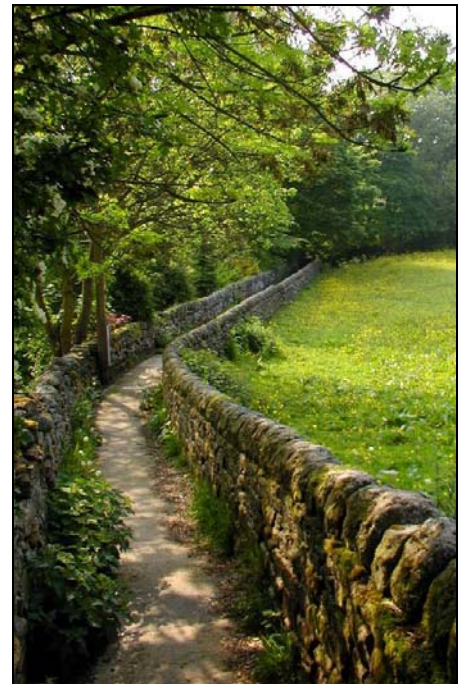


The southern half of the conservation area is a less permeable network of rural lanes. The area characterised by dry stone boundary walls, a lack of pedestrian surfaces, trees and other vegetation lining the roadside and sparse development which either directly faces onto the lane or is set well back and away from the lane. The upper portion of Yate Lane also shares this character. A wall-lined pathway which links Wadsworth and Goose Green is particularly attractive and historic in character.

The open character of the lanes is contrasted by the hard, built-up nature of the rest of the conservation area. The character of the built up area has three permutations:

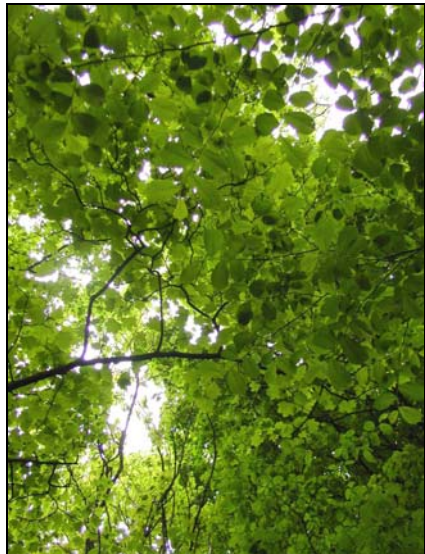
- Lowertown is closely bounded by a mixture of buildings and boundary features with buildings stood close behind. The various orientations, masses, heights, original functions, detailing, and ages of the buildings facing Lowertown reinforce the impression that this was formerly the bustling main street of the industrial village which has developed in a piecemeal fashion. The use of different boundary wall types and in some instances railings adds to this feeling.
- The grid of terraced streets to the south of Lowertown is the most permeable and regularly planned part of the conservation area. The medium length rows of houses are of a constant height with roofs pitched parallel to the street and a constant rhythm of features along the flat elevations which either face directly onto the street or are set behind coped boundary walls. The streets are unsurfaced and potholed and each street is lined with York stone flags and kerbstones.
- The lower portion of Yate Lane is similar to Lowertown in that it is irregularly laid out, but the difference in orientation of the buildings to the road and the distances they are set back is more pronounced, communicating the haphazard, organic development of this area. The mixture of houses, cottages and barns often face directly onto the road and the extensive flagged pavements and setted yards define the line of the tarmac road.

15. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).



Characteristics specific to Station Road Conservation Area

Characteristic	Station Road Conservation Area	Guidance
Architecture and building details    	The conservation retains the buildings and detailing which testify to the area's development as a genteel, almost suburban area between c1867 and 1910. This is particularly evident in the number of large houses built for local businessmen. The classical, symmetrical layout of the facades of Rose Bank, Thorn Villa and Whinknowle made way for less rigid layouts such as that of The Manse or the idiosyncratic mock-medieval styling of Manorlands (most of which has since been removed). The Arts and Crafts style came into prominence around the start of the 20th century and employed features such as overhanging roofs carried on sprockets, the use of new materials such as red clay tiles and the use of stained and leaded glazing in the upper sash of sash windows. Examples include The Croft, Ashdene, Thorn Lea and Rose Lea. Architectural fashions by and large passed mill workers' housing by as these are quite uniform in appearance and lack any strongly decorative detailing. The changes in style are most evident along Keighley Road where the houses were built in stages over a 75-year period and display differences in detailing, height, mass, roofing material and fenestration. Oxenhope Station is virtually unchanged since its extension in 1884. The original element is Italianate in style with round-headed, archivolted openings which contrast with the plainer openings of the extension. Oxenhope First School is another unique building in the conservation area as it is in a vernacular revival style with long rows of cruciform mullion lights. A handful of traditional shopfronts remain in place along Station Road and incorporate pilasters, stallrisers, narrow fascias, large display windows and wide doorways.	10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan). 11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the UDP). 12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).

Open Spaces and Natural Elements   	Station Road Conservation Area has a significant level of tree cover and as a result mature trees are an important natural feature due to their ubiquity. The largest area of woodland stretches from beyond the south-eastern boundary at Yate Lane to just beyond the northern boundary at Dark Lane. The dense foliage provides an attractive setting for the lanes and few houses, in particular Manorlands which is set in the midst of large densely wooded grounds. The western edge of the woodland spills over Keighley Road and follows the eastern bank of Leeming Water and hence provides the most densely built up part of the conservation area at Elm Street, Oak Street and Ash Street with a wall of foliage as their backdrop. At Keighley Road the wooded hillside forms a fitting backcloth to Millennium Green, a large semi-formal park which is bisected by Leeming Water and the former mill race to the now demolished Oxenhope Mill. The Green serves informal recreation and nature conservation functions and is of high scenic and amenity value. The Rose Garden, opened in 1974, is a small formal park at the corner of Hebden Bridge Road and Station Road and is the only other public open space in the conservation area. The large gardens of the villas in the conservation area, such as Whinknowle, Thorn Villa and Rose Bank, ensure that the density of development remains low and the streets around them maintain a green outlook.	13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP). 14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced. 
Streetscape and Permeability   	Dry stone walls and dense foliage closely bound the narrow winding lanes around the northern and eastern perimeter of the conservation area. Development is sporadic and there is a low permeability, giving them an isolated rural outlook. The 19th century Hebden Bridge-Keighley and Station Roads are the main thoroughfares and are wider, have pavements and follow gently winding routes. Their junction has wide splays and is very modern in appearance. Apart from the lanes, the only other routes branching off of the roads are the dead end short terraced streets which are much harder in character due to the houses directly fronting the street. Two other paths (outside of the conservation area) provide alternative routes between Hebden Bridge and Station Roads. Few historic street surfaces remain in situ, most prominently at Oxenhope Station (which also features large areas of modern red pavoids), flagged pavements lining the unadopted side streets and the setted forecourt of the Coach House.	15. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan). 

Characteristics specific to Upper Town Conservation Area

Characteristic	Upper Town Conservation Area	Guidance
Architecture and building details     	The largest number of buildings and majority of the Listed Buildings in Upper Town Conservation Area are mill workers' houses built in the late 18th and early 19th centuries. Generally built in short rows and no more than two storeys high, common details include stone roofs with end tabling and shaped kneelers, corniced chimneys, quoined angles, plain stone surrounds to openings and a fenestration consisting of 2, 3 or 4 flat faced mullioned lights. The best examples have been Listed Grade II. There are fewer industrial houses built after the mid-19th century. These taller, deeper buildings have slate roofs, corniced chimneys and taller, individual window openings with cill and lintel. Eaves band and dentil blocks are the main decorative features. A significant number of farm buildings are in Upper Town. The oldest are the (rebuilt) Shaw Farm and Nessfields which are detailed in the vernacular tradition of narrow lights set in rows separated by mullions (which were chamfered in the 17th century), irregular sized quoins, tabled stone roofs, shaped kneelers and an irregular layout of openings, the doors often being under large irregularly shaped lintels. Later farmhouses and cottages show the evolution of the vernacular style which is similar in style (though not scale and proportions) to the early mill workers' houses. The small number of barns date from the 18th through early 19th centuries and vary in scale, height and mass. In terms of detailing, they are fairly consistent with a large central cart entrance (often chamfered) dominating the main elevations. There are few other openings and these are typically small such as semi circular lunettes or slit ventilators, although a narrow Venetian window, often with keystones and imposts is a recurring motif over the main barn door. There is a small number of Victorian villas in the conservation area including 2-4 Shaw Lane, West Croft, East View and Springfield which are detailed in an austere, symmetrical Classically influenced manner with a restraint in ornament. This contrasts with the asymmetrical and randomly laid out openings of The Old Vicarage which is in a Picturesque style.	10. There should be a presumption in favour of preserving all buildings within the conservation area that have been identified as contributing to the interest of the place. In addition, in any work carried out to the buildings, every effort should be made to ensure that the features that form an integral part of their design, including materials, proportions, windows, doors, shop fronts, stone details and timber details, or interesting features that testify to the evolution of the structures and are good quality in their own right, are preserved (see Policy BH9 of the Unitary Development Plan). 11. The reinstatement of traditional features will be actively encouraged, but should be based on a historical understanding of the structure and where possible evidence of the original detail (see Policy BH8 of the UDP). 12. New development within the conservation area should reflect the predominant building form of the character zone in which it is situated. This relates to height, scale and siting. It should not over dominate the existing fabric (see Policy BH7 of the Unitary Development Plan).  <i>Continued on next page</i>

	The Church of St Mary the Virgin is the only place of worship in Upper Town and was built in a Norman Romanesque style which is communicated through the squat, solid looking square tower, the low mass of the building which generally lacks intricate ornament. The window openings are narrow with rounded heads. Brooks Meeting Mill was the only mill ever built in Uppertown. The two-and-a-half storey fifteen bay shed was built in the early 20th century and displays details of its time and is therefore different in appearance to the many Victorian mills in the region. The windows have voussoired segmental heads and the main doorway has some vernacular revival detailing.	
Open Spaces and Natural Elements 	The linear pattern and intermittent nature of development in Upper Town means that open spaces extend into the heart of the conservation area and allow it to integrate well with its open pastoral setting. These spaces exist along Shaw Lane, West Shaw Lane and Hebden Bridge Road and are for the most part open grazing, although some contain important mature trees and provide an important immediate setting for the buildings. The openness of the roadside means that the conservation area can still be understood as a scattered linear agricultural settlement which has been augmented in places by industrial buildings and housing in the early 19th century. The open flat expanse of the cricket ground can be seen as another one of these spaces as it links with the greenery of the conservation area's setting and separates the most densely built-up part of the village from the later development in Station Road Conservation Area. Water features less in Upper Town than the rest of Oxenhope but is nonetheless important as roadside spring-fed troughs along Shaw Lane and West Shaw Lane correspond with the sites of the older farms and demonstrate that the original scattered settlement followed the spring line. Moorhouse Beck and its tributaries lie at the extreme west of the conservation area and water the former mill pond and weir of Brooks Meeting Mill.	13. There should be a presumption against building in open areas that have been identified as contributing the character of the conservation area (see Policy BH10 of the UDP). 14. The identity of the spaces, where they have been identified as significant should be respected. This means that the treatment of the spaces should be preserved, in that green spaces should remain green and hard surfaced spaces should remain hard surfaced. 

**Streetscape
and
Permeability**

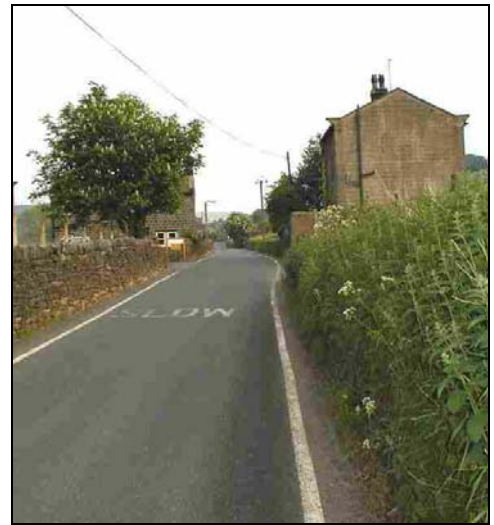


The main thoroughfares are closely bounded by dry stone walls or mortared boundary walls with coping except where, as in the few side streets and yards, the buildings directly face onto the road. The dry stone boundary treatment, the narrowness of the lane, the wide spaces beyond it and the lack of pedestrian pavement give Shaw Lane and West Shaw Lane their rural character and contrast with the hemmed in nature of the roadside at Uppertown and lower down Hebden Bridge Road.

Road surfaces are generally tarmaced and pavements are also surfaced with tarmac with concrete kerbstones. There are, however a few significant areas surfaced with natural stone including the setted pathway in front of 2-10 and 15-17 Uppertown, the setted yard at West Croft Farm and the setted ways around Brooks Meeting Mill. The forecourt to the Bay Horse retains some natural stone surfacing, but it is unfortunately mostly covered with tarmac and with the patchily covered areas in front of 7-9 and 11-13 Uppertown creates a group of large voids in the built up part of the conservation area which are out of sympathy with the surrounding townscape.

The conservation area is quite impermeable due to its linear layout along three radiating limbs. The few streets and yards branching off are dead ends although pathways provide linkages with Stones, Fisherman's Lodge, West Croft Head, Lower Town and Station Road. The key routes linking areas within the conservation area, however, are the three main thoroughfares.

15. The street layout of the conservation area is important to its character and its historic interest. Therefore the width direction and orientation of roads and paths through the area should be preserved (see Policy BH7 of the Unitary Development Plan).



10. Preservation and Enhancement Proposals

Conservation areas are complicated spaces in which many components come together to form a very definite character. However, with the progression of time alterations can occur that serve to undermine this distinctiveness or detract from the quality of the place. As has been ascertained, Oxenhope and Leeming consisted of an area of scattered 'South Pennine' agricultural settlement which was augmented in varying degrees by rows, clusters and grids of industrial housing built for workers at the mills which were dispersed along the main rivers and streams in the valley. The older agricultural buildings and late-18th-early-19th century expansion was later juxtaposed with the almost suburban expansion of Oxenhope following the opening of the railway in 1867, which was itself a catalyst for further industrial development. This has resulted in a semi-rural and rural mixture of farms, industrial buildings, villas and large houses over a wide area. In order to ensure that the value of the place is preserved, both as a heritage asset and an attractive environment in which to live and work, it is essential that the constituents that contribute to its special interest (identified in the previous sections of this report) are protected from unsympathetic alteration. In support of this aim, conservation area designation intrinsically brings with it a number of additional legislative controls, which are complemented by policies set out by the Council in its *Unitary Development Plan* (see *Appendix 3: Legislation and Council Policies Relating to Conservation Areas*). The intent of these measures is not to stifle change in the area, which is a natural part of the life of any settlement, but to ensure that change respects or enhances the context of the place and strengthens its distinctive character and appearance.

10.1 Preservation of the Character and Appearance of the Conservation Areas at Oxenhope

The City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and apply the policies set out in its *Unitary Development Plan* to control further change within the conservation area. Most importantly:

- There will be a strong presumption in favour of preserving both listed and unlisted buildings and spaces that contribute to the special interest of the conservation area, as well as the surviving elements of its setting that are intrinsic to its rural and industrial aspect.
- In making decisions on proposed new developments within the conservation area, or affecting its setting, special attention will be paid to the desirability of preserving its character and appearance.

These principles will form the basis of future control of the conservation area, however a number of specific factors which do not contribute to or threaten the character of the conservation areas. These are outlined in section 10.3 of this draft assessment along with proposals as to how these factors could be minimised. Although the Council will take the lead in producing strategies to protect what is special about Oxenhope and Leeming, a commitment by local residents and users to work towards the same objective is indispensable, as it is they who control many of the changes that occur, especially to individual properties and spaces.

The Department of Culture Media and Sport is responsible for the listing of historic buildings which are of special architectural or historic interest. Listed Building Consent is required from The City of Bradford Metropolitan District Council for any work which affects the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings is available from The City of Bradford Metropolitan District Council. There are forty-six buildings protected via listed status in the four Conservation Areas in Oxenhope and Leeming (listed in *Appendix 2* of this assessment) and merit the protection offered by the Listed Building and Conservation Areas Act 1990 which aims to preserve the character and appearance of the building when changes or alterations are being considered. It is important to note that any adverse or inappropriate changes or alterations to listed buildings in conservation areas not only affect the

special character of the building, but also that of the conservation area.

There are other buildings and features within the Conservation Areas at Oxenhope and Leeming, which, although not listed, contribute substantially to the townscape value and historic appearance of the area. These buildings and features are subject to increased planning controls because of their location within a conservation area. That protection is based on the presumption against demolition which means that other alterations could be made to them which could damage the character of the conservation area.

In Oxenhope and Leeming there is a significant number of unlisted buildings retaining much of their historic character seen in the survival of original and/or the installation of appropriate replacement doors and windows. Other changes that could damage the conservation areas, such as the replacement of stone or slate roofs with artificial tiles, have not taken place. This is a credit to the owners of these properties who recognise the heritage value of their properties and how it relates to the character of Oxenhope.

Generally, many minor changes that result in a loss of character can be made to dwellings without the need for planning permission and in many cases, this has already happened.

10.2 Design Guidance: Additions, Alterations and New Build

The aim is to achieve the successful juxtaposition of old and new buildings within the conservation area. Any new development should take full account of the character and appearance of the place and use this, and the useful advice set out in the Oxenhope Village Design Statement as the starting point of the new design. This will ensure that the uniqueness of the conservation area is maintained. This does not necessarily mean that development should replicate what is already there, nor that off-the-shelf 'historic' details be given to new buildings. It is imperative that there is a scope for the inclusion of architectural invention and initiative, provided that it echoes principles of good design and reflects the proportions, scale and massing of the existing buildings.

A recent publication by CABE (Commission for Architecture and the Built Environment) and English Heritage (2001), entitled *Building in Context: New Development in Historic Areas* sets down some useful guidelines as to what constitutes good new design in conservation areas. Generally:

- New development should relate to the geography and history of the place and the lie

of the land and should be based on a careful evaluation of the site. This ensures that new development would respect the context provided by the scattered development which constitutes Oxenhope and could therefore be regarded as a progression rather than an intrusion.

- New buildings or extensions should sit happily in the pattern of existing developments and routes through and around it. This varies across the four conservation areas due to changes in the density and siting of development. The way in which successive historic development has added to the unmistakable character of the area should provide a wealth of inspiration as to how new development could carry on this tradition.
- Important views and vistas within, across, into and out of the conservation area should be respected. This is particularly important in keeping key buildings and landscape features visible, maintaining the space between isolated groups of buildings and ensuring the open countryside remains a ubiquitous backdrop.
- The scale of neighbouring buildings should be respected. In Oxenhope, there are variations in building height according to age, status and original function; the massive mills and chimneys tower over surrounding two storey mill workers' housing which varies in height and mass according to age. Farmhouses and barns are usually around two storeys in height, although villas and mill master's houses can be often taller and larger structures, reflecting their status. New development should not be conspicuous by ignoring the general scale and visual relationships of the buildings around it.
- The materials and building techniques used should be as high quality as those used in the existing buildings. Local sandstone and gritstone is used almost universally for buildings, structures and boundary walls while the traditional roofing materials are stone for earlier buildings and Welsh slate for the later ones. This unites the buildings and enclosures despite the differences in style, mass, age and function of the buildings. This, coupled with the care and skill with which these structures were erected, sets the benchmark for new development in the conservation area.
- New buildings should not impinge on any significant open spaces, or necessitate the destruction of buildings that contribute to the character or appearance of the place. These spaces have been identified in preparing this assessment.

Positive and imaginative response development will be encouraged, especially that which makes a particularly positive contribution to the public realm. Pastiche, the replication of historic features in an unimaginative way should be avoided. Buildings of the 21st century in Oxenhope should hopefully be worthy of key unlisted or perhaps even Listed status in the future.

10.3 Enhancement Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant historic pastoral industrial village feel of the place and do not contribute to an understanding of its historical development. These may detract from its character and appearance or may simply not contribute to it in a positive way. The following are proposals as to how the quality and identity of the place could be strengthened by the active co-operation of the Council, developers and the local community. They are in order of priority (most important first) as identified by the local community in preparing this conservation area assessment:

- **The Preservation of Original Features** - Where houses have retained traditional features such as a stone roof, panelled timber door, stone mullions, timber sash windows, or stone boundary walls, it enhances the appearance of the conservation area and maintains a vital element of consistency as well as upholding the integrity and interest of the individual buildings or small groups of buildings. The degree to which some of these details are lacking varies across the conservation areas in Oxenhope. Some details such as timber sash and mullioned casement or sash windows are missing, particularly in Leeming and Upper Town, and in some cases external walls have been painted or coated with unsuitable renders. Article 4 (2) directions can be introduced to protect the remaining significant traditional features and details on dwellings that enhance the character and appearance of conservation areas. The Council has powers under Article 4 of the Town and Country Planning (General Permitted Development Order) 1995 to control development which would normally be allowed without the need for planning permission, but which would lead to an erosion of the character and appearance of the conservation area. However, further consultation would be required if an Article 4(2) direction were to be implemented in Oxenhope.



Missing Boundary Walls in Station Road Conservation Area.

- **Enhancement of Open Spaces** – This assessment identifies a number of important green spaces which would be protected through the presumptions outlined in Section 10.1. A small minority of these spaces would benefit from improvement or better maintenance. It is considered that the character of some of these open spaces is another important factor, particularly in Leeming and Upper Town Conservation Areas where the use of the majority of green spaces is pasture rather than domestic gardens, landscaping or particularly dense or substantial planting. Any changes which would compromise the character of these spaces would have an impact on the overall character of the conservation areas, particularly where the spaces are intrinsic to an important view or vista, therefore there should be a presumption in upholding their prevailing pastoral character.
- **Traffic Management** – Thankfully much of Oxenhope is served by narrow country lanes which are used by relatively low levels of traffic and hence do not require excessive engineering, traffic control measures or signage which means they retain much of their historic character. This does not become an issue until the built up core of Oxenhope is reached and particularly the engineering, barriers and signage around the junctions of Hebden Bridge-Keighley Road with Station Road and Cross Lane which is complicated further by the need to ensure that children can safely travel to and from the nearby Oxenhope First School. The installation of standard concrete bollards, the brightly painted street surfaces, concrete traffic islands, steel barriers and proliferation of signs are at odds with the general townscape. This area would benefit from a site-specific scheme

which would ensure pedestrian and motorist safety while at the same time respecting the character of Station Road Conservation Area and could provide the template for any future traffic management schemes in Oxenhope.



Street Furniture and lighting at Cross Lane/Hebden Bridge Road.

- **Historic Water Infrastructure** – This assessment has identified the mill ponds and related weirs and sluices in the three Oxenhope Conservation Areas and Leeming Reservoir and its related infrastructure as important water features. The large ponds associated with Lowertown Shed and Oxenhope Mill have already been lost, changing the character of the built-up area, while the pond at Brooks Meeting Mill is somewhat overgrown and one of the ponds at Bull Hill appears to have been drained (though this might be seasonal or for valid reasons). The ponds at Station Road and Charles Court offer great amenity through their management and maintenance and all of the remaining ponds should offer a similar level of amenity and remain a permanent part of the townscape. The original 1870s stone weirs and overflow channel at Leeming Reservoirs are of interest in their own right and form an unusual juxtaposition with the well-established vegetation along the southern side of the reservoir. The weirs and overflow channel are still working elements of the reservoir yet a profuse amount of vegetation is growing between the stones of these channels and is a

cause for concern. This historic fabric should be better maintained. The insertion of a concrete slab bridge with standard steel balustrades bolted on provides a poor contrast high quality work of the gritstone channel and the walls around the reservoir as well as the ornament of the nearby valve shaft housing. Future changes to the reservoir area should take into account the group value of all of the original stone built elements.



The overgrown overflow channel at Leeming Reservoir (above) is part of the original infrastructure installed in the 1870s. Effort should be made to ensure that alterations and additions such as the footbridge below, should respect the character of the original reservoir structures.



- **Pro-active Planning** – market forces have perpetually determined Oxenhope's character. At present, the village is a much less favourable location for industry and commerce than it once was, yet at the same time there is strong pressure to build houses or convert buildings to dwellings given its location, village spirit and high quality environment. As a result a few mills have been converted to dwellings following a period of redundancy and unfortunately the entire Holme Mill and Lowertown Shed complexes have been demolished and the site used for housing. Two mills remain in industrial use. Given their value in terms of the sense of place as well conservation and townscape terms the production of a strategy which identifies the key buildings on each site and important details and suggests economically viable uses for floor space and the space about buildings which are appropriate to the village of Oxenhope. In the event of a key mill complex becoming vacant, the strategy could be used to

give potential occupiers or developers certainty about how they could appropriately use the site, thus minimising the time the buildings stand empty and neglected. In this vain, the proactive planning of key sites could be seen as a logical progression of the Oxenhope Village Design Statement.

- **Stone Boundary Walls** – These define public and private spaces, but some dry stone walls, particularly those enclosing the fields along West Shaw Lane and the lower portion of Denholme Road have collapsed in places and are frequently little more than two or three courses in height. This is a symptom of the disuse or under use of these spaces and their rebuilding would ensure they made a positive contribution.



Collapsed dry stone wall, Denholme Road.

- **Outbuildings and Street Furniture** – Section 10.1 of this draft assessment outlined the need to preserving buildings and spaces that contribute to the special interest of the conservation areas. It is considered that this should include the stone built outbuildings which are contemporary with the dwellings, farms and industrial complexes they are associated with. There are a fair number of privies, coal stores and other outbuildings which relate to past ways of life which are still in existence across Oxenhope. The majority are in a sound condition and there should be a presumption to ensure these buildings remain in a good state of repair and original appearance as they contribute to the fine grain of development in the conservation areas and subtly help to complete the image of the mill village. Of a similar townscape value are other small details such as stone troughs and iron gates and railings which complement the buildings and contribute to the street scene. The retention, proper maintenance, repair and treatment of these features should be priorities.



- **Reinstatement of Original Features** – Many buildings have had their original features replaced or repaired in a way which compromises the historic qualities and appearance of the building. The effect is particularly detrimental as many buildings form part of a group such as a short row or cluster or part of an attractive vista and this affects the integrity of their group value. In the case of isolated buildings, the removal of the original ornamentation such as timber bargeboards or leaded stained glass can rob the buildings of their individuality and contribution to the area's sense of place. Due to the irreplaceable value of original features and details, it is essential that the owners and occupiers of properties are provided with guidance and advice on the repair, restoration and upkeep of these features and details.
- **Vacant Land** – there is a handful of vacant plots across the four conservation areas which were formerly built upon. These spaces tend to be hard in character, but are beginning to be colonised by self-sown scrub and provide a

poor contrast to the surrounding buildings and green open spaces due to their neglected state. These sites, which include the site of Perseverance Mill, the space next top 2-4 Hebden Bridge Road and the site of Oxenhope Mill pond, should be the priority sites for any new development or other works which would improve their contribution to the conservation areas.



Vacant sites such as this one in Upper Town should be prioritised for new development or improvement works.

- **Hard Voids** – There is a small number of spaces, particularly in Upper Town Conservation Area, which run against the prevailing character of Oxenhope as they are relatively large and open and often patchily surfaced with tarmac. Although a few of these spaces, such as the forecourts in front of The Bay Horse, The Lamb and at the centre of Leeming are historically important, their present character does not reflect this. The surfacing makes these spaces seem incongruous with the surrounding buildings. The resurfacing of these spaces with natural stone would be a good way of reinstating the character of these spaces. The visual impact of non-historic hard voids could be reduced through their enclosure with stone boundaries and/or reduction to a minimal area wherever this is practical and practicable, as Oxenhope is not characterised by hard open spaces along the roadside.
- **Street Surfaces** – All four conservation areas contain unadopted side streets and lanes which are historically unsurfaced. To cope with vehicle traffic, the streets have been covered

with loose gravel or partially tarmaced, while the lanes are also surfaced with gravel or in some instances surfaced with concrete. In some cases the tarmac surfacing is patchy and potholed and the gravel surfaces can be in a poor state. The condition of these surfaces and where the texture, colour or material used is inappropriate, the street surfaces can cause an unwanted juxtaposition with the texture and colour of the sandstone buildings and boundary walls. The improvement of these unadopted streets and lanes should be facilitated in order to improve their appearance. Where historic street surfaces survive, it is unfortunately the case that their state of neglect has implications for pedestrian safety and a negative visual impact. The stone flagged pavements around some of the terraced streets are an example of the pedestrian surface drifting apart and vegetation pushing through the cracks. The latter is commonly found in many of the setted surfaces around Oxenhope. Measures must be taken to ensure that natural stone surfaces are properly reinstated and are well maintained as they are an important facet of the historic character of Oxenhope. In the interests of authenticity, these surfaces should conform to traditional layouts.



Unmaintained stone flags, Lower Town

10.4 Conservation Area Boundaries

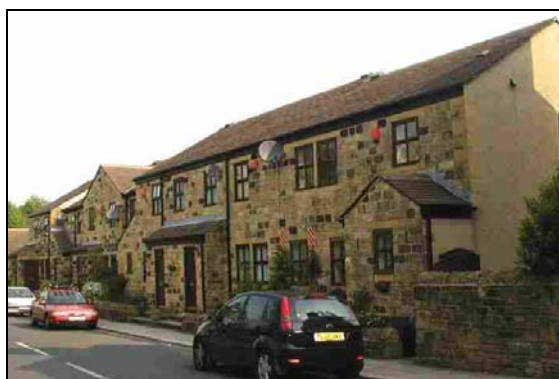
The significant proposed changes to the adopted boundary of each conservation area are outlined below by area. In addition to these significant changes there have been a number of minor alterations which have been made to ensure that the boundaries are readable on the ground and follow physical features such as property boundaries, field boundaries, highways and waterways.

Leeming Conservation Area

- **Include the field to the west of Horkinstone Farm / on the southern side of Black Moor Road.** This field is used for grazing and has dry stone boundary walls. The fields to the immediate east and west of this field already lie within the conservation area. By including this field in the conservation area, the conservation area boundary could be more easily read, as it would consistently follow the dry stone wall which lines the southern side of Black Moor Road, rather than follow the wall intermittently.

Lower Town Conservation Area

- **Exclude Honey Pot View.** This modern terrace is of no special architectural or historic interest. Although there has been some effort made to break up the row though changes in orientation, porch style and distance set back from the road, the lack of traditional detailing places the row in the realms of pastiche. Porches are not a consistent (or indeed, original) feature of terraced properties in Lower Town, while Honey Pot View lacks chimney details, traditional window and door details and the front boundary walls are much lower than elsewhere in the conservation area. The stonework, rather than being the coursed sandstone 'brick' used for such properties in the 19th century is a much taller, squarer stone with rounded corners.



Honey Pot View: an exclusion from Lower Town Conservation Area.

Station Road Conservation Area

- **Include Ashdene.** This detached villa on Yate Lane was built in 1907 in an Arts and Crafts style and stands behind an impressive stone boundary with moulded flat-topped ashlar copings and a pair of pyramidal-capped square ashlar gatepiers on plinths. Its materials and detailing match many of the other Arts and Crafts properties in the conservation area.
- **Exclude Brookside Fold.** This recently built cul-de-sac forms part of the Waterside estate and is of no special historic or architectural importance. Brookside Fold was originally the site of Holme Mill and a row of seven houses and was part of Lower Town Conservation Area until the boundary was redrawn following the demolition of the mills. Although the development makes use of good stone boundary walls and adheres closely to the guidance put forth in the Oxenhope Village Design Statement, these details are not found in Station Road Conservation Area which is typified by a mixture of large villas and straight rows of turn-of-the-20th-century mill workers houses which have different detailing. Furthermore, the layout of Brookside Fold and the treatment of the street spaces is ultimately that of the modern suburb and are unlike the rest of Station Road Conservation Area.



Brookside Fold: This modern suburban development is a proposed exclusion from Station Road Conservation Area.

- **Include 25a Station Road.** This small single storey shop unit dates from the early 20th century and is therefore contemporary with the shop at the end of Elm Street and the Co-op Store. It is stone built with a Welsh slate roof which is carried on timber sprockets at the gable end. The shop retains original shopfront details such as a panelled door and large display window which is oversailed by a traditional retractable awning. The building and its features contribute to the retail character of the road.
- **Include The Manse, Station Road.** This Classical style villa was built alongside the since demolished Methodist Church c.1890. This building is an inclusion on the strength of

its historic associations and its subtly elegant architecture and the retention of original details which mean that the appearance of the building has changed little externally since it was built.

- **Include Little Holme, Greystones, Thorn Lea, Rose Lea, Field Top and Branwell.** This group of houses is presently closely sandwiched between the boundaries of Station Road and Upper Town Conservation Areas on Hebden Bridge Road. The layout of the plots has much more in common with Station Road than Upper Town. Thorn Lea and Rose Lea are a pair of semi-detached houses built in the early 20th century in a vaguely Arts and Crafts style which has much in common with other properties in the conservation area from this era, most notably Westleigh across the road, although unlike Westleigh, the pair of houses retain original window detailing, including leaded stained glass. The other four houses are of little historic or architectural consequence, but their location between the two conservation areas means that any changes to these properties will clearly have an impact on both and hence their inclusion in Station Road Conservation Area will allow greater control over changes.



Rose Lea and Thorn Lea are among the proposed additions to Station Road Conservation Area.

Upper Town Conservation Area

- **Exclude the building behind 9 Uppertown and The Barn.** This long, tall single storey modern building appears to serve some

commercial function and is of a functional, nondescript modern design and is therefore out of keeping with the conservation area.

- **Include Cat Steps.** Cat Steps pre-dates much of the development around it and was most probably established in the 19th century as a right of way by workers who lived in the cottages at Upper Town and worked at Lowertown Shed and later Holme Mill. It retains a setted surface at its top, stone boundary walls, and a gently meandering flight of irregular stone steps. Cat Steps retains a traditional character and is evidence of past activity and lifestyles in Oxenhope and is therefore of historic interest.
- **Exclude 43 & 45 Uppertown and the land behind Vale Cottage.** The land behind Vale Cottage, Hebden Bridge Road is at present being redeveloped for housing. This site is therefore of no special architectural or historic interest. The adjacent 43 and 45 Uppertown is a pair of mid-20th century houses which have rendered elevations and lack original door and window details and hence they are of no special architectural or historic interest and are also exclusions from the conservation area.
- **Exclude the field to the east of Millbrook House.** The buildings and curtilages along Shaw Lane and West Shaw Lane are surrounded by open fields which provide a valuable unchanged setting for the conservation area. The layout of Upper Town is linear and the fields around it, including this one, are protected from development through Green Belt designation which ensures that the open and green character will be maintained by implementing policy GB1 of the Bradford UDP. It is therefore unnecessary to include this element of the setting within the conservation area.

Glossary of Architectural Terms

Apex	The highest, pointed part of a gable .	Bays	The number of windows in a horizontal line across a façade.
Architrave	The lowest part of the entablature . The term is also commonly used to describe a moulded surround to any opening, but is usually applied to a door or window opening.	Bell Cote	A small housing for a bell or bells usually made of masonry and found at a gable.
Art Deco	A style popular during the 1920s and 1930s which used modern construction methods and material in a more aesthetically conscious way than modernism.	Canted Bay Window	See Bay Window.
Arts and Crafts	A late 19 th and early 20 th century architectural style based on the revival of traditional crafts and natural materials.	Capital	The crowning feature or head of a column or a pilaster .
Ashlar	Stone that has been cut into a regular square or rectangular shape to build a wall or to hide a wall made of rough stone or rubble.	Casement Window	A timber or metal frame window which is usually side hung to open inwards or outwards.
Astragal	A wooden glazing bar which divides a window. Can be functional and straight, as on a sash window, or curved and decorative.	Chamfer(ed) and Double Chamfer(ed)	A narrow face created when the edge of a corner in stonework or plaster is cut back at an angle, usually 45 degrees. When two corners have been cut away the stone is said to be double chamfered.
Bargeboard	Boards fixed at the gable ends of roofs to conceal and protect the ends of the roof timbers. The may project over the wall face and are frequently highly decorative.	Cill	The horizontal feature at the bottom of a window or door which throws water away from the face of the building.
Balustrade	A parapet or stair rail composed of uprights (balusters) carrying a coping or railing. They are usually used for safety purposes e.g. at a balcony.	Cill Band	A projecting horizontal band which connects cills across the face of a wall. A type of Stone String .
Battlement	A parapet consisting of alternating upstanding pieces and indentations, often found in fortifications such as castles.	Classical Architecture	The employment of the symmetry and system of proportioning used in Ancient Greek and Roman architecture which was revived in the Renaissance and was popular in England during the 18 th and 19 th centuries. English 'Classical' buildings have a regular appearance and symmetrical facades and might also incorporate Classical details such as an entablature at the wall top or pilasters dividing bays.
Bay Window	A window which projects on the outside of a building. A Canted Bay Window has a flat front and angled sides.	Colonnade	A small, decorative column or pilaster.
		Composite Jamb	A jamb made up of several pieces of stone.

Coped, Coping, or Tabling.	Top course of a wall, designed to prevent water from penetrating into the core of the wall. Copes can be made of any material which does not absorb water.	Fenestration	The layout of windows on an elevation of a building.
Cornice	The top course of a wall which sometimes might be moulded and/or project forward from the wall.	Finial	A crowning decoration, usually the uppermost ornament and is therefore mostly found on gables .
Coursed Rubble	Type of wall created by the layering of rubble in an irregular horizontal bed of mortar.	Fleche	Spirelet of timber, lead or cast iron rising from a roof ridge, often acting as a ventilator.
Cruciform windows	Where windows are separated by both vertical and horizontal mullions .	Fluting	A series of vertical concave grooves on a column or pilaster .
Dentil	A small projecting rectangular block forming a moulding usually found under a cornice . A type of frieze decoration.	Frieze	Middle section of the entablature at the top of a wall. It can be the widest component of the entablature and be decorated.
Doric	One of the three Orders of Classical Greek Architecture later used by the Romans.	Gable	The vertical part of the end wall of a building contained within the roof slope, usually triangular but can be any "roof" shape.
Dormer	Any window projecting from the pitch of a roof.	Georgian Architecture	The period from the accession of King George I in 1714 to the death of King George IV in 1830. Based largely on Greek Classicism to create regular shaped buildings with a regular, symmetrical pattern of openings.
Drip mould	A horizontal moulding on the side of a building designed to throw water clear of the wall.	Gothic Revival Architecture	A Victorian revival of the Gothic style of architecture dating from the 12 th to 16 th centuries. Characterised by pointed arch openings and traceries windows.
Drop Finial	A finial which projects downward rather than upward. Usually the lowest part of the feature to which it is attached. Can also be found inside arches.	Hammer Dressed Stone	Stone that has been hammered into a rough but regular shape such as a rectangle.
Eaves Band	A type of projecting architrave located below dentil blocks.	Hipped Roof	Pitched roof without gables where all sides of the roof meet at an angle.
Entablature	In Classical Architecture the entablature horizontally spans the tops of columns or pilasters . It consists of three parts, the lowest is the architrave , the highest is the cornice and the frieze is in between.	Impost	Projecting feature at the top of the vertical member supporting an arch.
Fanlight	Glazed area above a doorway, designed to brighten the hallway inside.	Impost Band	A type of stone string which links the imposts of a series of arches or round-headed openings in a wall.
Fascia	The horizontal board over a shopfront which carries the name of the shop. Can be ornamental.	Ionic	One of the three Orders of Classical Greek Architecture later used by the Romans.

Italianate	A style of architecture which is an English romanticism of Italian architecture. Typical features are tall, narrow openings (often round-headed), shallow roof pitches and overhanging eaves.		terrace.
Jamb	The vertical part of a door or window which supports the lintel .	Pavilion Roof	A roof that is hipped at both ends.
Keyed or Keystone	The stone at the crown of an arch which is larger than the others.	Pediment	Triangular space at the top of a wall or over a doorway that looks like a gable. Sometimes contains decoration.
Kneeler	Stone at the end of the coping at the gable end of a roof which projects over the wall below. Usually moulded or carved.	Picturesque	Asymmetrically composed buildings of the late 18 th and 19 th centuries, often executed in another architectural style such as Italianate , Castellated or Cottage.
Laithe	The layout of farmhouse, barn and other buildings beneath a roof with a single ridge.	Pilaster	An upright architectural member that is rectangular in plan and is structurally a pier but architecturally treated as a column and that usually projects a third of its width or less from the wall.
Lintel	Horizontal beam bridging an opening in a wall.	Plain Stone	Stone dressings with smooth faces and squared corners.
Lunette	A small, semi-circular window.	Pulvinated	Term applied to a frieze which bulges outwards (pulvinated frieze).
Margin Lights	Glazing with narrow panes at the border of a sash or light, framing the larger panes.	Quoins	The stone blocks on the outside corner of a building which are usually differentiated from the adjoining walls by material, texture, colour, size, or projection.
Moulding	The profile given to any feature which projects from a wall.	Regency	An extension of the Georgian Style which drew on sources other than Greek Classicism for decoration.
Modillion	A small bracket, sometimes scrolled, set at regular intervals underneath a cornice . A decorative type of dentil .	Reveal	The inward plane of a door or window opening between the edge of the external wall and the window or doorframe.
Mullion and King Mullion	A slender vertical member that forms a division between units of a window, door, or screen, usually made of stone. A 'king' mullion is broader and/or taller than the other mullions found on the building and breaks up a long row of mullioned lights into smaller groups.	Romanesque	Architectural style found across Europe during the 10 th and 12 th centuries and preceded the Gothic style. It is characterised by massive walls, round arches and piers. Durham Cathedral is Britain's best-known example of the style, which never experienced any wide scale revival unlike Gothic.
Occuli	Small circular panels or windows.		
Ogee	A double curve shape composed of two curves in opposite directions (concave to convex) without a break; used on both roofs and arches and as a profile on mouldings .		
Parapet	A wall which rises above another structure such as a roof or		

Rusticated	The treatment of masonry in a way which adds emphasis, usually by leaving stone more rough and natural looking.	Vernacular	A traditional style of building peculiar to a locality built often without an architect; a building which reflects its use and status rather than any particular architectural style. Made of local materials and purpose built by local craftsmen.
Sash Window	A window which opens by sliding. Can be top or side hung.		
Segmental Arch	An arch whose shape is a section or part of a circle.	Vernacular Revival	A late Victorian revival of the Vernacular style which used motifs such as rows of mullioned or cruciform casement windows, shaped kneelers , chamfered openings, drip moulds , hood moulds and coped roofs.
Spandrel	The triangular shape contained by the side of an arch, a horizontal line drawn through its crown (the highest part of the arch) and a vertical line on the end of the span (the lowest part of the arch).		
Splay Mullion	A timber mullion with a double chamfer .	Voussoirs	The radiating wedge-shaped blocks which form an arch.
Sprockets	Short timbers which carry a roof over the edge of a wall.		
Stallriser	The panel below the cill of a shopfront.		
Stone String or Stringcourse	A shallow projecting moulding carried across a façade.		
Tabling	See Coping .		
Tie Stone Jamb	A type of jamb which is made up of three pieces of stone, the highest and lowest are vertical and the middle stone lies in between them horizontally.		
Tracery	An ornamental pattern of stonework supporting the glazing in a Gothic window.		
Transom	A horizontal bar of stone or wood which separates a window from a window below it or a fanlight from a door opening.		
Tudor Arch	A broad, squat, pointed arch most often found on Tudor-era buildings.		
Tympanum	The area enclosed by mouldings of a pediment or the lintel of a doorway and the arch above it, often richly carved or decorated.		
Venetian Window	A tripartite window with a larger and taller central area of glazing which is often rounded at the top.		

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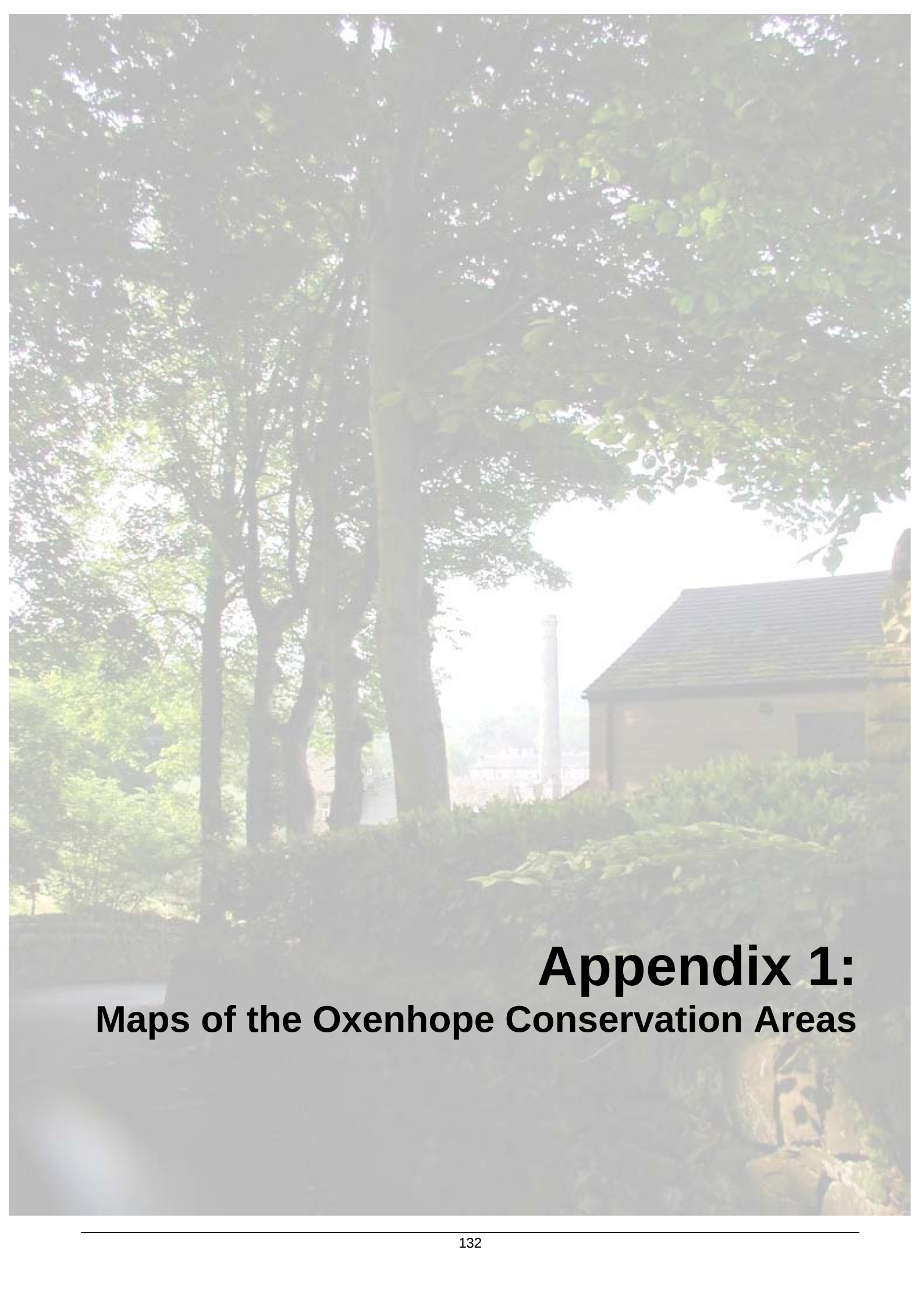
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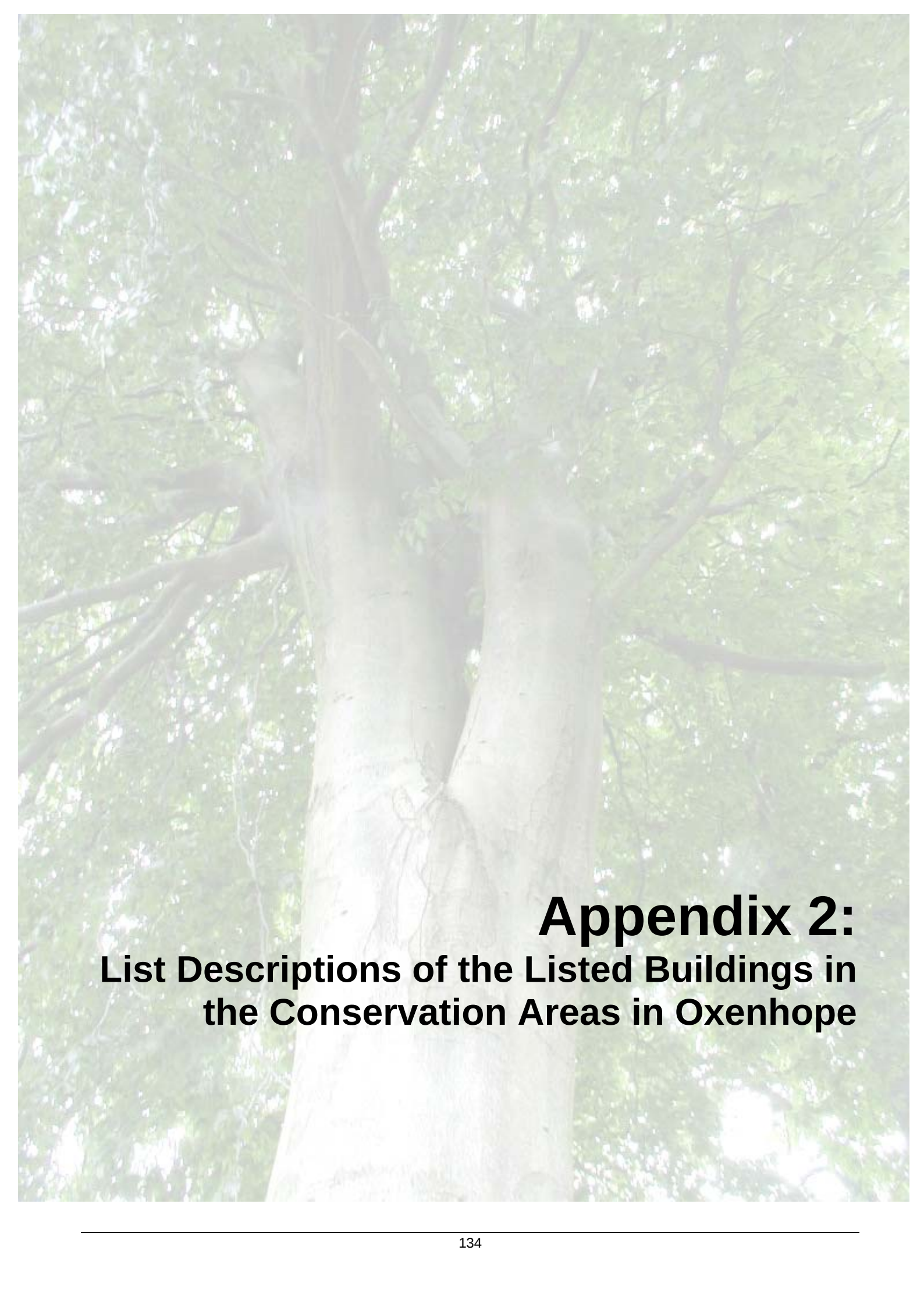
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Appendix 1:

Maps of the Oxenhope Conservation Areas



Appendix 2:

List Descriptions of the Listed Buildings in the Conservation Areas in Oxenhope

Appendix 2: List Descriptions of the Listed Buildings in the Conservation Areas in Oxenhope

NB: All listed buildings within the Conservation Areas are Grade II

44 Denholme Road

Leeming

Pair of cottages, now one house. Dated _JMV 1774_. Ashlar with stone slate roof. 2 storeys, each cottage one bay. Rusticated quoins. Central paired doors in plain stone surrounds with datestone above. Each cottage has one window in a plain stone surround to each floor. Modillioned eaves cornice. Shaped kneelers.

Nos 2, 4, 6, 8, 10, 12 and 14 Farra Street Oxenhope

7 cottages. Different builds of late C18-early C19. Coursed millstone grit with stone slate roofs. Stone stacks, that to No 2 rebuilt in brick. 2 storeys, 1 or 2 bays each. West elevation: flat-faced mullion windows in flush stone surrounds. Nos 2 and 4 one build, No 4 stepped up. Quoins to left end. No 2: 1 bay with a C20 pent porch to left gable and a 4-light window to each floor. No. 4: 2 bays with a C20 gabled porch to right, a 4 light window to left, and a 3-light and a 4-light window above. Nos 6 and 8 one build, No 8 stepped up. Quoins to left end. No 6: 2 bays with rear entry and two 4-light windows to each floor. No 8: 2 bays. Door to right now blocked with a formerly 4-light window to left, two 3-light windows above and a shaped kneeler and coping to left. Nos 10 and 12: House, now 2 dwellings. 3 bays. Quoins. Symmetrical elevation. 5 steps to central board door in flush stone surround with interrupted jambs with inserted door to No 10 to left. A 3-light window with raised central lintel to bays 1 and 3 on both floors. Round-arched window with keystone and impost blocks over door. End stacks. No 14: 1 bay. Quoins to right end. Gable-entry. A 4-light window to ground floor and 2-light window above. Shaped kneeler and coping to right.

Nos 1, 3 and 5 (Nessfields) Hebden Bridge Road, Upper Town, Oxenhope

House and 2 cottages, now all one house. Late C17-early C18 with later C18 addition and alterations. Coursed millstone grit, stone slate roof. 2 storeys. House: 3 first-floor windows. Quoins, plinth. Gabled porch to bay 3 of larger blocks of stone has segment-headed doorway with C20 board door and small window in left return. To left of porch a 4-light double-chamfered mullion window with 2 mullions removed. To far left a 3-light double-chamfered mullion window with iron shutter

pins on left jamb. First floor: to left, a 3-light double-chamfered mullion window; to centre, a 4-light flat-faced mullion window; to right, a 2-light flat-faced mullion window. To right of house added bay breaks forward: quoins on right. Central door with, to left, above, a blocked door, now window. House and added bay have roof on 2 levels and lower at front than back. 2 ridge stacks, at right end of house. Cottage on left: one first-floor window. Plinth to right, 2 steps to C20 stable-door in quoined surround with deep lintel. To left, a 2-light chamfered mullioned window with mullion removed. A 2-light chamfered mullioned window above. Stack to left. Rear: house has, to left on ground floor, a 2-light double-chamfered mullion window and a similar 3-light window above. Added bay has plinth, chamfered at first-floor level, and a 4-light flat-faced mullion window to first floor. Cottage has to first floor, a round-arched light in chamfered surround. Right gable has, on ground floor, a 4-light double-chamfered mullion window.

Nos 21, 23 and 25 Hebden Bridge Road, Upper Town, Oxenhope

3 cottages. Early-mid C19. Coursed millstone grit, with stone slate roofs. 2 storeys, one bay each. Flush stone surrounds to all openings, the windows with flat-faced mullions and projecting cills. Each cottage has a C20 glazed door to right with a 3-light window to left and a 4-light window above. Shaped kneelers, ashlar coping. Corniced stacks to left end of each cottage.

Nos 22 to 36 (even) Hebden Bridge Road, Upper Town, Oxenhope

7 cottages, No 2 formerly with cellar dwelling now all one. Early-mid C19 of 2 builds, nos 22-30 and nos 32-36. Coursed millstone grit, stone slate roof. 2 storeys, no 22 with basement cellar, nos 26 and 28 with cellar outhouses. One bay each. Plain stone surround doorways. Flat-faced mullion windows with raised cills of 2 and 3 lights, ground-floor window of no 26 with mullions removed. Nos 32-36 have raised first-floor cill band. Shaped kneeler and ashlar coping to left. 6 corniced ridge stacks.

Bay Horse Public House, Hebden Bridge Road Upper Town, Oxenhope

Public house. Early-mid C19 with later additions. Coursed stone with a stone slate roof. 2 storeys, 2

bays with a taller 3-storey, one-bay addition to left. Flush stone surrounds to all openings, the windows with flat-faced mullions and chamfered cills. Central door with a 2-light window to left and a 3-light window to right on both floors. The left hand addition has one 2-light window with over-sailing lintel to each floor. Shaped kneeler and ashlar coping to right.

Mounting block approximately 7 metres to south east of Bay Horse Public House, Hebden Bridge Road, Upper Town, Oxenhope
Mounting block. Date unknown. 4 stone steps.

**Ashleigh, Hebden Bridge Road
Upper Town, Oxenhope**

House. Early-mid C19. Coursed millstone grit with stone slate roof. 2 storeys, 1 bay. Quoins. Entry in right-hand gable. One 4-light, flat-faced mullion window with chamfered cill to each floor. Shaped kneeler, ashlar coping and end stack to right.

**Church of St Mary the Virgin,
Hebden Bridge Road
West Croft Head, Oxenhope**

Church. 1849. By Ignatius Bonomi and Cory. Coursed dressed millstone grit with stone slate roof. Romanesque style. West tower, nave with north aisle and south porch, chancel. Round-arched, single-light windows in quoined surrounds with block lintels. Tower: 2 stages. Quoins. Quoined stair tower with slit windows. Window to first stage. Louvre window to second stage of 2 round-headed lights with colonette. Projecting parapet. Ashlar coping. Nave: 4 bays. Door in pent porch to bay 2. Chancel: 3 bays. Lower. East end has 3 windows, the central one taller. Shaped kneelers, ashlar coping and gable crosses to nave and chancel. Interior: round-arched arcade supported on low, round piers with cushion capitals.

Nos 13 (and 15) and 17 (and 19) Hebden Bridge Road, West Croft Head, Oxenhope

4 cottages now 2. Early-mid C19, 2 builds. Coursed, dressed millstone grit with stone slate roofs. 2 storeys, each one bay, No 19 added to right end projecting and slightly taller. Flat-faced mullion windows in flush stone surrounds with projecting cills of 3 lights on ground floor and 4 lights on first floor. Doors in flush stone surrounds, that to No 17 in later pent porch, that to No 19 blocked. Single-storey outshut added to left gable. Shaped kneelers and ashlar coping to No 19 and left gable. 4 corniced stacks, those to Nos 17 and 19 raised.

**21 (The Old Vicarage), Hebden Bridge Road
West Croft Head, Oxenhope**

Vicarage now house. Mid C19. Coursed, dressed millstone grit with graduated Westmorland slate roof. 2 storeys, 4 bays. Quoins to right end.

Quoined 2-light windows with sashes, splayed mullions, flush lintels and chamfered cills. Bay 1: quoined, round-arched cart-way. Bay 3: plank, nail-studded, strap-hinged door under Tudor-arched fanlight in quoined surround with deep lintel beneath projecting, gabled bay supported on stone piers with a window of 2 round-headed lights and carved barge-boards. C20 replacement window to first floor bay 2. Moulded gutter brackets. 2-span roof with ridge stacks. Ridge cresting survives in part. Canted bay window to right return. Mullion windows to rear and sides.

**Nos 6 and 10 Hill House Lane
Oxenhope**

4 back-to-backs, now 2 dwellings. Late C18-early C19 with later C19 alterations. Watershot coursed, dressed millstone grit. Stone slate roof. 2 storeys and attic No 6 2 first-floor windows, No 10 one. Quoins. No 6: C20 glazed door with over-light and stone lintel to left. Late C19 sash with stone lintel to right and 2 C19 sashes with stone lintels and projecting cills above. No 10: glazed door with overlight and stone lintel to right. 5-light, flat-faced mullioned window to left and similar, 6-light, window above. Shaped kneelers, ashlar coping, end stacks. Left gable: original, central, paired doorways in flush stone surrounds with shared central jamb and interrupted outer jambs. Venetian window with keystone and impost block to attic. Right gable similar.

**Nos 12 and 14 Hill House Lane
Oxenhope**

2 cottages. Late C18-early C19 with mid-late C19 addition and alterations. Coursed, dressed millstone grit with stone slate roof. 2 storeys, No 12 one bay, No 14 one bay with one bay addition to left. Rear entry. No 12: one 6-light, flat-faced mullioned window in flush stone surround to each floor. No 14: a 6-light, flat-faced mullioned window in flush stone surround to right and a C19 sash to left to each floor. Shaped kneelers, ashlar coping. 3 stacks. Included for group value.

Mill chimney to south of junction with Best Lane*,

Leeming Road, Oxenhope**

Mill chimney. Early C19. Coursed millstone grit. Square base with chamfered angles and moulded bands. Circular chimney with corniced top.

**Shaw Farmhouse and attached barn, Shaw Lane
Oxenhope**

Farmhouse and attached barn. House late C18, barn mid C19. Coursed stone, stone slate roof. 2 storeys. House: 2 1st-floor windows and single-storey addition to right. Central board door in plain stone surround. Flat-face mullion windows with raised cills, on ground floor of 3 lights to left and 4

lights to right, on 1st floor of 4 lights to left and 6 lights to right. 1st-floor cill band. Shaped kneeler, ashlar coping and end stack to right. Additions has C20 glazed door in porch. Barn to left: 3 bays. Central segment-headed cart entry with voussoirs. To right a board door in plain stone surround with window on its left. Above cart door is a C20 window flanked by 2 lunette windows and 2 slit vents.

Nos 62, 64, 66 and 68 Shaw Lane

Oxenhope

Row of 4 cottages. Early C19. Coursed millstone grit, stone slate roof. 2 storeys, one bay each. Each cottage has, to left, a door in plain stone surround, to right a 3-light flat-faced mullion window and, above, a similar 4-light window. Shaped kneelers, ashlar coping. Corniced stack to right end of each cottage. Added privy outshut to left.

Nos 70 and 72 Shaw Lane

Oxenhope

Pair of cottages. Early C19. Coursed millstone grit, stone slate roof. 2 storeys, one bay each. Quoins. Each cottage has, to left, board door and over-light in plain stone surround, to right a 3-light flat-faced mullion window and, above a similar 4-light window. Shaped kneeler, ashlar coping to right. Corniced stack to right end of each cottage.

10 West Shaw Lane

Oxenhope

Pair of cottages, now one. Dated " B J R 1826". Coursed millstone grit, stone slate roof. 2 storeys, one bay each. Each cottage has, to right, a doorway, No. 12's blocked, No. 10's a board door in plain stone surround, and to left and above a 3-light flat-faced mullion window with raised cills. Date lozenge to centre of 1st floor. Shaped kneelers, ashlar coping. Corniced stack to left end of each cottage.

11 Yate Lane

Oxenhope

House. Mid C17. Dressed stone, stone slate roof. 2 storeys, one 1st-floor window. C20 board door in plain stone surround to right. Double-chamfered mullion windows, of 9 lights with king mullions and under hoodmould to ground floor, of 8 lights above. Shaped kneelers and ashlar coping to right. Central stack removed.

Nos 13 and 15 Yate Lane

Oxenhope

House now 2 dwellings. Early to mid C18 rebuilding of C17; subdivided C19. Ashlar front, otherwise

dressed stone; stone slate roof. 2 storeys, 5 1st-floor windows, symmetrical facade. Raised, chamfered quoins, moulded stringcourse. Central doorway with Ionic pilasters, pulvinated frieze and segmental pediment. Sashes with glazing bars in moulded architraves. Moulded eaves cornice. Kneelers, ashlar coping. Corniced end stacks. Rear: 3 double-chamfered mullion windows and a later stair window. Interior: RCHM photographs show in the front room of No. 15 a round-headed, panelled door in architrave with fluted pilasters and plain panel with pilasters above and panelled shutters and panelling under windows; in No. 13 a cut-string, dog-leg staircase with ramped baluster, turned balusters, curtail and newel post (N.M.R.)

Barn immediately to north of No 11 Yate Lane

Oxenhope

Barn now with dwelling. C18. Coursed stone, stone slate roof. 2 storeys, 3 bays. Quoins. Central round-arched cart entry. Blocked doorway to right. Flanking cart entrance are 2 Venetian windows with keystones to central lights. Above, 3 round-arched windows with keystones and imposts. Shaped kneelers, coping. Rear: opposing round-arched cart-entry with voussoirs and skewbacks. To rear and right gable inserted C20 windows in plain stone surrounds. Work in progress at time of resurvey.

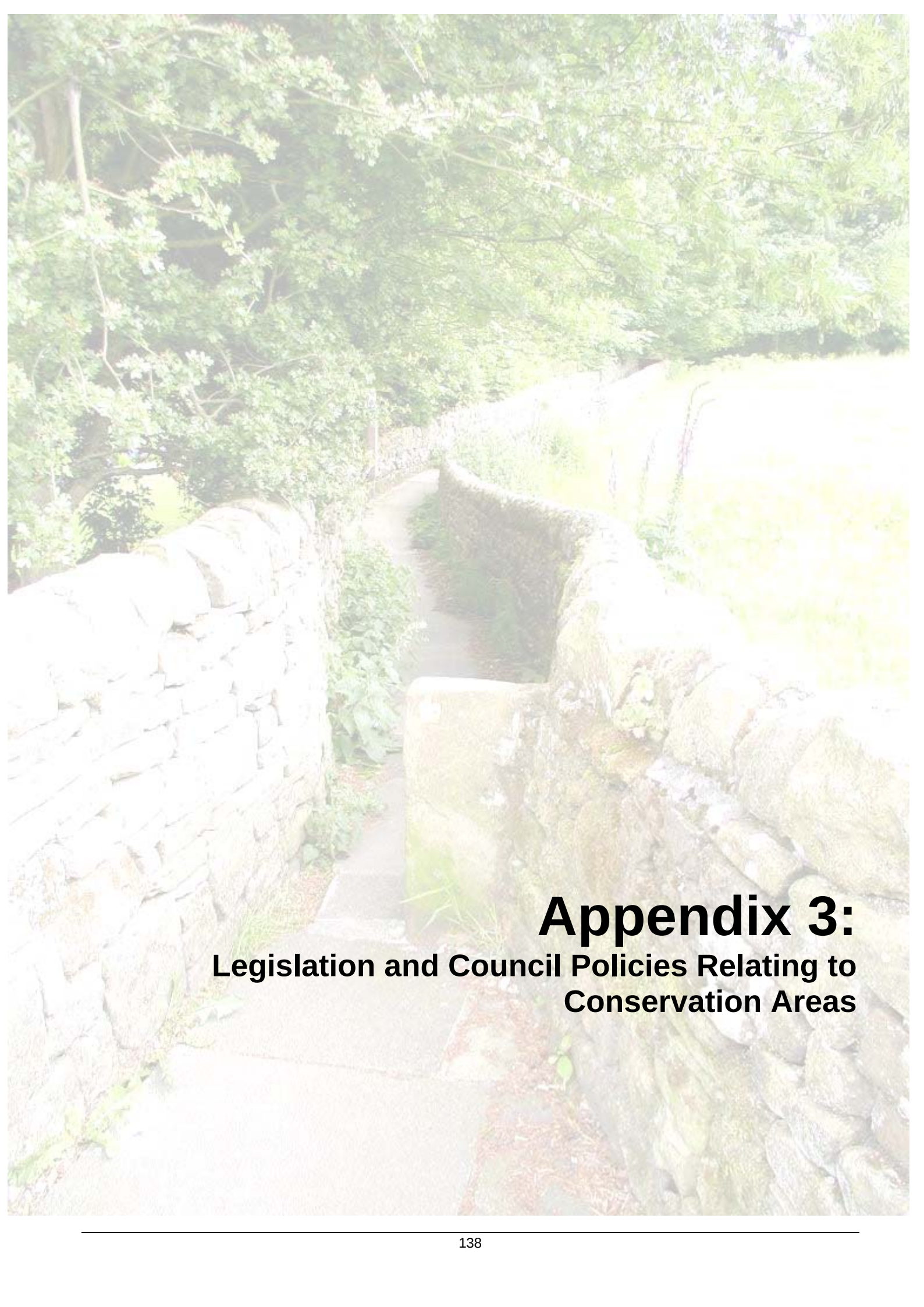
Yate House and Yate Cottage (formerly listed as Yate House), Yate Lane

Oxenhope

House and cottage. House mid C18, cottage added late C18-early C19. Dressed stone, stone slate roof. 2 storeys, 4 1st-floor windows with added bay to right. Raised, chamfered quoins, 1st-floor band. Off-centre doorway with pilasters, frieze and pediment. 2 double-chamfered mullion and transoms windows of 4, 4 and 6 lights to each floor, and over doorway a round-headed window with keystone and imposts. Added bay has flat-faced mullion windows. Shaped kneelers, ashlar coping. 5 corniced stacks. Left return has round-headed window with keystone and imposts. Right return has two 2-light flat-faced mullion windows.

* The chimney is located alongside Lowertown, **not** Best Lane as per the listing.

** There never was a Leeming Road. Leeming Lane did exist, but is now Station Road as far as the corner with Jew Lane, where it becomes Denholme Road. The description should say that the chimney is at the corner of Station Road and Lowertown.

A photograph of a stone wall and a path leading into a wooded area. The wall is made of rough-hewn stones and runs along the left side of a dirt path. The path leads into a dense forest of green trees. The scene is brightly lit, suggesting a sunny day.

Appendix 3:

Legislation and Council Policies Relating to Conservation Areas

Appendix 3: Legislation and Council Policies Relating to Conservation Areas

This is a brief summary of the legislation and policies relating to conservation areas at the time of the issue of this report. These will be subject to constant review.

Legislation to Protect the Character and Appearance of Conservation Areas

Conservation area designation intrinsically brings with it a certain number of additional controls to protect the existing character of the area:

- Removal of certain permitted development rights including various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; the installation of radio masts, antennae or radio equipment. Applications for planning permission for these alterations must be made to the Local Planning Authority.
- Control over the demolition of buildings: applications for consent must be made to the Local Planning Authority.
- The Local Planning Authority is required to pay special attention in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of the conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. It should also be a consideration for proposals that affect the setting of the conservation area.
- The local authority has powers (under Article 4 of the General Development Order) to control development which would normally be allowed without the need for permission, but which could lead to the deterioration of the character and appearance of the conservation area.
- Before works can be carried out to trees of more than 7.5cm in diameter across the trunk (measured 1.5m from the ground) which are standing in a conservation area, 6 weeks' written notice must be given to the Local Planning Authority. No works should be carried out during this 6-week period unless consent has been granted by the Local Planning Authority.

(For further details of these controls see PPG15)

Listed buildings, which usually form an integral part of a conservation area, are afforded more stringent

protection. The Local Planning Authority must give listed building consent before any work that would affect the character or interest of the building can be carried out, be they internal or external alterations. Tight control restricts the nature of any alteration to which consent will be given.

City of Bradford Metropolitan District Council's Policies Concerning Conservation Areas

Structure, local and unitary development plans are the main vehicle that local authorities have to establish policies that can be utilised to protect the historic environment. The City of Bradford Metropolitan District Council has recently adopted its **Unitary Development Plan** (2005) which forms the basis of decision making on planning applications in the district. The UDP has the following policies relating to conservation areas:

Policy BH7: Development within or which would affect the setting of conservation areas

Development within or which would affect the setting of conservation areas will be expected to be of the highest standards of design and to preserve or enhance the character or appearance of the conservation area.

Policy BH8: Shop fronts in conservation areas

Within conservation areas proposals affecting existing shop fronts or proposals for new shop fronts must demonstrate a high standard of design and be sympathetic in scale, style and detail to the original building. Proposed external shutters sun blinds and canopies must be sympathetic in style, colour and materials to the buildings to which they are attached and their architectural style. Blinds will not be permitted on buildings without a shop front or fascia.

Policy BH9: Demolition within a conservation area

Within conservation areas, permission will not be granted for the demolition of buildings which make a positive contribution to the special architectural or historic interest of the area unless the development would result in benefits to the community that would justify the demolition.

Policy BH10: Open spaces within or adjacent to conservation areas

Planning permission for the development of important open areas of land or garden within or

adjacent to a conservation area will not be granted if the land:

- 1) Makes a significant contribution to the character of the conservation area.
- 2) Provides an attractive setting for the buildings within it.
- 3) Is important to the historical form and layout of the settlement.
- 4) Affords the opportunity for vistas in or out of the conservation area which are historically or visually significant.
- 5) Contains natural water features, tree and hedgerows which the development proposals propose to destroy.

Policy BH11: Space about buildings

Proposals maintaining traditional townscape within designated conservation areas will be favoured and consideration given to relaxing approved policies and standards if by doing so features of particular townscape merit under threat in the conservation area can be retained.

New developments seeking to integrate into an existing built form will be encouraged by relaxing approved policies and standards.

Policy BH12: Conservation area environment

Changes to the public realm within conservation areas must demonstrate that:

- 1) The design, materials and layout of traffic management and parking areas minimise the adverse visual impact which may arise from such development.
- 2) New and replacement street furniture is of an appropriate design and material that preserve or enhance the character of the surrounding street scene.
- 3) Proposals for the introduction of public art will preserve or enhance the character or appearance of the conservation area. In certain conservation areas the introduction of public art and street furniture will be encouraged.

Policy BH13: Advertisements in conservation areas

Within conservation areas the council will require the design of advertisements to be of a high standard, therefore:

- 1) Consent will be granted only where the proposal is in scale and character with the building on which it is located and with surrounding buildings. Where possible, all new shop fronts, fascias, signs and letters should be made of natural / sympathetic materials.
- 2) Within conservation areas internally illuminated box signs will not be permitted. Sensitively designed fascias or signs incorporating individually illuminated mounted letters on a suitable background may be acceptable in town

centres where the scale, colour, design and intensity of illumination would not detract from the character or appearance of the conservation area.

- 3) Where unacceptable advertisements already exist in conservation areas, the council will where appropriate take discontinuance action to secure their removal.

In addition to these there are separate policies relating to the **listed buildings** within the confines of the conservation areas:

Policy BH1: Change of Use of Listed Buildings

Where possible the original use of a building should be retained or continued. Change of use will only be permitted where the applicant can demonstrate that the original use is no longer viable or appropriate and without an alternative use the building will be seriously at risk.

The Council will not grant planning permission for an alternative use unless it can be shown that:

- 1) The alternative use is compatible with and will preserve the character of the building and its setting.
- 2) No other reasonable alternative exists which would safeguard the character of the building and its setting.

Policy BH2: Demolition of a Listed Building

The demolition of a listed building will only be allowed in exceptional circumstances. Before permission is granted for the demolition of a listed building, applicants will have to submit convincing evidence to show that:

- 1) Every possible effort has been made to repair and restore the building and to continue the present or past use;
- 2) It has been impossible to find a suitable viable alternative use for the buildings; and
- 3) That there is clear evidence that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from the building's demolition.

Policy BH3: Archaeology Recording of Listed Buildings

Where alterations or demolition of a listed building would result in the loss of features of special interest, a programme of recording agreed with the Local Planning Authority and where appropriate, archaeological investigation will be required before the commencement of development.

Policy BH4: Conversion and Alteration of Listed Buildings

The alteration, extension or substantial demolition of listed buildings will only be permitted if it can be demonstrated that the proposal:

- 1) Would not have any adverse effect upon the special architectural or historic interest of the building or its setting;*
- 2) Is appropriate in terms of design, scale, detailing and materials;*
- 3) Would minimise the loss of historic fabric of the building.*

Policy BH4A: Setting of Listed Buildings

Proposals for development will not be permitted if they would harm the setting of a listed building.

Policy BH5: Shop Front Policy For Listed Buildings

Where possible existing traditional shopfronts should be retained and repaired. Proposals for the alteration of existing shop fronts or installation of new shop fronts on a listed building should be a high standard of design and respect the character and appearance of the listed building. External

roller shutters will not be granted permission on a listed building shop front unless there is clear evidence of an original shutter housing and the shutter is traditionally detailed and in timber and/or metal of a traditional section.

Policy BH6: Display of Advertisements on Listed Buildings

Consent for the display of advertisements on listed buildings or which would affect the setting of a listed building will be permitted only where:

- 1) The advertisement is appropriate in terms of its scale, design and materials and would not detract from the character or appearance of the buildings.*
- 2) The advert is not an internally illuminated box.*
- 3) If the proposed advertisement is to be externally illuminated, the design of the method of illumination would not detract from the character or appearance of the building.*
- 4) Plastic fascia signs whether or not illuminated will not be granted consent on a listed building.*

Contacts

To register your comments or for further information please contact:

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