

City of Bradford Metropolitan District Council

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Oakworth

CONSERVATION AREA ASSESSMENT

October 2005

Acknowledgements

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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. 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 Oakworth Conservation Area in order to fulfil its statutory duty to review its conservation areas from time to time, and to 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.

A summary of the draft of this assessment, a proposed boundary map, a cover letter, a comments sheet and an invitation to the conservation area workshop, were distributed to every address within and local to the conservation area in June 2004. At the same time a copy of the full draft Conservation Area Assessment, proposed

boundary maps, comments sheets and invitations to the conservation area workshop were placed on deposit at Keighley Library, Keighley Planning Office and on the Council's website.

The consultation period ran from June 2004 to August 2004. Feedback was received on completed comments sheets and at the conservation area workshop which was held at Holden Hall, Colne Road, Oakworth on 30th June 2004. The feedback from the local community has been used:

- to redraft this assessment,
- to prioritise the preservation and enhancement proposals which set the scene for the future management of the area, and
- as the basis for a review of the proposed conservation area boundary.

This document will provide a framework for the controlled and positive management of change in Oakworth Conservation Area and form a basis on which planning decisions in the area are made. **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.**

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 Oakworth Conservation Area

Oakworth Conservation Area was originally designated in January 1981, in recognition of the unique and historic value of the settlement and its setting. The village originally developed as a self-sufficient agricultural community located alongside an ancient road between Yorkshire and Lancashire. During the course of the 18th and 19th centuries the growth of the textile trade and advent of the Industrial Revolution had a major impact on the form and character of Oakworth and by the middle of the 19th century the settlement, which had previously consisted of several agricultural hamlets had expanded and developed into a busy mill village. Despite the dramatic expansion of Oakworth during the 18th and 19th centuries, the village retained much of its green and rural setting. The panoramic location of the settlement on the south-facing valley side above the River Worth affords the village an attractive backdrop and setting. The open fields around Oakworth are mostly protected by Green Belt designation, which prevents inappropriate development.

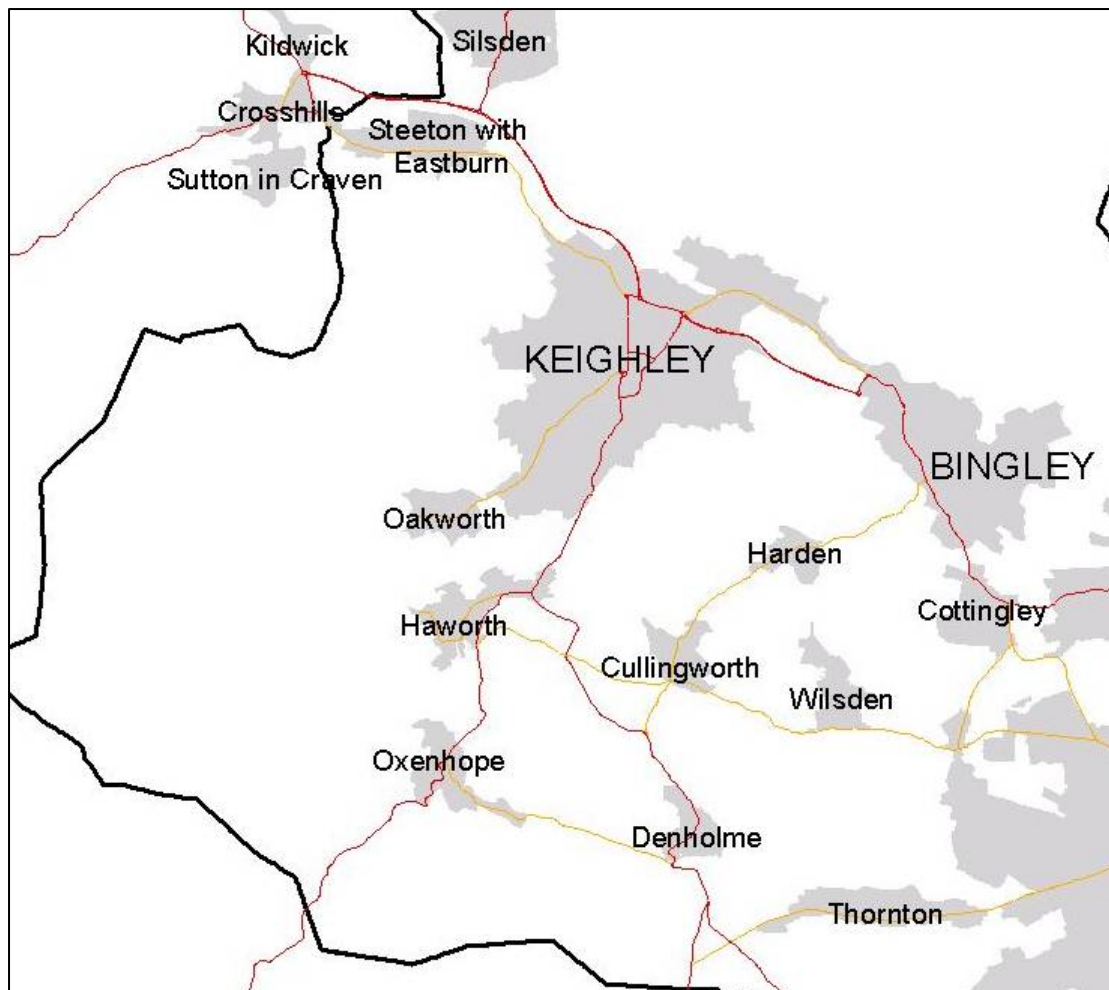
The conservation area boundary includes much of the historic core of the village, which follows a linear form along the route of Colne/Keighley Road. The conservation area boundary also includes buildings and open spaces around Commercial Street, Mill Lane and Station Road as well as Holden Park.

2. Location and Population

The village of Oakworth is located in a rural area of the district, approximately 3.5km to the west of Keighley and 16km to the northwest of Bradford city centre.

Oakworth is a relatively small village with approximately 3,713 residents (total population for Oakworth neighbourhood, 1991 Census data) located on the northern side of the Worth Valley.

The age structure of the population roughly mirrors that of the district as a whole, although there is a slightly larger proportion of people aged 40 years plus (44% as opposed to 40% in Bradford Metropolitan District). The population of Oakworth is mainly white (99.4%) with a small ethnic minority and most of the houses (88.2%) are owner occupied.



3. Origin and Historic Development

Summary of Historical Interest

The following summarise the factors that make the area covered by Oakworth conservation area of historical interest:

- Oakworth is thought to be a settlement of some antiquity and may well be Saxon in origin. After the Conquest, the Manor of Oakworth was passed to a Norman Lord, Gilbert de Tison. Oakworth was noted in the Domesday Survey and is known to have been a large manor extending from Keighley to the Lancashire border. From the 13th century onwards the woodlands were systematically cleared in order to cultivate the land.
- Little is known of the early history of the settlement, though it is likely that Oakworth originally comprised of a cluster of small agricultural hamlets located around the main road along the Worth Valley. The tenants and freeholders in these settlements would have worked the land under an open field system and paid taxes and allegiance to the Lords of the Manor. From the 16th century onwards farmers began to supplement their income by the production of woollen cloth.
- By the early 19th century the Worth Valley was one of the main producers of woollen cloth in the district. Several worsted and cotton mills were constructed along the banks of the stream to the south of the village and cloth manufacture swiftly evolved from a small-scale cottage-based industry into an efficient mill-based concern. During this period the village expanded rapidly and a large number of houses, mainly in the form of terraces were built.
- Two non-conformist chapels were constructed in the early 19th century, followed by an Anglican chapel in 1846. Schools were established at an early date in the settlement, the first being the Methodist Free School at

Sykes Head in 1790, which was paid for by public subscription.

- Though sadly no longer standing, Oakworth House was a fine example of Victorian architecture and was built between 1864-74 for Sir Isaac Holden, creator of the world's largest wool combing business and noted philanthropist. The house was built in an elegant Italianate style with hot houses and a large winter garden to the rear. The gardens and parklands of the house were locally renowned and drew visitors from all over the district. Sadly the house burnt down in 1909 and the land was donated to the people of Oakworth in order to create a public park, now called Oakworth Park.

Oakworth is known to be a settlement of some antiquity and is probably of **Anglo-Saxon** origin. Historically, Oakworth fell within the ancient Wapentake of Staincliffe and Ewecross and was formerly a manor of substantial size, stretching from Keighley to the Lancastrian border.

The name 'Oakworth' is thought to be a derivative of an Old English term meaning 'enclosure of oaks' and was first mentioned in the **Domesday Survey** of 1086. Its entry has been translated to read as follows:

"Manor in Arcade (*Oakworth*)
Gamelbar and William had one carucate to be taxed"

One 'carucate' is thought to equal around 100-120 acres in size. Following the Conquest, William divided the lands in the north of England between his Norman lords and knights and the manor at Oakworth, along with the neighbouring manor of Neuhuse (Newsholme) was passed to a Norman lord by the name of **Gilbert de Tison** (Keighley, 1879).

Though little is known of its early history it is thought that the Pennine landscape around the

10th century would have been mainly **forested** and habitation in the manor would have been sparse. By the time of the Conquest it is likely that some development had taken place in the Worth valley and that small settlements, perhaps no greater in size than a single farm holding, would have existed within the manors of Oakworth, Oxenhope and at Stanbury and Haworth. There is certainly evidence of an early **open field system** at Oakworth indicating that the land was enclosed and probably cultivated for farming and grazing purposes. However, it is likely that the population of the manors was very small until the middle ages as the relatively small amount of cultivated land would not have supported large communities. From the **13th century** onwards major inroads were made into the ancient woodlands that cloaked the hills and valleys of the north of England. Vast swathes of woodland were systematically cleared in order to increase the land area under cultivation and for firewood (Keighley, 1879).

In 1316 the manor was passed to John de Vaux and then afterwards to the Copley family, who also owned lands at Batley and Oxenhope. By this time a permanent settlement had probably been established at Oakworth and that it may well have consisted of a handful of farmsteads and cottages scattered along the line of the ancient route between Lancashire and Keighley. The inhabitants of these early dwellings would have worked the land as tenants and paid allegiance and taxes to the Lord of Manor. Though some produce may have been sold at the market in Keighley, which was established in 1305 it is likely that Oakworth remained a small, almost self-sufficient farming community for many more centuries.

By the 16th century, the settlement's reliance upon agriculture as a sole source of living began to diminish as the production of textiles became established on a greater scale. Prior to this time **woollen cloth** had always been manufactured in traditional textile producing towns such as York and Beverley, however rising costs in these centres meant that other smaller villages and towns started to produce cloth. Small scale cloth combing, spinning and weaving enterprises began to flourish in the West Yorkshire



towns of Leeds and Halifax. This was swiftly followed by the systematic development of the Pennine valleys and many farmers in these villages began to supplement their income by the production of woollen cloth. It was estimated (from evidence produced in a Court Case in 1612) that by the early 17th century there were 20,000 employed in the cloth trade around Bradford, Halifax and Keighley (Baumber, 1977).

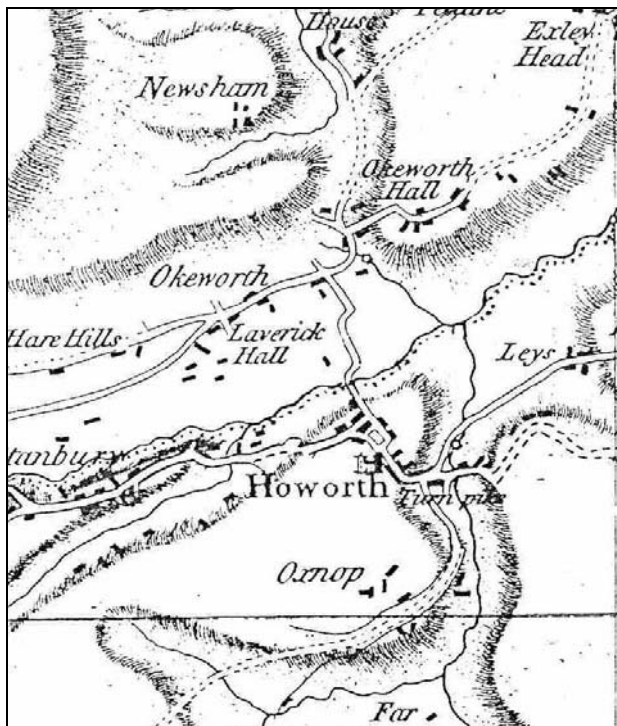
The changing livelihoods and socio-economic structure of many of the Pennine villages during the **17th and 18th centuries** impact not just upon the livelihoods of the residents but also upon the architecture of their buildings. Many farmers supplemented their incomes by combing and spinning wool in their own homes and indeed some families were entirely dependent on the cloth industry with each family member, young or old fully involved in the production of cloth to sell to merchants or at Piece Halls. Many families lived entirely in one, heated room in the property and retained the upper chambers of the building for spinning and weaving the woollen fibres. Many of the buildings constructed prior to the 19th century display features associated with this semi-industrial use and **loading** (taking-in) **doors** at first floor level are a common sight on older buildings, such as those around Dockroyd Farm.

Oakworth Hall is one of the oldest surviving buildings in the conservation area and was probably built around the end of the 17th century. The hall is a Grade II listed building and was probably built for a wealthy Yeoman farmer. It was owned by James Haggas in 1742, who probably bought it as a farm but used the outbuilding for textile manufacture and storage. Now in residential use, the buildings still display an interesting evolution of form that documents their previous agricultural and semi-industrial uses. The hall itself is an interesting example of the local vernacular building form and the cottages to the south still display details such as loading doors and external staircases to the upper floors of the buildings (Oakworth Village Society, 1997).

By the late 18th century wool and worsted manufacture was a major industry in the Worth Valley. In the early years of the **Industrial Revolution** Haworth, Oxenhope, Oakworth and Stanbury were in the forefront of the supply of processed wool, yarn and cloth in the district, second only to Bradford in terms of output of goods. The new ease of transport combined with the technological advancement of the age spurred on a change in the means of manufacture: the cottage-based industry, which had until this point

complemented the agricultural nature of the place, evolved into an increasingly efficient factory-based concern. Similar processes were occurring in many towns and villages throughout the country as a result of the advances of the Industrial Revolution and mills were built in abundance.

By the early 18th century there had been some improvements to the highways in the region with the introduction of the **turnpike roads**. Prior to this time the roads that transversed the valley were mainly unsurfaced packhorse tracks and footpaths of ancient origin. **Oakworth** had historically developed along the line of one of these ancient route ways and was located on one branch of the main road from Lancashire to Yorkshire. This road, which may have been partially setted with stone flags due to its relative importance as a principal route, was documented in one of the first records of the districts highways, a book by John Ogilby, written in 1675. The development of the toll roads in the middle of the 18th century created more direct routes between the industrial centres thus allowing the Worth valley industries to compete commercially with other cloth-producing centres. An early map of the district surveyed in **1775** shows Oakworth located to the north of the Colne to Keighley turnpike road (which runs through Stanbury and Haworth). Oakworth is identified as by its long linear form and consisted of around two-dozen buildings located to either side of the original Colne/Keighley Road.



Bottom of previous column: This extract from Jeffrey's Map of Yorkshire, 1775 shows 'Oakworth' as a linear settlement scattered along the line of the road (Source: Bradford Library)

Prior to the 19th century Oakworth was made up of a number of separate agricultural and textile manufacturing communities roughly located along the line of the main road. The most populous of these communities were those around Lane Ends and Oakworth Hall. During the course of the 19th century the dramatic expansion of the settlement led to the coalescence of these communities and Oakworth developed into a definable village.

In the early 19th century a number of textile mills were built in and around the village, followed by large numbers of terraced housing for the workers that these mills required. The first mills were built along the banks of the beck that runs down the valley side to the south of the village. In the early years of the Industrial Revolution most of the mills were reliant upon the close proximity of running water that was used to power the water wheels. Engineering advances meant that by the mid-19th century most of the textile mills had been converted to run on steam power. The need to fuel the steam-generating engines resulted in a number of **coal pits** being dug on the moors above the village.

Oakworth Mill, a large spinning mill was built in 1837 on the site of a smaller mill bought by James Mitchell. The mill was further enlarged in 1860 by James Haggas, who also added an engine house around this time. The **engine house** contained a 500 horsepower steam engine with two cylinders bearing the names William and Sarah. The mill was once the principal employer in the village and at its height employed 350 workers. Sadly the mill, which was a Grade II listed building, is no longer standing. The mill fell into disrepair after standing empty for many years and following a bad fire in early 2000 the Council reluctantly allowed the building to be demolished.



Oakworth Mill, a Grade II listed building, is sadly no longer standing. It was demolished after a fire in early 2000.

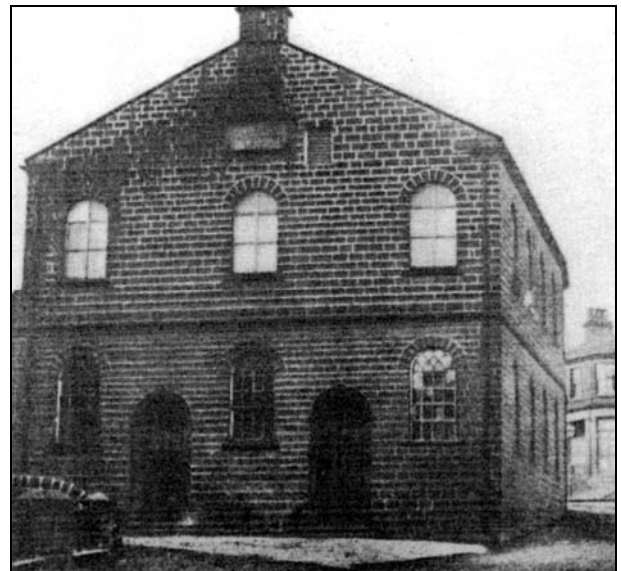
The lower section of the mill was the oldest part, dating to the early 19th century. In 1860 the four-storey building was constructed along with an engine house. At one time the mill employed 350 people.

Agriculture continued to be an important employer and economic factor in the development of Oakworth but the poor soils meant that grazing as opposed to arable farming was the principal land use. A report compiled by the **Tithes Commissioners** in **1842** describes their impression of the lands around Keighley and the Worth Valley:

“The quality of the land in this township as a whole almost baffles description; and its ungenial climate renders it extremely unproductive. The arable land is exceedingly cold Some of the meadow land is better.... The pasturage is very inferior and the common is all moorland of the most cold and barren description”.

This was perhaps an exaggerated view of the agricultural potential of the land around Keighley and the Worth Valley but it does, nonetheless convey the impression of the hard life the farmers in the district led (Baumber, 1977).

The growth in industry in Oakworth during the 18th and 19th centuries was matched by the growth in popularity of **non-conformist religion**. By the end of the century there was a proliferation of non-conformist chapels in and immediately around the village. The first was a **Wesleyan Methodist chapel**, built in 1822 and enlarged in 1828 on the south of Colne Road (Holden Hall now stands on the site of the chapel).



The first Methodist chapel was built in 1822 and enlarged in 1828 and once stood on the south side of Chapel Lane. It was demolished in 1960 and a new chapel built alongside the entrance to the park.

A **Primitive Methodist chapel** was built at Lane Ends in 1863 at a cost of £1,620. This building replaced an earlier chapel of 1832 and a Sunday school was later built alongside. However, it was not until **1846** that the village gained its own **Anglican church**. Prior to this date Oakworth fell within the Parish of Keighley and the residents of the village had to undertake the long walk to Haworth to attend the nearest church. As the village expanded so did the demand for a church and in 1844 Oakworth was made its own parochial district and the order given to construct a parish church. The land on which to construct a church and its yard was donated by the lady of the Manor,

Mrs S Ferrand of St Ives. A local architect, Mr Wallen of Huddersfield was commissioned to design the new church. The church was built in an Early English style with nave and tower and was completed in 1846, the final cost estimated to be around £2,000.



178-180 Sykes Head are now in residential use but are thought to have been used as a Methodist school after their construction c.1790 (Oakworth Village Society, 1997)

A **school** was established at a relatively early date in Oakworth, the first being the **Methodist Free School** which was built at Sykes Head in 1790-2 by public subscription. The school started as a Sunday school in 1784 in the home of William Newsholme, a clothier who learnt of the William Raikes's Sunday schools while on his travels to Halifax cloth market. The school moved to 178-80 Sykes Head when it outgrew the Newsholme's home and is believed to have been the first purpose-built Sunday school. These premises were in time replaced by a larger school in 1826 that was built on a small section of Oakworth Common. The building, which was enlarged twice during the 19th century, was described as a long, low single storey structure with a clock, sundial and maypole in the grounds. The school closed in 1878 and was replaced with the Wesleyan Board School on the corner of Victoria Road.

The first **National School** was opened (on the site of the Snooty Fox public house) in **1845** and operated as a day and Sunday school for 200 children, many of whom were half timers at the local mills. A larger school was built in 1937 on the former lake of Oakworth House, the original outline of which can be seen around the edge of the playground.

The first Ordnance Survey map of the district was published in 1852. Though at a small scale, the

map is a useful tool with which to date buildings and also to measure the growth of the settlement over the last 150 years. The subsequent Ordnance Survey maps of 1897, 1909 and 1919 demonstrate how the village changed during the later years of the 19th and early 20th century. Despite the rapid expansion of the village during this time Oakworth has retained its basic original linear form as well as much of its green and rural setting and this contributes greatly to the sense of place and character of the area.

During the later years of the 19th century there was much development in the village and large numbers of houses were built for mill and factory workers. These mainly took the form of long terraces of stone dwellings, many of which were built around **Lidget** and **Station Road**. A number of large Victorian villas were also built around this time, including grand properties such as **Oakworth House**.

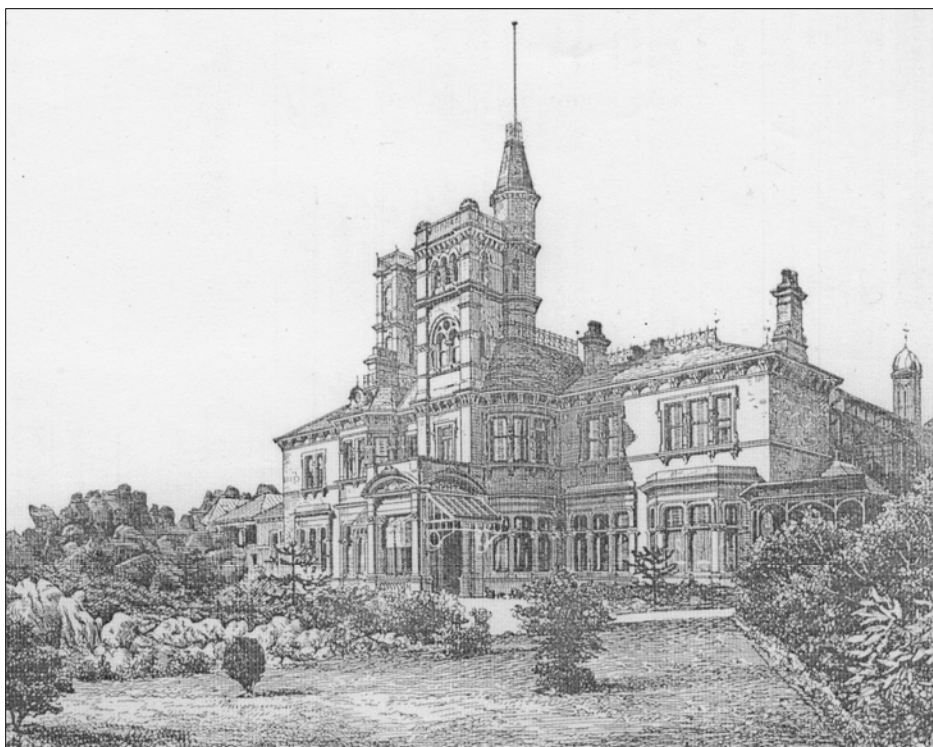


The house, a large Italianate villa, was built between 1864-74 for **Sir Isaac Holden** and his third wife at an estimated cost of £80,000 (around £8million in modern day terms). Sir Isaac Holden was a wealthy industrialist who was born in Scotland in 1807 to a working class family and made his fortune by creating the world's largest wool combing business. He owned mills in Bradford and France and was known not only for his industrial entrepreneurialism but also as a Member of Parliament, inventor and respected philanthropist.

The house, which was located on the northern side of Colne Road, was built to the designs of Bradford architect **George Smith**. It was constructed from stone quarried on the spot and was set in spacious gardens containing rockeries, grottos and mosaics created by Italian and French craftsmen. Behind the house, which stood approximately where the bowling green is located, was a vast complex of **hothouses** and a two-acre **winter garden** that was heated by two huge furnaces with large Italianate chimneys.

Oakworth House was built for Sir Isaac Holden and his third wife between 1864-74 in an elegant Italianate style. The house was one of the first in the district to use electric power and even had an early system of central heating, powered by the furnaces to the rear of the house.

Sadly the house was destroyed by fire in 1909 and nothing remains of the building other than its stone portico. The grand gardens and site of the house were donated to the public and Holden Park opened in 1925.



By the 1880s the house was one of the first in the district to be lit by **electricity**. In the late 19th century the gardens of Oakworth House attracted large numbers of visitors and Sir Isaac Holden, known to have a generous nature, often accompanied visitors as they strolled the parklands and gardens. After his death in 1897 Isaac Holden was buried in Undercliffe cemetery and it is said that his funeral was attended by hundreds of mourners.

Oakworth House remained empty from the time of his death until it was sadly destroyed by fire in 1909. Francis Illingworth, Sir Isaac Holden's grandson donated the site to the people of Oakworth in 1925 in order that it be used as a public park.

During the late 19th century many improvements were undertaken to the transport infrastructure in the district. The construction of the **Worth Valley railway** was of great benefit to the villages along the valley and was a further catalyst for growth. The railway line was opened in **1867**, a relative latecomer to the already well-established rail network in the district and ran from Keighley westwards through stations at Ingrow, Damems, Oakworth, Haworth and Oxenhope. The line was busy in its early years and proved popular with day-trippers and tourists. From the 1920s onwards

passenger and freight numbers declined until the eventual closure of the line in 1961.

Shortly after its closure the **Keighley & Worth Valley Railway Preservation Society** was formed and the line was reopened in 1968. Interestingly, **Oakworth Station** was refurbished for the filming of **'The Railway Children'** in the style of the 1910 period and all of its fixtures and fittings are accurate to this date in every way.

Following the Second World War the village expanded considerably to the north and the south, particularly around Providence Lane and Lane Ends. Many of the green fields around the village and the sites of former mills and industrial works were developed in order to provide more housing. Many of the industries that had flourished during the 19th century declined during the course of the 20th century and the character of Oakworth altered from a busy industrial village to a more dormitory settlement with many residents **commuting** to the larger surrounding urban areas to work. Despite the large-scale developments of the 20th century, Oakworth has retained much of its historic core and the surviving built form acts as an interpretable testament to the economic, social and religious changes that have shaped the development of this settlement.

4. Topography and Setting

Summary of Topography and Setting

The unique location of Oakworth conservation area contributes greatly to its form and character. The most significant features of this include:

- The development of the village along the line of an ancient route through the valley. The early development of the settlement has resulted in the linear form of the village today, though the residential developments of the 20th century have expanded the boundary of the village to the north and south.*
- The village is surrounded by a green and rural landscape that adds much to the character and feel of the place. The variation in the topography of this setting adds further interest, allowing long distance views out of the conservation area in some parts and creating intimate and enclosed spaces in others.*
- To the south of the village the land slopes steeply downwards towards the valley bottom and the River Worth. This dramatic*

topography affords panoramic views southwards out of the conservation area along the Worth Valley. Long distance views such as these are important as they allow the settlement to be viewed in context with its wider surroundings.

- To the west of the conservation area the landscape is mainly open and rural in character. Traditional stone walls divide the fields and patches of woodland are clearly visible on higher ground. The moorland to the northeast of Lidget rises up steeply behind the settlement and creates a rugged but green backdrop to this part of the conservation area.*

The **topography** and **setting** of Oakworth conservation area is an important defining characteristic of the area's sense of place and character. Just as important are the views within, into and out of the conservation area as these give the area a wider context and often reaffirm historical associations.



Oakworth is an attractive village located approximately 3.5km to the west of Keighley. The topography of the surrounding landscape is attractive and **rural** in character and this adds much to the sense of place of the conservation area. Oakworth is located high up on the south-facing slopes of the Worth valley. The setting of the village varies greatly along its length, ranging from moorland on the higher ground to green meadows and sloping fields. The **topography** of the setting allows panoramic, long distance views out of the conservation area to the south and west. These views are important as they allow the settlement to be viewed in context with the wider area.



The setting to the south of Station Road and the conservation area boundary is rural in character. The sloping topography allows good views across the valley.

The village of Oakworth originally developed as a group of scattered communities located along the line of the main Lancashire/Yorkshire road and this is still reflected in the form of the settlement today. Later areas of residential development to the north and south of the original village have 'rounded' the **linear** form of the village but the conservation area boundary, where possible, includes only the historic core of the settlement.

The conservation area boundary extends from east to west including the formerly separate settlements/farms at Lane Ends, Lidget and Dockroyd and roughly follows the line of an ancient route through the valley. This road, which once formed an important **trade route** between Lancashire and Yorkshire is still the principal route into and out of the village and curiously is divided into seven individually named segments in the section running through the boundary of the conservation area – **Colne Road, Church Street, Goodley, Chapel Lane, Oakworth Hall, Keighley**

Road and Lidget. The road runs along the contours of the valley side, though some shallow dips and troughs add interest to the streetscape. To the south of the road the land drops away steeply towards the valley bottom. To the north, the setting tends to slope gently upwards and many of the properties on the north side of the road are elevated slightly above the level of the road.



The setting to the north and west of the conservation area is characterised by open fields divided by stone walls. The rising land creates a green and pleasant setting to the buildings around Church Street and Commercial Street.

The setting to the north of the conservation area varies greatly from one end of the village to the other. To the northwest of the conservation area is an area interwar and post-war **housing**. The houses vary in character and architectural style and range from semi-detached corporation type dwellings through to more modern stone townhouses. These estates are located on sloping land that is elevated above Colne Road/Church Street and subsequently these areas are highly visible from Lane Ends and the southwest of the conservation area. Though pleasant in appearance, the areas of new housing tend to lack character and visual distinctiveness. Further north, beyond the limits of the village boundary, the landscape becomes more **rural** in character and the fields and patches of woodland create a pleasant and green backdrop to the conservation area. This landscape forms part of the **Green Belt**, a strong planning mechanism intended to preserve the openness and agricultural character of the landscape.

At the opposite end of the village the immediate setting of the conservation area is less suburban and more rural in character. The open fields that surround this part of the conservation area are divided by stone walls and several scattered farms

are located on the upper parts of the valley side above the village. To the north of Sykes Head is a disused quarry and beyond this **Branshaw Moor**. The moor is located between the two settlements of Oakworth and Keighley and provides a dramatic backdrop to the conservation area. It rises steeply upwards to a height of 287m O.S and the rough heather on the most elevated sections is visible from the eastern extremes of the conservation area.

Keighley Road continues to the east out of the conservation area and drops down the valley side on approach to Keighley town centre. The houses along both sides of the road briefly give way to fields before entering the suburbs of Keighley and the open aspect to the south of the road affords excellent panoramic views west along the valley bottom.



The setting to the south of the conservation area slopes steeply downwards to the valley bottom and there are good views out of the conservation area and along the Worth valley towards Oxenhope and Stanbury.

To the south of the **Colne/Keighley Road** the land drops away steeply and there are some good long distance views out of the conservation area and across the surrounding landscape. The conservation area boundary extends southwards to include areas such as the farming hamlet of **Dockroyd** and the interesting buildings along **Commercial Street** and **Mill Lane**. Linking these two areas is a residential development consisting

mainly of late 20th century dwellings that are relatively suburban in character and built to fairly typical designs for their age. Though excluded from the conservation area boundary, this residential area forms the immediate setting to the conservation area and therefore has an impact on views into and out of the village. Despite covering a relatively large area, the visual impact of the dwellings are minimised by the topography of the valley side. This allows the rooflines of some of the new properties to be set below the line of the long distance views out of the conservation area thus preserving this important visual linkage with the wider setting.

To the south of the village the land again reverts to open fields that are divided by stone walls. The open nature of the landscape means there are some particularly good views westwards along the length of the **Worth valley**. Running along the valley bottom is the **River Worth**, an unseen feature from within the conservation area. On the opposite side of the river the land rises upwards again steeply and amongst the fields and wooded areas the buildings along the northern boundary of the village of **Haworth** can be seen.

To the southwest and west of the conservation area the setting is particularly attractive, consisting mainly of green fields interspaced with the occasional farm building. The fields that characterise this landscape are bound by good stone walls that create an almost patchwork appearance from a distance. On the brow of the valley side small patches of woodland are visible.

The topography of this landscape is varied and the dips and troughs that this creates adds interest to the setting of the conservation area. Immediately to the west of the village the land rises up gently, providing a green and natural setting to the conservation area. At **Lane Ends** much of the conservation area is set in a dip in the landscape, surrounded by the green fields that rise up to the north, south and west of the conservation area. This creates an enclosed and somewhat intimate feel that complements the rural village-feel of the place.

5. Traditional Building Materials

Summary of Traditional Building Materials

Traditional building materials are utilised throughout the conservation area and greatly contributes to the image of the place. These are:

- *Local stone (for buildings and boundary walls)*
- *Stone slate (for roofs on earlier buildings) and blue slate (on roofs of buildings generally constructed post-1850);*
- *Timber (for features such as windows, doors and shop fronts);*
- *Stone setts and flags (in small areas around buildings and along unadopted roads).*

Local **stone** dominates the conservation area and is a fundamental part of its image. It has been used in the construction of all eras of building and for boundary and field **walls** and is the **unifying** element that gives the conservation area its coherent feel.



Different stone finishes tend to relate to the period in which the buildings were constructed. The earliest structures, generally those built in or before the 17th century tend to be built of roughly dressed rubble stone. Clough House Farm is a good example of this type of early stonework and is constructed from coursed sandstone rubble.

Buildings constructed during the 18th century and early 19th century are usually built from dressed stonework laid in courses of equal or diminishing depth. Oakworth Hall and the listed cottages (14 to 20) on the north side of Colne Road have been built from hammer-dressed stone that has darkened to an almost black finish due to exposure to the elements. Stone is often used as a form of decoration on early buildings and the extent of decorative stonework was considered to be an indication of the wealth and status of the owner. Stone kneelers are commonly seen on gable ends of buildings and carvings, such as drip moulds and stringcourses are often seen above doors and windows. Oakworth Hall has several interesting stone carvings, including a relief of a figure on horseback and two carved masks. Ashlar stone was sometimes used as a form of decoration on buildings constructed during the later years of the 19th century and good examples of this type of stonework can be seen on the front of the old Oakworth Social Club on Colne Road (Chapel Lane) and the former UDC building (58 Goodley). Ashlar stone is often used to create window and door surrounds and has a distinctive smooth appearance.

The 1852 Ordnance Survey map shows several old **sandstone quarries** in the vicinity of the village, such as the large quarry to the north of the village at Gill Clough. It is most likely that the stone used to construct the buildings and walls in the village came from one of these local quarries, as the cost of transporting heavy stone long distances was prohibitive to prior to the late 19th

century. Nearly all of the traditional buildings in the conservation area appear to have been constructed from **sandstone**, which has a distinctive yellowy-brown hue and a tendency to darken to an almost black finish after prolonged exposure to air. There are a more limited number of buildings in the conservation area that have been built from **mill stone grit**, a stone more typical of the Aire valley than that of the Worth valley and of a harder, gritty texture.

The **pointing** of traditional stone buildings can have a dramatic impact on the appearance and character of the building. Traditionally stonework would have been pointed with a slightly lighter coloured mortar than the stone itself and recessed between the courses. Unfortunately overly bold or heavy pointing is visible on some of the older stone buildings and this has resulted in a detrimental and dominant appearance.



Stone cleaning individual buildings in a row or terrace can create a patchwork effect that harms the unity of the group.

Much of the visual interest and character of the streetscape is derived from groups of buildings and their relationship to one another. The **cleaning** of stonework is generally inappropriate in such instances as this can create a 'patchwork' effect that can detrimentally affect the unity of the group. Unfortunately this has occurred on some houses within the terraces along Colne Road/Keighley Road and the impact on the entire row of buildings has been substantial. Where possible, stone should be left in its natural darkened state and only sandblasted or chemically cleaned where absolutely necessary.

Locally quarried **stone slate** was used as the principal roofing material of the earlier buildings in the conservation area. Stone slates have a distinctive colour and chunky profile that complements the colour and texture of the stonework. As a traditional form of roofing material, stone slates are becoming increasingly rare as other forms of roofing material have become available and earlier buildings lost. Where it exists within the conservation area it should be

treasured as it makes a substantial contribution to the historic interest of the area.



Stone slate roofs are the traditional form of roofing material on most buildings constructed before the middle of the 19th century.

Stone slate was superseded in the later years of the 19th century by **blue slate**, which was lighter and therefore easier to transport. Blue slate became more readily available from the 1870s onwards when the improvements in the transport network, in particular the railway system made it a cheaper roofing material than stone. Blue slate has a smoother, darker finish than stone slate and can be seen on the later terraced cottages and buildings in the conservation area.



Blue slate roofs are commonly seen on many of the late 19th century terraces in Oakworth. It has a darker, smoother profile than stone slates.

Colne/Keighley Road is the main route running through the conservation area from east to west. To the north and south of this road there is a network of smaller streets and footpaths that allow access throughout the conservation area. Though the main road is now entirely surfaced with tarmac, it is likely that in years gone by parts of the road would have been surfaced with stone setts or cobbles. Some of the pavements and indeed the smaller roads, such as those around **Clough Lane** still retain some of their natural **stone surfacing** and this adds much to the quality of the streetscape. The colour and texture of the stone flags and setts complements the stone used to construct the buildings and boundary walls and is a more appropriate material for this historic environment. Though only small areas of natural stone surfacing exist within the conservation area

its presence helps unify the image of the place and adds quality to the streetscape. As a historical street surfaced it is of interest in its own right.



Small areas of stone setts and flags still remain in some parts of the conservation area. As a traditional form of surfacing material, they are of interest in their own right and add quality to the streetscape.

Timber is a traditional material that is used on buildings constructed before the middle of the 20th century for features such as windows, doors, shop fronts and in some instances gutters. Traditional features such as these are the most susceptible to change and in some instances have been replaced by modern alternatives, such as plastic. These are often a poor comparison to the traditional timber alternative and usually lack the detail and quality of finish possible in timber.

The **glazing style** of the windows is very much dependent on the age of the building and varies from the multi-paned sashes of the earlier structures to the single paned sashes of the later buildings. The sliding mechanism of the traditional sash window is an important feature and adds character to a property. The slenderness of the timber frames and glazing bars and the depth and shadow created by the top and bottom halves of the sash adds to the visual distinctiveness of the building.

Traditional **doors** are becoming a rare feature but where they still exist, they enhance the appearance and character of historic properties greatly. In Oakworth the early 19th century cottages tended to have simple timber **boarded** doors and one or two examples still remain, such as on the listed cottages on Goodley, opposite Christ Church. Later buildings and those of perhaps a higher status tended to have **panelled** doors, usually with a painted finish.



The retention of original window and door details, such as on this property on Victoria Street adds much to the historic interest of the building and therefore the conservation area as a whole.

Sadly many of the traditional timber window frames and doors of the unlisted buildings in the conservation area have been replaced with less sympathetic modern versions, such as uPVC and stained hardwood frames that have been built to a modern pattern. Untraditional materials and finishes generally look out of place on older buildings and are at odds with their simple character. Where possible it is better to **repair** rather than replace traditional features. If this is unavoidable, the use of sympathetic replacements is desirable.

The boundary treatment around the buildings varies. Some of the cottages front directly onto the road, therefore having no boundary treatment at all whilst others are set back a short distance behind stone boundary walls and in some instances, metal railings. **Stone walls** are an important characteristic of Oakworth conservation area. They mark the field boundaries in the surrounding landscape that are easily seen from some parts of the conservation area. Within the village they are the most common form of boundary treatment and vary from roughly coursed stone to the more formally constructed sandstone-brick walls topped with carved **copings**. In many instances stone walls can be of historic interest in their own right and in Oakworth there are several good examples of these traditional features.

6. Architectural and Historic Qualities of the Buildings

Summary of Architectural Interest

- *Oakworth Conservation Area covers a relatively large area, incorporating the former agricultural and textile-manufacturing hamlets of Dockroyd, Sykes Head and Lane Ends as well as the original village centre around Oakworth Hall. Within the conservation area are a wide range of buildings of varying age and architectural style. These range from the early vernacular structures dating from the between the 17th and early 19th centuries to the more stylised developments of the Victorian era and the early 20th century.*
- *There are several buildings in the conservation area that were built prior to the 19th century. These buildings are mostly listed in recognition of their historic interest and special character and include houses such as Oakworth Hall and Clough House Farm. The farm buildings around Dockroyd and the Golden Fleece public house, noted in the 1837 Trade Gazetteer are notable unlisted buildings. Many of these early properties have had a number of uses over the years and though now mostly in residential use some were built originally as barns or industrial buildings. Where details such as cart entries and loading doors survive, they add much to the character of the buildings.*
- *Many of the millworker's cottages were built in stages over the first half of the 19th century. These buildings generally took the form of small folds of cottages grouped around a central courtyard, such as those to the south of Oakworth Hall or in short terraces, such as those at Lane Ends and along Mill Lane. Generally, these cottages are simply built and detailed, with small square or mullioned*

windows set in stone surrounds and stone slate roofs.

- *During the 19th century several textile mills were built in and around the village. Sadly, most of these buildings have now been lost but some smaller industrial buildings do remain, such as those along Clough Lane. These are now mostly in residential use. The retention of these buildings is important as architecturally and historically they make a significant contribution to the interest and character of the conservation area.*
- *There are a number of ecclesiastical buildings in Oakworth representing the Church of England as well as the Methodist movement. Christ Church was built in 1846 in an Early English architectural style. The church is a Grade II listed building and the tall square tower at its western end is a local landmark, visible from many places in the village. The current Methodist church is a modern building, built in 1960, replacing a 19th century chapel. .*
- *Along Colne Road and Keighley Road are a number of properties in commercial use. Most of these buildings have retained their traditional-style of timber shop front and signage that is appropriate to the age and character of the 19th century building. Traditional shop fronts usually have stone or timber stallrisers, carved pilasters, recessed doorways and large shop windows. The retention of these features adds much to the historic interest of the area.*

The quality, siting and interest of the buildings located within their green and leafy setting is a crucial element accounting for the designation of

Oakworth conservation area. The design, decoration and craftsmanship of the buildings are all factors in determining their significance, however buildings that are good examples of a particular age, building type, style or technique and those that are evocative of a given region are of particular merit. The finest examples of buildings of historic or architectural interest in the country are listed by the Department of Culture, Media and Sport, and are subject to Listed Building controls, which aim to protect them from unsympathetic alteration. However, as conservation area designation is area based, it is the group value of buildings that is significant. Therefore, although not all of the buildings in Oakworth Conservation Area are listed, most are of merit and contribute greatly to the feel of the place.

The architectural interest of Oakworth conservation area is derived principally from the wide range of buildings associated with the area's historical development. These range from the early vernacular structures dating from the 17th and 18th centuries through to the later, more stylised developments of the 19th and early 20th centuries. Vernacular architecture is generally represented by the earliest surviving buildings in the conservation area and is indicative of a past way of life and a tangible record of **traditional building techniques**. It is also significant to the sense of place of the area, as it makes use of materials and techniques specific to the locality. Usually built without the benefit of an architect, somehow it is often taken to imply a fairly humble or practical origin, but this is often not the case and several of the vernacular buildings in Oakworth are **listed** due to their historic and architectural value. Good examples are becoming increasingly rare, due to alteration and redevelopment.

The western end of the conservation area can be approached from a variety of directions, however the approach along Denby Hill Road or Tim Lane is one of the most charismatic. The steep topography of the conservation area ensures that on approach to the village there are excellent views across the rooftops of the buildings located within the western section of the conservation area and beyond to their green setting behind. The boundary of the conservation area begins at the southern end of Bridge Street, at the junction with Hill Top Road.

On the south side of Hill Top Road are a number of interesting buildings, including **49 and 51 Bridge Street**. These buildings are set on the corner of Bridge Street and Hill Top Road and are set around a narrow stone-set courtyard. **49 Bridge**

Street is set on the brow of the steeply sloping hill and therefore is two storeys in height to the road and a single storey in height to the courtyard. As a result of the variations in ground level, the stone slate roof and tall corniced chimneys of this building are particularly prominent. The building has been constructed to an L-shaped plan from dressed stone that has darkened to an almost black finish. The style and size of openings in the building vary, indicating that it has been altered over the years. At ground floor level on the street elevation are a number of openings with simple boarded shutters and at first floor level are a number of windows with pointed arch heads that are reminiscent of a chapel. Little is known about the past use of this building but it is possible that it had a former religious use.



49 and 51 Bridge Street are set around a small stone setted courtyard.

At the rear of number 49 is **50 Bridge Street**, a two-storey stone building with a long stone slate roof. On the western end of the building is a single storey extension with a mono-pitch stone roof and a blockwork chimney. Both 49 and 50 appear to be of early/mid 19th century character and appear on the first Ordnance Survey map of 1852.



Hill Top Farm, off Bridge Street.

Hill Top Road continues away from Bridge Street and the modern dwellings to either side give way to a more open and rural landscape. At the very end of the lane is a group of buildings formerly known as **Hill Top Farm**. These buildings have since been converted into residential use and comprise of four separate dwellings. The group appears to date from the early/mid 19th century and stands at right angles to the lane. The long stone slate roof and unpainted stone elevations add to the visual interest of the row. The windows and doors are set in flat-faced stone surrounds that have a pleasingly simple appearance, though sadly all of the original window details have been lost. The conversion of the barns into residential use has inevitably resulted in the some loss of agricultural character, though the retention of the segmental arched cart entry in the south elevation of **Hill Top Farm Barn** provides a link to the building's former function.

Returning to **Bridge Street**, the conservation area boundary includes only the east side of the street. On the west side of the road is an estate of mid/late 20th century dwellings. On the east side, stepping down the steep slope of the hill is a terrace of Grade II listed cottages. These cottages, which are numbered **1 to 47** (odd numbers only) were probably built in several phases over a number of years and are thought to date to the early years of the 19th century.



The cottages at the southern end of Bridge Street, 39 to 43 are a storey taller than the cottages further down the hill and consequently make an important contribution to the townscape.

These cottages make an important contribution to the townscape and provide a continuous building line along the eastern side of the road. Most of the cottages are two storeys in height and due to the steep slope of the road are mostly built in pairs stepping down the hillside. Towards the top of the

hill is a group of three storey properties, **39 to 43**. Located between 43 and 41 is a basket-arched opening. The houses in the terrace are built from coursed darkened stone and all have a stone slate roof and corniced chimneystacks (some shortened). The gable ends are topped with tabled copingstones and good, shaped kneelers that are a typical feature of Pennine vernacular buildings. At first and second floor level each property has a row of three square mullioned windows set in flat-faced surrounds. The door is set between simple stone surrounds and the three square windows at ground floor level divided by mullions. Sadly some of the windows have been altered and stone mullions removed to create larger openings. Numbers 39 and 41 share a date stone inscribed with the initials 'JMM 1831'.



The listed cottages on Bridge Street were built to house the mill and textile workers around the start of the 19th century.

The cottages further down the hill were probably built around the same time and have a pleasingly 'artisan' appearance. Built of dressed stone, each cottage is two bays in width and consists of a doorway and a row of three long mullioned windows at ground floor level. At first floor level is another row of mullioned windows set in flat-faced stone surrounds. Sadly many of the windows have been altered and few remain in their original form. Many of the cottages have uPVC window frames in place of the traditional sash windows. Modern materials such as uPVC are generally inappropriate on buildings of this age as the lack of details and the overly reflective glazing is at odds with the simple character of the building.

Set between some of the cottages are narrow stone-lined passages that lead through the terrace to the fields at the back. In the past several of the cottages were back-to-backs and it is likely that these passages provided access to these dwellings. Most of the back-to-back cottages have

now been knocked through and converted into larger dwellings though one or two do still remain.

At the northern end of the terrace is **Mill Lane**, a narrow and unsurfaced lane that is lined with stone cottages at its western end. These cottages, which appear to date to the start or middle of the 19th century, were probably built in for the mill workers and have much traditional character. The cottages are all two storeys in height and built from regularly coursed sandstone blocks. Some of the cottages have been stone cleaned and the bright stone forms a startling contrast to the darker hues of the uncleaned stone, creating an almost patchwork effect. The cottages are all simply fenestrated and have a two-light mullioned window at ground floor level and two windows at first floor. Both the windows and doors are set in simple flat-faced stone surrounds, some of which have been painted. The doorway is set within tie-stone surrounds.

The cottages are a mix of old and new. The stone slate roofs, corniced chimneys and stone outbuildings contribute much to the traditional character and sense of place of the area but are countered by the accumulation of satellite dishes, modern porches and uPVC window frames. Nonetheless the cottages add traditional quality to the streetscape and mark an important era in the development of Oakworth into a thriving mill village.

To the south of former mill site, at the end of a long unsurfaced track is **Clough House Farm**. The farm consists of a number of buildings, some traditional and some that are more modern additions. The farmhouse is located centrally within the group and is a Grade II listed building. Built in the late 17th century, the farmhouse is two-storeys in height and constructed from roughly coursed rubble stonework under a long stone slate roof. The north elevation of the building has a gabled porch with a pitched stone slate roof and dated lintel beneath the good, carved hoodmould. The lintel is inscribed with the initials 'IA' and dated '1686'. To the right of the porch is a garage door, a modern insertion. Between the porch and garage door is a six-light window with chamfered mullions and a series of two-light windows that are recessed within a double-chamfered surrounds. At first floor level are a number of windows, some small and square in flat-faced surrounds, others recessed and with mullions as well as one or two larger windows that were probably inserted in the 20th century.



Clough House Farm, a Grade II listed building was probably built around the end of the 17th century.

The south elevation of the property enjoys an enviable outlook across the Worth valley and is interestingly fenestrated. At ground floor level is an eight-light window separated by double chamfered mullions underneath a long carved hoodmould. At first floor level are a number of smaller openings that are deeply recessed into the stonework of the elevation and are divided by carved mullions. These windows are of 17th century character and indeed the listing description states that some of the windows were transferred from a demolished 17th century house nearby and may predate the construction of the farm.

The roof of the farmhouse is an interesting feature and the retention of the traditional stone slates further adds to its distinction. At the western end of the roof is a corniced gable chimneystack and tabled copingstones. Two good shaped kneelers and large quoin stones are set on the corner of the gable. Further along the roof are two large ridge chimneystacks, one of which may have been shortened but retains its traditional stone slate covers.

Adjoining the eastern gable end of the farmhouse are two stone-built cottages, **5 and 6 Clough Houses**. The cottages are stepped back a short distance from the southern elevation of the farmhouse and have a slightly higher roofline, indicating that they were probably built at a later date, perhaps the early 19th century.

The cottages themselves are architecturally simple, being two storeys in height and constructed from hammer-dressed stone. The dwellings are simply fenestrated, having two-light mullioned windows in the south elevation that are set into flat-faced stone surrounds. The cottages partly share the stone slate roof of the farmhouse, which is

stepped upwards at its eastern end and the two, corniced chimneystacks further enhance the traditional character.

Returning westwards to Bridge Street and **Commercial Street**, the road continues northwards past its junction with Mill Lane ascending the hillside to meet Colne Road. Stone cottages line Commercial Street on both sides and create a strongly defined streetscape.



2 and 4 Bridge Street are located opposite the junction with Mill Lane. Their varying heights and stone walled garden adds interest to the streetscape.

To the west of Mill Lane is a pair of stone-built dwellings, **2 and 4 Bridge Street** that are set on the bend of the road. These dwellings, which probably date from the mid-19th century are interestingly fenestrated with two light and three light mullioned windows set in flat-faced surrounds. Beneath the stone slate roof is a row of dentil brackets. Attached to the northern elevation of **2 Bridge Street** is a small cottage that has rendered and painted stonework and a stone slate roof. Much of its traditional features have been lost but the form of the building indicates that it was probably built around the start of the 19th century.

To the north of these cottages is a gap in the building line and a small area of green space in which the beck surfaces and races along a stone-line channel before dipping back underground and running eastwards beneath Mill Lane. To the north of this small area of open space are two terraces on stone built cottages interspaced with the occasional commercial property. The cottages line the road closely and are mostly set back a short distance from the highway behind a stone paved footpath and a low stone wall.

The terrace, which is numbered **130 to 160 Lane Ends** (even numbers only) is comprised of mainly two-storey stone cottages of varying height and form. **152 Lane Ends**, Oakworth Convenience Store, is the only commercial property in the group. The discreet signage and retention of details such as the original shop windows and central doorway ensures that the property sits easily within its surroundings.



The cottages on the west side of Commercial Street probably date back to the early 19th century and are of considerable townscape value.

The cottages to at the northern end of the lane appear to have been built in more than one phase and the slight variations in roof height and type of stonework adds interest to the group. **130 to 138 Lane Ends** are probably the earliest dwellings in the group and have been constructed from thinly coursed sandstone bricks and are set at a slight angle to the road. The cottages are all relatively simple architecturally and were probably constructed in the early 19th century for mill and textile workers. The windows in the terrace have been much altered in size and in treatment but some still retain the original form of small square windows in flat-faced stone surrounds. The long stone slate roof is one of the most interesting features of the group though sadly many of the chimneystacks have either been lost or drastically shortened.

On the eastern side of the road is another long terrace of cottages numbered **23 to 37 Lane Ends** that adjoin the row of cottages along the north side of Mill Lane. The corner property linking these two groups is **37 Lane Ends/1 Mill Lane** and is a stone built property that varies from two to three storeys in height due to the slope of the land. The long window openings in the west elevation of this property suggest it has been used as a shop in the past. Set into the stonework on the corner of Commercial Street is a red-painted **Victorian post box**.



The terraced cottages to the north of Mill Lane are set immediately to the rear of the pavement

alongside Commercial Street. The dwellings are constructed of dark-faced sandstone and share a long, stepped stone slate roof. Sadly most have lost their original window and door features, which probably would have consisted of panelled doors and timber sliding sash window frames.

At the northern end of Commercial Street is a substantial stone building with an Italianate façade that may well have been used as the **Lane Ends Co-operative Society**, established in 1867. The building, which is numbered **9-15a Lane Ends** appears to be subdivided into apartments and despite some less sensitive alterations, still makes an important contribution to the streetscape in this part of the conservation area. The front elevation of the building faces onto the street and is dominated by a recessed, centrally located doorway that is accessed via three stone steps. The building retains its original stone pillars and stall risers that comprised the shop front but the formerly large shop windows have been partially blocked in with stone. At first floor level is a row of five arch-headed windows (one now blocked with stone) with raised profiles and keystone detail and good modillioned brackets support a stone cornice beneath the eaves.



9-15a Lane Ends was formerly the Lane Ends Co-operative Society but is now in residential use.

At the head of Commercial Street is the **Golden Fleece** public house, an early 19th century inn that sits prominently on the junction with Colne Road and Low Park Road. The inn was formerly known simply as 'The Fleece' and was mentioned in the 1837 Trade Gazetteer. The building itself is an interesting example of a local vernacular structure, though it has been much altered over the years. Stone built with a double-pitched stone slate roof, the Inn fronts gable end onto the main road. The

double gable frontage is set back from the highway and the whole frontage painted white with the stone window surrounds and mullions picked out in black. A small stone porch houses the entrance into the bar.



The Golden Fleece public house was mentioned in the 1837 Trade Gazetteer and is a key unlisted building in the conservation area.

Behind the public house is a row of stone cottages that are probably contemporary with the construction of the inn. These cottages, which are numbered **120, 122 and 124 Commercial Street** are collectively known as Coppy Row and are Grade II listed buildings. Though they have been much altered, the cottages are considered to be good examples of the local vernacular. They are built from hammer-dressed coursed stone, though in the case of 120 and 124 the elevations have been either wholly or partly painted/rendered. The rear elevations of the cottages are sparsely fenestrated and face onto a narrow and partly unsurfaced track that provides access to the cottages and rear of the public house. The front elevations face onto a small courtyard and car park. All three of the cottages have a doorway and two-light window to ground floor and a three-light window to first floor set in flat-faced mullioned windows. The pebbledash render on the front and partly on the rear elevation of number 124 is an unfortunate alteration and the reversion of the elevation to plain stonework would much benefit the unity of the group.

On the north side of junction with Colne Road and Low Bank Road is an eclectic cluster of stone buildings numbered **106 to 118 Lane Ends**. These properties are elevated somewhat above the level of the road and include a mix of residential properties of varying size and detailing that appear to date to the middle of the 19th century. The properties all have stone slate roofs and stacks though later alterations to the buildings

have impacted upon the group's traditional character somewhat.



106 to 118 Lane Ends are comprised of a group of traditional dwellings located on the corner of Lane Ends/Commercial Street.

Colne Road/Keighley Road is the principal route through the conservation area, though it changes its name at least six times on its route through Oakworth conservation area. The western end of the road (which is also known as Church Street at this point) is lined with cottages and short terraces of stone built houses to its northern side. Some of these cottages open straight out onto the highway whereas others are set back from the road a short distance behind low stone walls. Some are elevated above road level and accessed via a number of steep stone steps.

The first group, **100 and 102 Church Street** are a pair of stone built cottages located on the curve of the road. 100 is set slightly forward of its neighbour and opens out onto a lane to the east of the pair. To the north of the property and accessed via a private lane is **Mount House**, a modern detached property set back from the building line.

East of this is a terrace of stone houses numbered **76 to 98 Church Street**. These cottages, which appear to have been built in two different phases are constructed of roughly coursed sandstone and share a long stone slate roof. The seven western most properties are set back from the highway and raised up above the level of the road slightly. The small gardens to the front have a stone outbuilding at the roadside end that was probably used as a coalhouse in years gone past. The houses to the east, **76 to 84 Church Street** are set slightly forward of their neighbours and are set back behind a low stone wall. The houses are architecturally simple, having a door and window at ground floor level and two windows at first floor level, all set within flat-faced stone surrounds.

Spaced regularly along the ridge of the stone roof are corniced chimneystacks, though sadly some have been shortened or have lost their original pots.



Many of the cottages on the north side of Church Street are set back from the road a short distance behind good stone walls.

On the south side of the road are two terraces of relatively modern early/mid-20th century dwellings, **1 to 31 Church Street**. These terraces are built from stone and share a single, sloping blue slate roof. Though relatively plain in detail there is some interest added by the gable-fronted detail that the end properties display. Whilst not making a particular contribution to the historic interest of the conservation area, these terraces are included as their situation on the south side of Church Street locates them at the heart of the conservation area.

To the east is **James Street**, which is set at right angles to Church Street and is lined on both sides by early 20th century stone-built terraced houses that slope steeply down the valley side. On the west side of the road



are **2 to 18 James Street**. These properties are set back a short distance from the road and most retain their original coal chutes and store houses at the end of their small gardens. Set into the street, elevations of many of these coalhouses are the original coal chute doors. These iron covers are ornately cast and bear the name 'J.W Laycock' of Keighley. On the east side of the road are the rear elevations of **1 to 19 James Street**. All the houses on this side of the road have two-storey extensions that cast shade over their small, hard-surfaced yards but add a pleasing uniformity to the townscape.



The terraced houses along James Street are built on the steeply sloping valley side. Their blue slate roofs are a strong feature of the houses when viewed from the north.

The houses themselves are architecturally typical of their period. Built from dressed stone with blue slate roofs, the natural materials used to construct the dwellings allow them to sit harmoniously in their surroundings. Sadly some of the traditional features, such as timber window frames and doors and cast iron fall pipes have been replaced with less sympathetic alternatives. However, the good corniced chimneystacks have mostly been retained and these add much to the roofscape when viewed from Church Street.

On the north side of Church Street is a short terrace of stone built cottages, **48 to 58 Church Street**. These dwellings are set back from the roadside behind small gardens defined by sturdy stone walls topped with rounded copingstones. The houses themselves are simply built and fenestrated, being just two bays in width and having a door and window at ground floor and two windows above. The roof is a strong feature of the row when viewed from the street and the stone slates and good corniced chimneystacks contribute much to their character. Beneath the eaves of the roof is a row of stone dentil brackets and the remains of a stone stringcourse is visible between the ground and first floor windows.

To the east is a small group of stone dwellings: **36, 40 and 44 Church Street**. These dwellings probably date to the late 19th century and are built from well coursed sandstone with a stone slate roof. The large windows at ground floor level suggest these properties may well have been formerly used as shops. The doorways are centrally located on the frontage of each property and are recessed between monolithic jambs.

Above each door is an ashlar stone cornice supported by well carved stone brackets.



26 and 28 Goodley probably date to the late 19th century and retain some of their original features.

Further east are **26 and 28 Goodley**, a pair of late 19th century houses that are elevated slightly above the level of the road. The houses are built from darkened stone and roofed with stone slates. The doorway has a transom above it and the large windows at ground and first floor level have stone heads and sills. **28** retains the original sliding sash window frames and **26** a panelled door. Located centrally on the ridge of the roof is a good corniced chimneystack and beneath the eaves a row of modillion brackets that support the guttering. As such, these properties retain much of their original character and make an important contribution to the townscape in this part of the conservation area.

Immediately alongside 28 Goodley is a timber shed that is now in a poor state of repair. Its former use or date of construction is difficult to tell but in its current derelict state the shed, which has a steeply pitched, tiled roof has a negative impact on the character of the area.



Set well back from the north side of the road is **24 Goodley**, an interestingly detailed late 19th century building. The house has been constructed to an 'L' shaped form and is gable-fronted to the road. Though it is of a relatively late date of

construction, the house displays a number of vernacular-influenced features, such as prominent quoined angles and windows set in stone surrounds with tie-stone jambs. Set above each

gable end is a corniced chimneystack with clay pots. Set under the eaves of the south-facing gable is a carved wooden bargeboard.

On the south side of the road is **1 James Street**, a large stone-built property that was formerly Oakworth Conservative Club (Oakworth Village Society, 1997). The property appears to have been subdivided into apartments. The former club is a substantial building and at 2½ storeys high is one of the tallest in this part of the conservation area. The club is probably contemporary with the

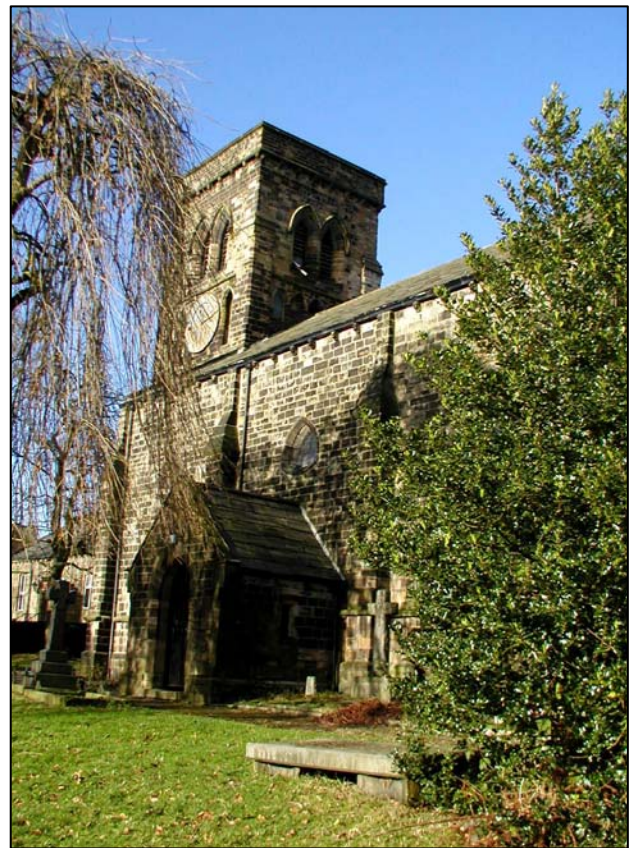


houses on James Street and was probably built around 1905 when the Conservative Club moved to the premises. The building is constructed of thinly coursed sandstone bricks and has a tall gabled frontage with an attic window in the apex. The frontage of the building is fenestrated with a series of long mullioned and bay windows that are set in ashlar stone surrounds. Sadly, the original sash windows in the front elevation of the building have been replaced with uPVC though the long arch-headed stair window in the left hand return wall still retains much of its original stained glass.

To the east of James Street is the **Snooty Fox** public house, which was built on the site of the former National School around the start of the 20th century. The building itself runs parallel to the main road and is constructed from lightly hued stone beneath a blue slate roof. Central to the north elevation, which is a single storey in height is a pediment with tabled coping and at the western end a front facing two-storey gable. Beneath the pediment is the principal access into the building, a double width door with transom detail above that is recessed into the stonework. To either side of the doorway is a pair of two-light mullioned windows set in flat-faced surrounds. The roof of the building is steeply pitched and highly visible from the road. Located on the ridge of the roof are three shortened chimneystacks.



The Snooty Fox public house is an early 20th century building on the site of the former National School.



Immediately to the east of the public house is the parish church (*above*), built in 1846 and now a Grade II listed building. **Christ Church** is arguably the most prominent building in the conservation area and the spire is a local landmark that is distinguishable from many parts of the village and surrounding landscape.

The church itself was built in an Early English style and is set back from the road in a compact but verdant churchyard. Constructed from hammer-dressed stone with a Welsh slate roof, the church sits well within its setting. At the western end of

the building is a tower, a three-storey square structure with four stages divided by stringcourses, angled buttresses and lancet openings. The nave forms the main body of the church and is divided into five bays by stone buttresses. Set within each bay is a tall lancet-shaped window inset with stained glass and stringcourse below. Located on the south elevation is a gabled porch with a segmental arch-headed opening and kneeler to both sides of the door.



14-22 Goodley is a group of interesting early 19th century cottages that were probably built for the textile workers.

Immediately to the north of the church is a short terrace of stone cottages **14 to 22 Goodley**. Of the five cottages in the group, four are Grade II listed buildings though all are considered good examples of early 19th century artisan cottages. **14, 16, 18 and 20 Goodley** are probably the earliest buildings of the group. **22** appears to have a slightly higher roofline than the other four and appears to have been built at a slightly later date. The cottages have all been built from regularly coursed millstone grit and have traditional stone slate roofs. The four listed cottages are all similarly fenestrated, having a row of three square windows set in flat-faced surrounds to both ground and first floor level and a doorway with monolithic jambs on the right hand side of the front elevation. **22 Goodley** has a slightly different arrangement of openings, having a three-light mullioned window at ground floor and two larger openings above.



Interestingly, **16 and 20 Goodley** retain their original type of door - a simple, timber-boarded door that is now a rare survival. Typically many properties dating from the early 19th century would have had this type of door detail but most have been lost over the years due to

replacement. Though most of the cottages have lost their original window details, there is an exception in the case of **20**, which still retains its original four-pane sliding sash frames. The survival of original features such as door and window details complements the character of the cottages and enhances the historic interest of the wider area.



2-6 Goodley is a group of early 19th century cottages that are elevated above the level of the road.

Immediately to the east of the listed cottages is an area of modern residential development. These properties, which are located along Moor Drive, were built around the 1990s and lack the historic or architectural interest necessary to warrant inclusion in the conservation area. Beyond this and set at an oblique angle to the road are **2, 4 and 6 Goodley**. This group, which consists of three stone dwellings, are elevated slightly above the level of the road and face southeast along Colne Road towards Oakworth Hall. The cottages were probably built around the start of the 19th century and display a number of typical vernacular features. Constructed of regularly coursed hammer-dressed stone, the cottages are set under a long stone slate roof that is a visually prominent feature of the group and adds much to their traditional character. Each cottage has a two-bay frontage, with the exception of **2 Goodley**. This property was probably originally two cottages but has been converted into one and has a double width frontage. This is the only cottage in the group that has been stone cleaned and the bright stonework creates a startling contrast to the charismatically darkened stonework of the adjoining dwellings.

Set into the south-facing elevation of each cottage is a doorway with tie-stone jambs and a series of square windows set in flat-faced surrounds. Beneath the first floor windows is a continuous stringcourse that runs along the entire frontage of the row. Set into the retaining wall at the foot of **6 Goodley** is a stone trough of some antiquity. Though there has been some loss of original

features, as a group these cottages add much to the interest and character of the townscape.



The north elevations of the Manor Tower and Coach House; the tall square tower is an interesting feature of the group.

On the south side of the road is an interesting group of buildings that are located around a small stone setted courtyard. This group is comprised of a late 19th century **works** and two residential properties. These are known as the **Manor Tower** and the **Coach House** and are set at an oblique angle to the road. The works is a single storey stone building with a blue slate roof and a corniced chimneystack above each gable end. The building now appears to be in use as a garage and for storage, but a sign on the northern gable end indicates it may still be partly in commercial use.

Standing to the south of the works and adjacent to the west gable of Manor Tower is a tall, square tower with castellated corning around the top of the walls. The tower dominates the group and is a whole storey taller than the adjacent dwellings, the Manor Tower and the Coach House. Set in each elevation of the tower is a series of mullioned windows set in chamfered surrounds. Its purpose and original date of construction is unknown but it appears to have been built later than the two houses, probably around the start of the 20th century and may have just been a fanciful addition to the group by the then owner.

The **Coach House** and **Manor Tower** were probably built in the mid/late 19th century and are both constructed from hammer-dressed stone with a blue slate roof. At each end of the roof is a gable chimneystack with corning and clay pots. The two dwellings have been much altered over the years and this is reflected in the eclectic assortment of window sizes and treatment. Many of the windows at ground floor level have been increased in size but the original openings have mostly been retained to the first floor. The front

(south-facing) elevations of the dwellings are particularly interesting. The Coach House has a number of Venetian windows beneath the eaves, including one that has a longer central opening and may have been used as a loading door.

To the south of the Coach House is **Oakworth Manor**, a large early 20th century dwelling that is set within substantial grounds to the west of Colne Road (Goodley). The house has a south-facing aspect and is approached along a driveway shaded by trees. These canopies of these trees can be seen from Colne Road and their leafy greenery adds character and quality to the townscape. The gardens of the Manor once extended a good distance to the south but a housing estate has since been built on the lower sections of the grounds.



Oakworth Manor was built around the start of the 20th century and is a key unlisted building in the conservation area.

Oakworth Manor was built around the start of the 20th century and is a large house, built in an Arts and Crafts influenced style. The Arts and Crafts movement became popular from the late 19th century onwards and was a riposte to the mass industrial developments of the Victorian era as it encouraged individual architectural expression and the use of natural materials. The Manor displays several features typical of this architectural style, such as the multi-gabled roof and tall chimneystacks. The south elevation is the most prominent and is gable fronted with a castellated

porch at ground floor level. The windows are tall and divided by mullions and transoms. At present the building appears empty, having previously been used as a nursing home and a new use is required in order to preserve what is considered to be a key unlisted building in the conservation area.

On the opposite side of Colne Road (Goodley) is a short terrace of late 19th century dwellings that are numbered **52 to 56 Goodley**. These houses are constructed from hammer-dressed stone and have a blue slate roof with good corniced chimneystacks. Though relatively simple in architectural terms, these houses display a number of distinctive features such as carved stone brackets and corncicing above the doors. Some of the stone mullions have been removed from the windows and the large flat-roofed dormer window on the end property is an unfortunate addition. Despite this, the houses make a pleasing addition to the streetscape and are worthy of inclusion within the conservation area.



58 Goodley was built as the offices of the former Oakworth Urban District Council.

Immediately to the north of the row is **58 Goodley**, a substantial stone building that was originally built as the offices of Oakworth Urban District Council. Built from hammer-dressed stone with a hipped blue slate roof and tall, corniced chimneystacks, the building dates from the late 19th century. The front elevation is well decorated with modillion brackets beneath the timber guttering and a series of arch headed windows at the upper floor. At ground floor are three simple, stone-headed windows and a doorway with raised stone jambs and an ornate bracketed cornice. Beneath the first floor windows is a stringcourse and the words 'Oakworth Local Board 1875' in raised stone lettering. Sadly the original sash windows have been replaced with modern style windows.

Despite later alterations, the building makes a substantial contribution to the townscape and is a key unlisted building in the conservation area.

Continuing further along Colne Road, the highway dips southwards and narrows as it passes to the front of **Oakworth Hall**. The Hall is a Grade II listed building and was constructed at the start of the 18th century, probably for a wealthy yeoman clothier. Over the years the hall has been used as a farm, bank and private house. Built from dressed stone with a good, long, stone slate roof, the Hall is considered to be a particularly interesting example of the local vernacular building form. Further to this it has retained many traditional and quirky features that further increase its historical importance.

The north elevation of the hall is set down the hillside and is located at a slightly lower level than the road. Set within the north elevation is an assortment of styles and sizes of window opening, some that are of 18th century character and others that are probably later additions. Over the doorway at the western end of the frontage is a stone lintel inset with a carved arch and circle detail. Above the lintel is a curious stone carving of a horseman that is set between two weathered stone heads. At first floor level and above the stringcourse is a stone plaque dated July 1843. The plaque is inscribed with a lengthy declaration stating that the road to the side of the hall, Providence Lane, is a private road leading to Providence Mill and that users would be required to pay a toll.



The north elevation of Oakworth Hall is set slightly below the level of the road and displays a number of interesting vernacular features.

The south elevation of the building enjoys an enviable view across the valley and is architecturally as interesting as the north. Central to the elevation is a pitched roof porch with kneelers and a stone lintel initialled and dated 'WC

1702'. To either side of the porch is a four-light window divided by chamfered mullions. On the left hand side is another doorway with a similarly carved lintel to that on the north elevation. At first floor level are a series of mullioned windows that are of 18th century character. Below the first floor windows is a moulded stringcourse that continues along the northern elevation of the hall.

Located within the western rendered gable of the building are two small windows. Atop the gable end are a line of tabled copingstones that follow the pitch of the roof and a pair of kneelers. The stone slate roof is a dominant visual feature of the hall, further complemented by the interesting chimneystacks with their multiple stringcourse details.



The carving of the horseman and the relief of the two stone heads above the door in the north elevation of the hall is a particularly interesting feature of the building.

Adjoining the eastern gable of Oakworth Hall are **57 to 65 Oakworth Hall**, an eclectic group of properties that are in mixed residential and commercial use. These properties are built of darkened stone and probably date to the 19th

century. The two premises immediately to the east of the hall, **63** and **65** were both shops originally, though **65** now appears to have been converted into residential use. These two properties were formerly the grocery and drapery departments of the **Oakworth Co-operative Society**, which was formed in 1867.

63 Oakworth Hall, which is now in use as a hairdresser's, has a finely detailed, traditional shop front that is of 19th century character. The shop front, which is mainly of timber construction, has a recessed central doorway with long windows to either side. The stone stall risers and carved pilasters are finely crafted and the traditional character of the frontage is further complemented by the discreet, painted signage. This building makes a considerable contribution to the quality and character of the streetscape and is a key unlisted building in the conservation area.

61 Oakworth Hall is stepped slightly back from its neighbour and is used as a fish and chip shop. This building has similar detailing to that of 63 though some less sensitive alterations are evident. The stonework has been painted and the stone slate roof partially replaced with new blue slates. The property has retained a 19th century-style timber shop front, which echoes the proportions of the building and complements the character of the group.



Oakworth Hall, a Grade II listed building was constructed around the start of the 18th century. It was probably built for a wealthy Yeoman family though has enjoyed a number of uses over the years, including being used as farm, bank and now a private dwelling. The building is an excellent example of the local vernacular building style and displays many original features.



The traditional shop fronts on the properties adjacent to Oakworth Hall make a substantial contribution to the historic interest and character of the group.

To the south of Oakworth Hall is a collection of stone buildings that were formerly known as **Haggas Fold**. These buildings, now **45-51 Oakworth Hall** were built in the 18th century by James Haggas, a clothier and the then owner of Oakworth Hall.



47-51 Oakworth Hall were formerly known as Haggas Fold. Now in residential use, the upper floors were formerly used for textile manufacture.

The main building, **47-51 Oakworth Hall** is a substantial three-storey property that was formerly used as a wool warehouse but is now in residential occupation. The stone staircase leading to a door on the east elevation is a reminder of its past industrial use and was probably used to load bales of wool onto the upper floor. Though the building is unlisted it retains much of its former traditional character and makes an important contribution to the historic interest of the conservation area. Its western elevation faces onto Providence Lane and is fenestrated with an interesting mix of single and two-light mullioned windows of varying size and treatment. Some of the taller windows at first and second floor level were probably taking-in doors

originally. The property has a good stone slate roof that is hipped at one end and steps down at the other and has three ridge chimneystacks.



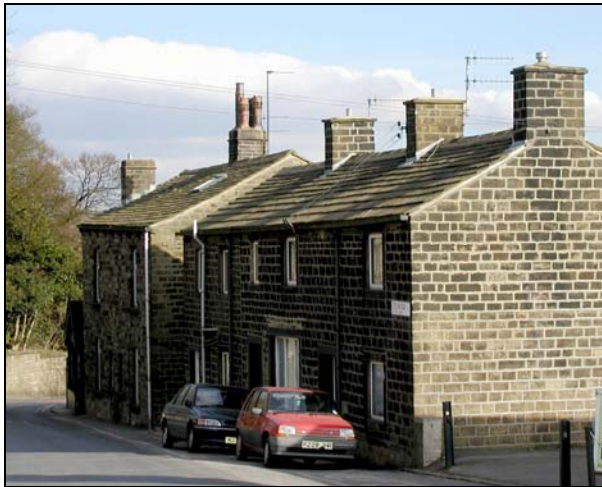
The terrace of 19th century houses to the north of Oakworth Hall have good stone slate roofs but sadly have lost many of their original features.

To the north of Oakworth Hall is a long row of terraced cottages that are set above the level of the main road and accessed via an unnamed lane. These cottages, **32 to 46 Oakworth Hall** were probably constructed in two separate builds, with 32 to 36 being slightly earlier (probably early 19th century) and 38 to 46 later. Most of the properties are simple two-bay dwellings that are plainly fenestrated with mullioned windows and doorways set in simple stone surrounds. **36** has a two-bay frontage that is dominated by a centrally located arched cart entry. This feature is typical of Pennine barns and indicates a former agricultural use.

All of the properties in the terrace have stone slate roofs and most have retained their corniced chimneystacks to the ridge. Many of the cottages have been altered during the course of the years and missing mullions, shortened stacks and loss of original window and door details are evident. Some of the houses have also been stone cleaned and the bright stonework stands out against the darker finish of the surrounding properties in the terrace. When buildings form part of a row or terrace it is usually better to avoid cleaning individual properties as this harms the unity of the group.

On the south side of the road and immediately to the east of the Oakworth Hall group is a petrol filling station. To the rear of the site is a stone-built office and servicing bay that has a partly felted roof and partly stone-roofed pitched roof. On the forecourt is metal-roofed shelter that is supported on steel columns and open on all sides. The rusting shelter and tarmaced surface creates a

characterless area on the south side of Colne Road and this site would benefit much from enhancement or sensitive redevelopment.



25 to 33 Chapel Lane are simple in form and construction. The large windows at ground floor level indicate that some of the properties may have been used as shops previously.

To the east of the garage is a group of stone-built 19th century dwellings. These dwellings, **25 to 33 Chapel Lane**, are plain in form and decoration and open straight out onto the pavement on the south side of the Colne Road. The houses have stone slate roofs and are simply fenestrated with square windows at ground and first floor level set in plain stone surrounds. Some of the dwellings have larger windows at ground floor that are suggestive of former retail use. Located in the gable end of 31 is a blocked taking-in door.

On the north side of the road is the former **Oakworth Social Club**. The club opened in 1899 as the Liberal Club but lost its political ties in 1933. The club is an attractive building and is prominent due to its high pedimented frontage. Built in the ornate Italianate style favoured by the Victorians, the building is architecturally interesting having a projecting gabled wing central to the frontage and an ornately decorated front façade. Set into the pedimented gable at first floor level is a large Venetian window beneath which is a carved stone balcony. At ground floor level are three tall mullioned windows with a corniced sill supported by carved brackets.



Oakworth Social Club was built in 1899 as a Liberal Club. Built in an elegant Italianate style, it is a key unlisted building in the conservation area.

Set slightly back from the projecting gable, the wing to the left is more simply decorated having just a simple stringcourse separating the windows at ground and first floor. The club has a blue slate roof and good corniced chimneystacks with multiple clay pots. At the moment the club appears to be only partially in use and as a key unlisted building in the conservation area it is important that a sustainable use be found in order to secure its future and maintenance.



30 Chapel Lane was formerly used as a shop and though now in residential use, retains its original shop front and large windows.

Adjoining the eastern elevation of the club is **30 Chapel Lane**. This building, which is now used as a dwelling appears to have formerly comprised of a two-bay cottage and a shop. The cottage, which

faces south onto the main road has a small hard-surfaced garden to the front, bound by a stone wall. Set within the front elevation is a doorway (now converted into a window) and three windows that are set in simple stone surrounds. The adjoining property has an interesting chamfered corner to its eastern end and the stone shop front and large windows are testament to its former use as a shoe shop. The shop front displays fine craftsmanship and the carved stone pilasters to either side of the windows and the projecting cornice above are evidence of a skill now rarely seen. The doorway to the building is set into the rounded corner and is approached across a stone setted forecourt.

Woodside and **Withens** are two large detached dwellings set well back from the road and located within substantial gardens on the northern side of Chapel Lane. Little can be seen of these dwellings from the road as a dense screen of trees and high stone walls surround the buildings, however the occasional glimpse of a stone chimney or blue slate roof through the trees indicates that these properties are substantial in size. Map evidence suggests that the houses were built within the former grounds of Oakworth House around the early 20th century. The good mature trees and high stone walls that surround these dwellings make an important contribution to the leafy feel and sense of place in this part of the conservation area.

Continuing up Highfield Lane and skirting around the edge of Holden Park, **Far High Field** is an isolated cluster of former agricultural buildings which retain much of their original character. The former barn, farmhouse and cottage(s) form a laithe under a continuous stone slate roof and appear to date from the early 19th century. Typical features to the dwellings are two- and three-light flat faced mullioned windows (some of which have been reinstated in recent years), recessed doors in plain stone surrounds moulded dentils carrying the moulded gutters, and corniced stone chimneys at the ridge of the roof. The former barn projects forward under a catslide roof and has few opening and an unsullied appearance, belying the fact that it is now in residential use.

Returning to the centre of Oakworth, on the south side of Chapel Lane is **Holden Hall**, a c.1970 brick building with a tile roof. The hall is used as a community centre and is set at a slightly lower level than the road and accessed down a series of steps. The construction of building is typical of its period, being built of buff-coloured bricks with a tile roof. The architecture of the hall is bland and

lacks the character and interest that the more traditional buildings in the conservation area possess.

Chapel Lane dips down to the south and the stone walls on the north side of the road give the streetscape a strongly defined and enclosed feel. On the south side of the road and to the east of the community centre is a row of terraced cottages, **7 to 19 Chapel Lane** that were probably built in the late 19th century. The cottages are architecturally typical of their type and the unpainted stone elevations, basket arched windows and good stone slate roofs contribute to the streetscape and sense of place of the conservation area.

To the east of this row is the village **Post Office**, located on the corner of Chapel Lane and Dockroyd Lane. The building in which the Post Office is located probably dates to the late 19th century and is constructed of darkened stone with a blue slate roof. The main doorway is set into the chamfered corner of the building and in each of the return walls is a large shop window. The building has retained its traditional-style of 19th century timber shop front and this adds much to the character of the building. However, the assortment of signs and corporate advertisements on the building are overly dominant and the appearance of the building would benefit from a rationalisation of the outdated or largest signs.



The leafy backdrop of trees standing in the park behind 2-16 Chapel Lane add much to the traditional character of these cottages.

Dockroyd Lane leads off Chapel Lane at right angles and runs southwards down the valley side. Immediately opposite the entrance to this lane is a short terrace of stone cottages, **2-16 Chapel Lane**. These cottages, which are set back from the road slightly, have small gardens to the front that are bound by stone walls. The cottages appear to date to the early 19th century and display typical vernacular features such as a stone slate roof, dentil course and corniced chimneystacks. The row appears to have been constructed in more

than one build and the fenestration of the cottages varies slightly from one property to the next. However, all the cottages have unpainted front elevations and mullioned windows and doors that are set in flat-faced surrounds. Sadly the original windows frames and doors have been replaced and the result is an assortment of modern styles and materials that detrimentally affects the unity of the group.

On the east side of Dockroyd Lane is **Oakworth First School**, which was built in 1937 on the site of the former lake to Oakworth House. The school building was originally built in a roughly octagonal shape and was constructed from stone with a flat roof. The school has since been extended several times over the years and is now considerably larger than its original form.



Oakworth Terrace, a group of late 19th century cottages, has an interesting and varied roofscape.

Continuing south along Dockroyd Lane, past the school on one side and the allotments and graveyard on the other, the lane continues southwards towards a cluster of cottages, terraced houses and farm buildings in an area locally known as **Dockroyd**. On the west side of the lane is **Oakworth Terrace**, a row of late 19th century stone-built properties that face southwards across the Worth Valley. The houses in this terrace are an eclectic mix of properties of varying heights and detailing. The stepped stone slate roofs are a particularly interesting feature and most of the properties have retained their good chimneystacks. **6 Oakworth Terrace** has a particularly good roofscape, having a substantial stack topped with very tall clay pots.

On the east side of the lane are three short rows of stone terraced dwellings, **Roseberry Street** and **Meadow View** that appear to date to the late 19th or early 20th century. The houses are elevated high above the level of the lane and have stepped blue slate roofs. Simply fenestrated with two-light mullioned windows at ground and first floor level

and with doorways set in stone surrounds, the cottages are typical of their age. Sadly, most have lost their traditional type of sash window and panelled door detail and a number have large flat-roofed dormer windows that obscure the simple quality of the roofscape.

Located on the bend of the lane is **Dockroyd Farm**, an early 19th century farmhouse that has an enviable south-facing aspect down the valley. Historic records indicate that there has been a farm at Dockroyd since the 17th century but this farmhouse appears to be a later building and has been much altered over years.



Dockroyd Farm has been converted into residential but consists of a former barn and cottage.

The farm probably consisted originally of a much smaller farmhouse and adjoining barn that have since been converted into one dwelling. Located towards the left hand side of the south elevation is a segmental arched cart entry that has been altered to create a glazed doorway. The windows to either side of the cart entry appear to have been enlarged and altered. The right hand section is set back slightly from the building line of the barn and has a pitched-roof stone porch and a series of stone headed windows. The roof of the farmhouse retains its original stone slates and two ridge chimneystacks.

Set behind the main body of the farmhouse is a two-storey barn with stone slate roof that is set higher up the sloping hillside than the main building. The barn, which appears to be partially converted into residential use, still retains much of its traditional character. Part of the rear elevation of the farmhouse can be seen from the road and the tall arched stair window is a pleasingly traditional feature. Immediately to the south of the farmhouse is a stone setted yard that adds much to the traditional character of the property. Located on western side of the yard is a long low

building with a stone slate roof that appears to be used as a garage but originally may well have been an animal shed.

As the road bends round to the left, the view southwards across the fields encompasses a row of vernacular cottages and barns located to the south of **Dockroyd Lane**. The group comprises of a long terrace of cottages, converted barns and a converted mill that are built from local stone with stone slate roofs.

The long row of buildings that forms the northern section of the group is accessed via a gravelled lane that runs around the east and south of the buildings. At the eastern end of the row is a small stone building that is detached from the group and appears to now be in residential use, though it was probably used for wool combing or such like in the past. To the south of this building is a stone-setted area that was probably the farmyard originally.



The north elevations of the cottages and converted barns at Dockroyd display much traditional character.

The main group of buildings at Dockroyd is accessed via a gravelled track that runs off Dockroyd Lane just before its junction with Station Road. The track leads to a row of traditional buildings that start, at the eastern end, with a converted barn. The barn, **Drakes End**, is constructed from rubble stonework with large quoin stones to its eastern gable. The barn, which may well date back to the 18th century, has a large segmental arched cart entry central to its northern elevation. This is a traditional feature of Dales agricultural buildings. As the building is now in residential use there has been some alterations to

the original form of the structure and mullioned windows have been added to both elevations.

Adjoining the barn is a row of simple stone **cottages** that were probably built somewhat later than the barn, possibly around the start of the 19th century. The cottages are all constructed from dressed, coursed stone and have slightly varying roof heights to take account of the sloping land. The north elevations are relatively plain in appearance, having doorway and window openings with large stone lintels. The south elevations face onto an almost enclosed courtyard and have a range of extensions of varying height and roof treatment. These extensions appear to vary in age and appearance, some probably date back to the 19th century and others are more recent but all are indicative of the almost organic evolution of the group over the years.



The rear elevations of the cottages around Dockroyd have been constructed as a fold around an almost enclosed courtyard.

The end property, **16-18 Dockroyd** is set at right angles to **8-14 Dockroyd** and links the long row of cottages to the large stone building to the south of the group. Its east facing elevation is almost enclosed by the surrounding buildings but the outlines of blocked up taking-in doors can still be seen at first floor level, indicating that the building was once in semi-industrial use.

The substantial stone property to the south of the main row of cottages is **6 Dockroyd**, a late 18th/early 19th century farmhouse that was probably used for textile production in years gone past. The building is simple in detail, being built from hammer-dressed stone and having a good stone slate roof with corniced gable chimneystacks. The group of buildings at Dockroyd are all considered to be good examples of the local vernacular and physically document the

changing social and economic structure of the area. As such, they are all considered to be key unlisted buildings in the conservation area.



Romily House is set in substantial, leafy gardens and has a south-facing aspect with views across the valley.

Romily House is located to the east of Dockroyd and is set in substantial, leafy gardens overlooking the Worth valley. The house is built from dark-faced, dressed stone and has a good stone slate roof with tabled copingstones and corniced chimneystacks to the gable ends. The rear elevation of the building is plainly fenestrated with several false window openings at first floor level. The front elevation of house is more ornately fenestrated and is three-bays in width. Central to the elevation is the large doorway that has a cornice supported by carved stone brackets. To each side is a projecting bay window with cornice detailing above and at first floor level three picture windows with simple stone heads and sills. Despite the loss of the original window details, the building has a pleasing form and appearance that contributes much to the character of this part of the conservation area.

Elevated above the north side of Dockroyd Lane is **Croft Terrace**, a row of seven late 19th century dwellings with stone slate roofs. The cottages are simply built and fenestrated, mostly having stone porches and windows set in stone surrounds. The end property, **11 Croft Terrace** is half a storey taller than the others and is visible from the road above a tall retaining wall that has a trough and water spout at its foot.

To the southeast of the Dockroyd area and across Station Road is another cluster of mixed development: West View and Hoyle House Farm. West View is an architecturally polite detached three bay Victorian villa which retains original exterior features and details. The central door and its camber-headed fanlight stand in an ashlar

doorcase with moulded reveals and a moulded cornice which is supported by carved stone brackets. To either side of the doorway are pairs of mullioned camber-headed windows which retain the original single pane sashes. The windows on the rest of the front elevation area identical to those at ground floor. Paired modillion brackets carry the gutter, while the coped blue slate roof terminates in stone copings at either end of the gables. It is a credit to the successive owners of this property that it has retained its original charm.



West View, Station Road retains key features and details. This Victorian villa is a key unlisted building in Oakworth Conservation Area.

To the east, the former farmhouse, cottages and barn at Hoyle House Farm now form six dwellings. The barn is dated 1833 and is a probable date for the reconstruction of the adjacent farmhouse and cottages, which retain the details of an earlier, 18th century build. The Hoyle House group of buildings stands under a stone slate roof with corniced stone chimneys at its ridge. The gable over the back-to-back former farmhands' cottages, **5-7 Hoyle House Cottages**, is topped by stone copings which terminate in kneelers. The kneelers are the details of an earlier building, as a the quoins below them, which suggest an original 18th century farm on this site. Unfortunately the mullions have been removed from the windows of 7 Hoyle House Cottages and large modern style windows inserted. Like the door, these windows are in plain stone surrounds. The adjacent **Hoyle House Farm Cottage** is in fact the former farmhouse. It is more 19th century in style, with mullioned pairs of tall windows, which are anachronistically set in chamfered surrounds. This is perhaps a reference to the chamfered reveals of the main doorway, which stands in a gable fronted stone roofed, stone built porch; a typical detail of an 18th century yeoman farmer's house in this region. The

traditional style timber door stands in chamfered reveals with composite jambs and a large monolithic lintel with a gentle pointed arch on its underside. The adjacent **barn** was stone cleaned and altered when it was converted to three dwellings in the 1980s. The building is dominated by its large central archway with chamfered, quoined reveals. The archway now leads to a recess where the doors to two of the dwellings are located. At first floor are two tall slit-like ventilator openings, while the rows of flat faced mullioned lights which detract slightly from the original character of the barn, were added during conversion.

On the east side of Station Road are a group of houses built in the grounds of the large villa residences of **Oakworth Grange**, **East Royd** and **Hamworth**. **Hamworth** was demolished around the middle of the 20th century, though the original boundary walls and gateposts still provide the boundary along the edge of Station Road. **East Royd** is a large detached Edwardian house, probably built around the end of the 19th century or start of the 20th century. Though now located in modest gardens at the end of the lane of the same name, the house is still a substantial building of some architectural interest. Built from hammer-dressed and ashlar stone, the house has a pedimented south-facing frontage. Central to this elevation is a doorway that has stone pilasters to both sides and an elaborately carved narrow cornice above. At ground floor level are two semi-octagonal projecting bay windows and at first floor level are a series of two-light mullioned windows and a central arch-headed window set within raised surrounds. The return elevations are more simply treated and display a number of mullioned windows. The roof of the building is an unseen feature, being hidden behind the pedimented frontage of the building. The tall, corniced chimneystacks are an important traditional feature that should be retained.



Bottom of previous column: East Royd, a substantial early 20th century house is a typical example of a grand Edwardian villa.

To the west of East Royd are a number of later dwellings that were probably built around the middle of the 20th century. These dwellings are fairly standard in design and construction, being a mix of bungalows and semi-detached stone-built properties with blue slate and tile roofs. Though relatively recent developments, the leafy setting of these properties and the natural stone boundary walls allow the dwellings sit well in their surroundings.

On the north side of Hamworth Drive is the former **gatehouse** to Oakworth Grange. The position of this building marks the location of the original driveway to the house, which was altered following the residential development of the grounds in the 20th century. The gatehouse is a single storey dwelling with prominent blue slate roof and tall chimneystack.

Oakworth Grange is a substantial stone-built house that appears to date back to the end of the 19th century. The Grange is now subdivided into five separate residential properties, **1 to 5 Oakworth Grange** and **Grange Cottage**.



Oakworth Grange was built around the end of the 19th century as a single residence but is now in five separate occupations.

Built from hammer-dressed sandstone bricks, the house has a gabled projecting wing (Grange Cottage) at its western end and a front-facing gable at the eastern end. The windows in the front elevation of the building are mainly two-light mullions set in slightly projecting carved stone surrounds. The doorway set in the projecting gabled wing is similarly detailed, having a carved ashlar stone lintel above. At first floor level the

windows are simpler, mostly being single or two-light mullioned openings with stone heads and sills. A continuous stringcourse runs along the length of the building beneath the first floor windows and a row of stone brackets support the timber guttering. The unfortunate addition of a number of timber porches to the front elevation and the variety in window and door treatment has had a detrimental impact on the uniformity of the building.

On the west side of Station Road is a row of terraced houses, **1-32 Park Avenue** that were built in two phases around the end of the 19th century. The houses are built from coursed hammer-dressed stone and have distinctive stepped roofs that follow the steep slope of the valley side. The houses are simply fenestrated, having a two-light window at ground and first floor and a small bathroom window above the door. Unfortunately the terrace has lost many of the traditional details such as window mullions and original doors and windows and the presence of large, flat-roofed dormer windows interrupts the clean lines of the roofscape.

Positioned on the corner of Victoria Road and Park Avenue/Station Road is the Co-op supermarket, located in the former Ponden Mill warehouse. According the Oakworth Village Society handbook, this building was once the stable to Oakworth House and was comprised of a covered yard, surrounded by buildings that were used as a coachman's house, harness room, coach house and stabling for the horses. The building was bought by Johnscraft in 1927 and was the premises of a pyjama manufacturer until 1983.



The building used by the Co-operative Society once formed the stables and coach house to Oakworth House.

Sadly the building in which the **Co-operative Society** is located has been much altered over years and a number of insensitive alterations have been undertaken. The central portion of the

frontage onto Victoria Road has been extended to a height of three storeys and though constructed of natural stone, has a flat roof and glazing typical of the 1960s/70s. These alterations have given little regard to the architecture and form of the original sections of the building and the modern extension dominates the entire frontage of the building.

The two-storey wings to either side of the three-storey section on Victoria Road are constructed from hammer-dressed stone and have blue slate, hipped roofs. Some of the original detailing still remains, such as the arched windows and doorways and the stringcourses and carved gutter brackets beneath the roof. The dominant corporate signage adorning the building and the forecourt is another unfortunate alteration but one that could easily be rectified with the use of more discreet advertising.

To the east of the Co-operative Society building and set back from the road some distance are **24 to 30 Victoria Street**. At the head of the row is **22 Victoria Street**, set at right angles to Victorian Road and facing westwards over a leafy garden. 24 to 30 is a group of stone built cottages that have traditional stone slate roofs. They have retained much of their traditional character and display a number of vernacular-influenced features. Some of the cottages have mullioned windows whilst others have simple square lights set in flat-faced stone surrounds.



Victoria Street is lined by a charismatic group of traditional stone dwellings set back from the road behind a leafy garden.

22 Victoria Street is a slightly later building, probably dating to the end of the 19th century and has a blue slate roof. The house has a three-bay frontage with a centrally located doorway with a bracketed cornice above. To both sides of the doorway is a two-light window set in raised stone

surrounds. The property appears to have retained most of its sliding sash windows and this adds further to the historic interest of the building.

To the east of the group is a terrace of late 19th century stone-built houses numbered **2 to 20 Victoria Street**. These are mirrored on the south side of the road by a terrace of similarly detailed houses numbered **1 to 15 Victoria Road**.

The houses on the north side of Victoria Road are set well back from the road behind a good dry stone wall, which complements the stone of the dwellings. The houses are built from hammer-dressed stone, though one or two have been painted. The roofs vary, those at the eastern end of the row having stone slate roofs and those at the western end with blue slate. All the properties in the terrace have attractively detailed door cases with stone cornices supported by carved brackets. Sadly many of the other traditional features, such as mullions and sliding sash windows are now missing and the flat-roofed dormer windows evident on some of the properties dominate the roofscape.



The rear elevations of the houses on the north side of Victoria Road display much traditional character and have retained a higher degree of original features than the front elevations.

The rear elevations of these properties are accessed via **Lark Street**. A narrow stone-flagged path runs along the back of the terrace where some of the properties still have their original stone outbuildings. Surprisingly the rear elevations of these houses display more traditional character than the front and a number still have sliding sash window frames and panelled doors.



The Hollies was reputed to have been built in 1897 and was the first doctor's surgery to be established in the village (Oakworth Village Society, 1997).

On the opposite side of Lark Street is **The Hollies**, a large detached stone-built property that probably dates to the end of the 19th century. The house is built from sandstone bricks with a blue slate roof and has an 'L' shaped plan with a gable and pediment detail to its western elevation. The windows in the dwelling are mainly two-light mullions set in flat-faced surrounds with tie-stone jambs. Unusually, the property retains nearly all of the original sliding sash window frames and this adds much to the character of the building. The good, corniced chimneystacks enhance the roofscape of the property as do the timber carved bargeboards that are typical of late Victorian villas.



On the south side of Victoria Road is **Larkfield**, another large detached Victorian villa of a similar age and architectural style to that of **The Hollies**. **Larkfield** has a south facing aspect and an attractive three-bay frontage with a centrally located doorway and mullioned Venetian windows at first floor level. Sadly most of the original sash windows have been replaced with ubiquitous uPVC that fails to replicate the finer detailing of the original sashes.

However, some traditional details do still remain, such as the good, gable end chimneystacks, the long arch-headed stair window in the rear elevation and the stone boundary wall with carved gateposts.



The row of shops at the bottom of Keighley Road have mostly retained the traditional style of shop front and this contributes much to the townscape.

Keighley Road (**Lidget**) slopes steeply upwards to the east of its junction with **Station Road** and is lined with stone built terraces along both sides. Immediately to the east of the junction with Station Road is a short terrace of shops numbered **93-107 Lidget**. Constructed from hammer-dressed stone and with mostly blue slate roofs, it is likely that the shops were constructed in the later years of the 19th century. **93 to 101 Lidget** are particularly distinctive in appearance, each having a traditional pitched-roof dormer window and substantial chimneystacks along the ridge of the roof. At ground floor level each of the properties has a timber shop front with recessed doorway, stall risers, carved pilasters and subdivided shop window. Though the paint finish and treatment of the window varies from property to property, each has retained a mostly traditional-style of shop front that adds much to the interest and character of the group. At first floor level, each property has two simple arch-headed windows and timber guttering. **97 Lidget** is the only building in the entire row that has been stone cleaned and the brighter stonework contrasts sharply with the darkened stone of the surrounding buildings.

On the opposite side of Lidget is the **Methodist Church**, built in 1960 to replace the original and much larger chapel that was on the site where Holden Hall now stands. The previous chapel was a substantial stone building constructed in 1822 and enlarged in 1828. The current Methodist Chapel is of modern construction and stands at a

single storey in height, gabled fronted onto the road. To the rear of the building are two wings that extend to the left and right of the original structure and were added in 1983. The building is constructed from buff-coloured bricks and painted render and is set back from the road behind a stone wall topped with flat copingstones.

Clough Lane leads off Lidget at right angles and continues northwards along the boundary of the park for some distance. At its southern end, the lane is characterised by a cluster of interesting stone built cottages, barns and former industrial buildings that are located at oblique angles to the lane and each other. At the head of the lane and facing onto Lidget are two stone buildings, **66 Lidget**, which is an early 19th century cottage and **64**, a late 19th century building that has been constructed in an Italianate style and has a blue slate roof.



The properties around Clough Lane display much traditional character, some dating back to the late 18th century.

Clough Lane itself is partially stone setted and this adds much to the traditional feel of the place. On the eastern side of the road and set slightly back behind the rear elevation of **64 Lidget** is a pair of stone-built cottages, **6** and **8 Clough Lane**. The cottages are set at a slightly oblique angle to the road and located behind a good, dry stone wall that encloses the small garden space. Built from hammer-dressed stone and with a stone slate roof, the cottages are typical examples of late 18th/early 19th century vernacular dwellings. The doorways are recessed between monolithic stone jambs and the square mullioned windows are set in flat-faced stone surrounds. Both properties have retained their corniced chimneystacks, though the stack to **8** appears to have been lengthened in the past and is an eye catching structure. A later porch with a pitched stone slate roof is set over the doorway of

6 Clough Lane. As such these buildings are considered to be key unlisted buildings in the conservation area.

To the north of these cottages is **Clough Gate**, a narrow lane that is mainly partially paved with stone setts and lined with cottages on each side. These cottages are stone-built with long stone slate roofs and are typical of dwellings built to house the textile workers around the start of the 19th century. Simply built and fenestrated, the cottages each have a doorway recessed slightly between stone jambs and simple stone headed windows to ground and first floor. In front of each cottage is a small area of stone flags. At the eastern end of Clough Gate is a row of low stone buildings with timber boarded doors. These may well have been communal privies in the past and would have been shared by all the residents of the cottages.



The properties on the west side of Clough Lane are all now in residential use but previously have been used as shops, industrial works and agricultural buildings.

The west side of **Clough Lane** is closely lined with stone buildings of varying heights and detailing. **3-9 Clough Lane** is a group of two-storey stone built properties that display a number of typical vernacular features. The buildings, which are now residential use, have windows set in flat-faced stone surrounds and low doorways set between monolithic jambs. **9 Clough Lane** has a partially blocked taking-in door at first floor level, suggesting that the building was previously in semi-industrial use. **7 Clough Lane** has a large window at ground floor level that is subdivided into four sections and may well have been used as shop in the past. As such this group have retained much of their traditional character and they make an important contribution to the character of this part of the conservation area.

Immediately to the north of the group is a large three-storey stone building that was probably a mill or warehouse during the 19th century. Now in residential use and converted into four dwellings (**1-4 Parkworks**), the building is detached from the group to the south by a narrow path that provides access to its southern elevation. The tall stone elevations of the building are interrupted by a number of small square windows, some mullioned, that are set in plain stone surrounds. Some of the windows in the north elevation are of late 18th century character and the quoin stones set mid-way in the elevation indicate that the building has been extended westwards in the past. The east elevation is set back from the road behind a stone wall topped with rounded copingstones. At ground floor level are two low doorways with tie-stone jambs. Despite some later alterations, the building retains much of its imposing industrial character and makes a substantial contribution to the townscape.



Parkworks, the three-storey building in the foreground, was reputedly once a shuttle works.

Adjoining the northern elevation of Parkworks is a stone barn, now also converted into residential use that opens straight out onto the lane. The barn probably dates to the early 19th century and is built from hammer-dressed sandstone and has a long stone slate roof. Located centrally within the front elevation of the barn is the former cart entry that has a segmental lintel, tie-stone jambs and a narrow ventilator above. To either side of the cart entry, which is now glazed and used as the principal entrance into the building, are a number of modest square window openings. The windows at ground floor level appear to be of some age, having weathered stone surrounds. The window to the right hand side of the cart entry was probably a mistal doorway once as the long stone jambs indicate that the opening extended down to the ground previously. The windows at first floor level

have simple stone heads and sills and were probably inserted when the barn was converted. Between the barn and the lane is a small area of stone flags and setts.

To the west of the former barn and works is the old **corn mill**, which is elevated above the lane high up on the steeply sloping bank side. The old corn mill is a substantial three-storey building that faces gable end onto Clough Lane. Set in the two principal elevations (north and south) are a series of large windows and taking-in doors. Adjoining the eastern gable is a two-storey extension with a stone slate roof. The western gable end and part of the north elevation of the building are constructed from rubble stonework, suggesting that the building may have been wholly or partially rebuilt over the years.



The Old Corn Mill stands above the other buildings around Clough Lane and is set within spacious, leafy gardens.

Probably dating to the early 19th century, it is likely that the **Old Corn Mill** has been used possibly as a corn mill and probably as a textile mill before its conversion to residential use. Though unlisted, the retention of historic buildings such as this one is crucial as they act as a record of a past way of life and make an important contribution to our understanding of the area's evolution. As such, this building is a key unlisted building in the conservation area.

On the opposite side of Clough Lane is **Hall Street**, a narrow and partially setted lane that provides access to the rear of properties facing onto Keighley Road (**Lidget**). As Hall Street is elevated above the level of Clough Lane, the comparative height of the lane affords good views across the roofs of the properties on Clough Gate and over to the Old Corn Mill and the park. The lane then narrows to a footpath and passes between **48** and **50 Lidget** to join Keighley Road.



From Hall Street there are good views and vistas across the roofscape of the houses on Clough Gate.



The sloping topography of the conservation area allows good views across the roofs of the houses around Clough Lane.

Lidget is lined with stone terraces to either side of the road. On the northern side the sloping valley side means that the houses are elevated above street level and mostly accessed via a set of stone steps. Most of these **terraces** were built around the end of the 19th century and are constructed in hammer-dressed stone. Most of the houses have blue slate roofs though there are a few with stone slate, suggesting that these properties are slightly earlier. The houses were probably built by a variety of different landowners and subsequently vary slightly in detail and appearance. Some have large windows with stone heads and sills, whereas others are divided by stone mullions. Additional details such as corniced lintels above doorways and dentil courses are also common, particularly along houses on the north side of the road.



Terraced housing lines Lidget (Keighley Road).

At the eastern end of **Keighley Road (Lidget)** the terraces of houses on the north side of the road give way to larger Victorian and Edwardian dwellings that are set well back from the highway and surrounded by trees. These properties are markedly different to the workers terraces and were probably built after the construction of the railway in the late 19th century.

Throstle Nest is located to the east of Apsley Terrace and is set in a large garden surrounded by trees. The architecture of the house is a curious mix of the Vernacular Revival and Arts and Crafts styles that became popular around the end of the 19th/start of the 20th century.



The front elevation of the house has a gable-fronted wing with distinctive stepped detailing and a finial on the top of the apex. On the left hand side of the gable are two semi-octagonal bay windows, one above the other and a circular opening just below the apex. Positioned on the south-facing elevation of the house is a flat-roofed bay window with decorative iron railings above. At first floor level are a number of simple, square windows set in projecting stone surrounds. The blue slate roof is a traditional feature of the building and is topped with decorative red clay ridge tiles and a tall stone chimney. Adjoining the western elevation of the house is a single-storey building with similarly stepped gable front.

To the east of Throstle Nest is a row of large stone houses that are elevated above the level of the road. **8-12 Lidget** form a short terrace of tall, stone houses that have stone slate roofs and substantial stone chimneystacks. **8** is set slightly forward of the group and has a flat-roofed bay window at ground floor level. Above this are two

windows set in projecting stone surrounds. Beneath the timber gutter is a row of finely carved modillion brackets that continues under the eaves of the adjoining property, **10**. Sadly the roofscape of these two properties has been altered by the addition of large flat-roofed dormer windows that are over-sized and overly dominant.

10 and **12** are set slightly back from the building line of **8** and are linked to one another by a small cottage half a storey smaller than its neighbour. The front elevation of **10 Lidget** is dominated by its fenestration. The windows to both ground and first floor are divided by stone mullions and transoms that add interest to the frontage of the building. **12 Lidget** is similarly constructed in sandstone and has a stone slate roof with corniced chimneystacks to the gable. The transomed and mullioned windows at ground floor level have a stone drip mould above that runs across the frontage of the building and across the head of the doorway.



The large houses on the north side of Lidget were built for affluent Victorian families around the end of the 19th century.

To east of **12 Lidget** are two semi-detached stone properties, **6 Lidget** and **Rose Bank** that have blue slate roofs, corniced chimneystacks and mullioned windows set in flat-faced stone surrounds. **2 Lidget** is located on the corner of Slaymaker Lane and is of similar age and construction to its neighbours.

On the opposite side of Lidget is **Ashville Terrace**, a row of late 19th century dwellings with blue slate roofs that are set back from the road behind a low stone wall.

To the east is **Sykes Head**, once an agricultural hamlet on the outskirts of Oakworth. On the south side of the road are **17 to 21 Sykes Head**, a short row of cottages that are below the level of the road. Consequently only the upper section of the north elevation and the roof of the terrace can be

seen from Keighley Road. The dwellings, which probably date from the early 19th century are built from hammer-dressed stone with windows that are set in plain stone surrounds. Unsurprisingly the roof is the most visually prominent feature of the row when viewed from Lidget and the traditional stone slates and corniced chimneystacks add much interest to views along this section of the road. To the north of this row of cottages is **15 Sykes Head** and beyond this **Myrtle Terrace**, a row of stone-built houses with blue slate roofs that probably date to the late 19th century. The terrace is set at a slight angle to the road and the houses are simply detailed, with stone headed windows and doors. The good, wide chimneystacks located along the ridge of the roof are a good, traditional feature and most of the houses have retained them at full height. Though the terrace is very much typical of its era and therefore unremarkable architecturally, it does create an interesting entrance into the conservation that is complementary to the sense of place and character of the area.



Broom Terrace displays several interesting features, such as the original dormer windows in the roofscape that compliments the character of the conservation area.

On the opposite side of the road is **Broom Terrace**, a row of seven terraced properties that are elevated slightly above the level of the road and have a south facing aspect. The terrace probably dates to the late 19th century and may well have been constructed in more than one build. The houses are set well back from the road behind narrow gardens surrounded by good stone walls. Built from hammer-dressed sandstone and with blue slate roofs, the properties have simple stone headed windows and doors set between monolithic jambs. The roofscape of the terrace is one of its most pleasing features, each property having retained its original corniced chimneystack and pitched roof dormer window with finials. As such

this terrace makes an interesting contribution to the streetscape in this part of the conservation area.

To the west of the terrace is a steep lane leading north up to the golf club. Beyond this lane is **168 and 170 Sykes Head**, a three-storey stone building that is now sub-divided into two dwellings. The building has been constructed on the very edge of the pavement and towers over the road and surrounding buildings. According to the Oakworth Handbook (Oakworth Village Society, 1997) this building was previously used as a smithy and its almost industrial appearance would certainly suggest that this may well be true. The south elevation of the building is sparsely fenestrated, having a large opening at ground floor level with a timber boarded door and narrow windows above with stone heads and sills. At either end of the roof are two good, wide chimneystacks with stone corncicing and clay pots.



The cottages set back from the road at Sykes Head were used as a Wesleyan Methodist school in the late 18th century.

To the west of this building is **176 to 182 Sykes Head**, a row of stone cottages that are set back from the road behind narrow gardens. The cottages, which probably date from the late 18th or early 19th century, were reputedly used as a Wesleyan Methodist school (Oakworth Village Society, 1997) and was the first school in the village. The cottages are simply built in the local vernacular building style and are built of hammer-dressed stone with a stone slate roof. The windows (of which a few are mullioned) and doors are all set in flat-faced stone surrounds. Sadly some of the windows have been altered over the years and all the traditional window frames and doors are now missing. The cottages make an important contribution to the traditional character of the area and enhance the quality of the townscape.

Slaymaker Lane leads off Keighley Road to the north and is lined by an eclectic mix of properties

dating from the late 19th century through to the middle of the 20th century. At its southern end is a group of stone buildings that are set around the northern side of the junction with Keighley Road. **2 Lidget** is located on the very edge of the road and due to the slope of the land behind is three-storeys in height to the lane. Set immediately behind and scarcely visible from the road is **4 Lidget**. Both properties have stone slate roofs and are built from hammer-dressed stone.

6 Slaymaker Lane is positioned to the northwest of the group and is a narrow detached stone house with a stone slate roof and corniced chimneystack. Similarly fenestrated to 2 and 4, this property has simple, stone-headed windows and a dentil course beneath the gutter. Set back from road and the building line of 6 is a short terrace of substantial stone houses numbered **8 to 14 Slaymaker Lane**.



The houses at the southern end of Slaymaker Lane mainly date from the late 19th century and are considered to be of townscape value.

The terrace was probably constructed in more than one build, as there is some variation in the type of stone and window treatment of the houses. **8** and **10** are constructed from sandstone bricks and have windows set in raised stone surrounds while **12** and **14** are constructed from deeply-coursed stone and have mullioned windows with slightly rounded heads. All the properties have good corniced chimneystacks. These properties probably date to the end of the 19th century and their small differences in construction and detailing add to the interest of the townscape.

To the north of this terrace is another short row of properties numbered **16 to 22 Slaymaker Lane**. These houses, which are two-storeys in height and built from hammer-dressed stone are plainly detailed. The windows, which vary from single lights to two-light mullions, are set in flat-faced surrounds and the doorways between monolithic jambs.

The houses on the northern side of the road are set back behind a good stone wall that is topped in parts with carved copingstones and is considered to be an important feature within the townscape.

7. Open Spaces and Natural Elements

Summary of Open Spaces and Natural Elements

The number, size, shape and treatment of open spaces within the conservation area are an integral part of its form and interest and contribute greatly to the variation in character throughout:

- Holden Park is a key area of open space located at the heart of the village and conservation area. Created in 1925 on land donated to the people of Oakworth, the park was built on the former gardens of Oakworth House and still contains many unique and interesting historical features. These include the man-made rockeries and grottos, mosaics and the surviving portico from the original house. The park provides an important recreational function for residents and visitors alike. Within the park are more formally laid out areas of open space, such as the bowling green and play area as well as large areas of informal green space. The park has a pleasant, leafy character and is characterised by large numbers of mature trees that contribute much to the quality of the conservation area.*
- Dockroyd Lane is bounded to its western side by two areas of important open space that have contrasting uses and character. The graveyard at its northern end contains many interesting Victorian and early 20th century gravestones but is overgrown and litter-filled. The allotment gardens to the south are well used and afford good views out of the conservation area and along the Worth Valley.*
- Several small fields and areas of enclosed grazing land are included within the conservation area boundary. These areas*

include land to the south of Mill Lane, east of Park Avenue and some small grassy spaces around Dockroyd and Sykes Head. These areas have been included as they are considered to make an exceptional contribution to the setting of the buildings around them and the rural character of the conservation area.

- Water is an almost unseen feature of the conservation area, though there are several small watercourses that run beneath the village. The beck that once provided power and water to Oakworth Mill briefly surfaces alongside Commercial Street and runs noisily through a stone lined channel before disappearing underground again. Stone troughs, such as those alongside Dockroyd Lane and Colne Road are important historical features, a record of a past way of life and add interest to the streetscape.*
- Many of the houses in the conservation area have very little private garden space. Some front straight onto the highway whereas others are set back a short distance from the roadside, having a small garden to the front. The buildings around Clough Lane and Hall Street have an unplanned and somewhat organic feel and take much of their character from their close spatial relationship to one another and the narrow partially setted streets.*

The interrelationship of the built form with space in the conservation area is a fundamental component of the character of the place. The size, shape and treatment of these spaces are all factors in determining whether, for example, the area takes on a domestic, rural, industrial or civic aspect.

The area covered by Oakworth conservation area contains a diverse range of buildings, structures and spaces that all combine to create the character and sense of place that makes Oakworth unique.

The single largest area of open space within the conservation area is the **Holden Park**. The park has an interesting history, being the former grounds and site of **Oakworth House**. Sir Isaac Holden, a wealthy industrialist, built the house between 1864 and 1874 for his wife. The house was estimated to have cost £80,000 to build and the extensive landscaped gardens and estate a further £120,000. The gardens were reputed to be remarkable creations and were modelled by French and Italian craftsmen to create grottos, mosaics, rockeries and water features. Visitors came from miles around the view the gardens and Sir Isaac Holden, being of a philanthropic nature, encouraged people to wander the parklands and estate.



One of the many man-made caves in Holden Park.

Sadly the house was destroyed by fire in 1909 and shortly afterwards the estate was given to Oakworth UDC to create a **public park** for the use of the people of Oakworth. The park, which opened in 1925, contains a bowling green, children's playground, tennis courts and the war memorial as well as large areas of grassland and

woods that provide more informal recreational space.



The gateposts at the entrance to the park along with the walls along Colne Road are Grade II listed structures.

The principal entrance to the park is from **Chapel Lane**, between two listed gate piers topped with bronze statues. The gate piers and flanking walls were probably constructed in the late 19th century and probably formed the original boundary walls to the house and gardens. Built from coursed ashlar stone they extend along the road frontage and create a grand entrance to the park. The gate piers stand approx. 8-10ft tall and are square sectioned with a carved plinth. The right pier has a plaque giving the names of the Urban District Council members in 1925 and the statue holds a torch and snake. The left pier has a plaque commemorating the donation of the park to the public and the statue holds a torch and ball. To either side of the main gate are pedestrian archways with moulded surrounds. The flanking walls step down in height as they progress away from the main gate and are interspaced regularly with smaller piers.



Immediately inside the park gates are a group of mature trees that stand around the **cenotaph** and rockery and **portico**. The canopies of these trees can be seen from the road and provide a green and leafy backdrop to the entrance into the park. Set in front of the rockery in which the cenotaph and portico are located is a stone pedestal and bust commemorating Sir Isaac Holden. Located on the raised area behind the intricate stone rockery is the cenotaph, a stone archway inset with a plaque commemorating those lost in the First World War. Behind this is a tall stone portico, one of the few surviving elements of the house. Constructed from ashlar stone in an elegant

Italianate style, this structure gives some indication of the grandeur and fine construction of the original house.



Just inside the entrance into the park is a bust of Sir Isaac Holden and the village cenotaph. In the background is the former portico to Oakworth House.



Two paths extend from the park entrance: one left and one right. The path to the left provides access to the park keeper's lodge and to the right it runs under a stone pergola and around the edge of the **bowling green**. Around the north and east side of the bowling green are high walls constructed from large chunks of quarried rock. Inset in the wall are a number of openings, two into the children's playground and several leading into small man-made caves. Set into the floor of the caves are intricate and colourful mosaics. Sadly the mosaics are suffering signs of damage and most are submerged under puddles, mud and litter. Immediately to the north of the bowling green is a marble fountain base that is inscribed with a dedication to Sir Isaac Holden:

'Erected by the Inhabitants of Oakworth as a Token of Affectionate Respect for Sir Isaac Holden 1807-1897'

The fountain is no longer functional and sadly has suffered a certain amount of vandalism and graffiti.

To the west of the bowling green is the **tennis court**. Several stairways of chunky stone steps lead up into a wooded area behind the bowling green and eventually out onto an open grassy area that is surrounded by trees. To the north of the bank of trees are vast areas of grassy open space divided up by clusters of good mature trees. The park is bound to the east, west and north by a high stone wall that probably the boundary of Sir Isaac Holden's extensive park land originally. The walls are mainly constructed from roughly coursed rubble topped with rounded copingstones. Some sections of the walls are in a poor state of repair and damage is evident in several places along the north boundary.



The northern section of the park is considered to be an area of key open space within the conservation area.

Located in the southwestern corner of Holden's original estate are two large detached dwellings that were constructed in the first half of the 20th century. Both are set in substantial private gardens and surrounded by a dense screen of mature trees. Though the dwellings themselves are little seen features, the mature gardens and leafy canopies of the trees make an important contribution to the openness and natural feel of this part of the conservation area.

To the east of the park is **Clough Lane**, an area of mainly late 18th and early 19th century construction. The dense maze of cottages, barns and industrial buildings that are located around the lane form an interesting contrast to the openness and greenery of the park. The buildings along Clough Lane and around Hall Street to the east tend to open straight out on the lane and most lack any private curtilage whatsoever. As a consequence this area is characterised by its lack of open space and the

close proximity of the natural stone buildings to one another and the partially setted lane.



The graveyard to the west of Dockroyd Lane is overgrown and under-maintained.

To the south of the park is **Dockroyd Lane**, a narrow road that leads southwards towards Dockroyd and the valley bottom. On the west side of the lane is a **graveyard** that is set within a strip of narrow land set below the level of the road. The rows of ashlar and marble gravestones mainly date from the 19th and early 20th centuries and include a number of finely crafted examples of Victorian headstones. The graveyard, which may have originally been associated with the Methodist chapel, is now overgrown and the stones are interspaced with self-seeded trees and overgrown shrubs. The age of the gravestones and condition of the trees suggests that the graveyard is no longer used for burials and is infrequently maintained. Many of the stones are now leaning and the yard, which is surrounded by good stone walls has become a trap for litter thrown in by passers-by. Plastic bottles, crisp packets and other rubbish have accumulated in the corners of the yard and around the foot of the gravestones, giving the yard a neglected and scruffy appearance. With more regular maintenance the graveyard could potentially make an important contribution to the openness of the conservation area and as an area of historical significance, the

preservation of the gravestones and their setting should be made a priority.

To the south of the graveyard and located immediately alongside Dockroyd Lane are the **allotment gardens**. The gardens, which appear to be well used and tended provide an important community resource and their openness allows good long-distance views out of the conservation area. This area is one of two allotment gardens in Oakworth conservation area, the other being located to the south of Church Street and Church Close.



Oakworth Manor and Christ Church are both set in verdant, leafy grounds that contribute much to the feel of this part of the conservation area.

The yard around **Christ Church** is a small but well-defined area of green space located at the western end of the conservation area. Though small in size, the yard is well supplemented by mature trees and greenery and this complements the natural stone of the church building. Immediately to the southeast of the church is **Oakworth Manor**. This substantial property was once set within spacious grounds and though these have now mostly been developed for residential purposes, the remaining grounds still contain a number of mature trees. When viewed from Colne Road, the canopies of these trees screen much of the house from view and provide a green and leafy setting to the buildings standing around the Manor.

Other areas containing groups of notable mature trees include the land immediately to the north of Clough House Farm, around Dockroyd and Park Avenue and to the west of Clough Lane. **Trees** are an important element of the character and sense of place within Oakworth conservation area. Their leafy, green canopies compliment the stone

of the buildings and soften the impact of the long rows of terraces. Even in winter the mature, deciduous trees are impressive and lend the area a sense of quality and dignity.



The field to the north of Oakworth Grange is considered to be of exceptional importance to the setting of the conservation area.

Oakworth is located in a rural area on the upper slopes of the Worth Valley and is surrounded by fields and small patches of woodland. In many places the conservation area is enclosed by 20th century residential development but in certain places **small fields** and areas of **enclosed grazing land** provide the immediate setting to the conservation area. Some of these areas of open space, which include the field to the north of Oakworth Grange, the land to the north of Dockroyd, the field to the south of East Royd and the fields to the east of Bridge Street are deemed worthy of inclusion in the conservation area as they are considered to make an exceptional contribution to the setting and interest of the conservation area. The fields to the east of **Bridge Street** are highly visible from **Mill Lane** and provide a green and rural setting to the buildings along Bridge Street and Mill Lane.

The small field to the north of **Dockroyd**, located immediately to the south of the bend in the lane is also included within the boundary of the conservation area. The sloping topography of this field allows one to appreciate the setting and traditional form of the workers' housing around Dockroyd and also affords longer distance views across the Worth Valley towards Oxenhope.

The field to the south of East Royd is used as pasture, but contains a number of important mature trees. A line of mature trees mirrors the eastern boundary of this field and is an important

feature, as it forms a decisive and attractive edge to Oakworth as a village.

It is important that both these areas remain open and undeveloped in order to maintain these views and protect the rural character of the conservation area.

To the east of **Park Avenue** is a substantial area of open land located immediately to the north of **Oakworth Grange**. Most of this area is given over to grazing land, which dips steeply downwards immediately to the east of the stone wall along the edge of the road before rising steeply upwards again. Around the edges of the field are a number of good mature trees and these, combined with its interesting and varied topography contribute much to the setting of the Grange and views in and out of the conservation area.

To the north of the field, forming the corner plot between **Station Road** and **Victoria Road** is an area of unused land that is surrounded by unattractive palisade fencing and tumbled stone walls. The surface of the land, which is sparsely grassed and contains nothing but a few pieces of rusting metal work, suggests that it has previously been built upon and may have been cleared in recent years. In its present underused state, this area of open space has a negative impact on the character of the conservation area and would benefit from sensitive redevelopment and improved boundary treatment.



The former site of Lidget Mills is a potential hazard and the site urgently requires a new use.

Lark Street runs northwards towards Keighley Road (Lidget) and passes alongside Victoria Street and the site of the former **Lidget Mills**. All that now remains of the mill are a few of the partially demolished stone walls and several piles of rubble. The site is currently unused and the remaining

walls potentially dangerous. Clearing the site would be the best option in the short term, and in the long term a new use could be considered.

Located on the north side of Keighley Road, between the cottages at **Sykes Head** and 2 and 4 Slaymaker Lane is a characterful piece of land that slopes steeply upwards away from the road. The land is grassed and contains a number of small trees enclosed within good, dry stone boundary walls. Despite its diminutive size, this area of green space adds much to the setting of the cottages around Sykes Head and contributes to the openness and rural sense of place.



The beck to the west of Mill Lane once powered the waterwheels of Oakworth Mills but is a rarely seen feature of the conservation area.

Running through the conservation area are several small **watercourses** that wind their way southwards to eventually join the River Worth in the valley bottom. Historically running water was of vital importance to **industry** and early mills located along the banks of the fastest running streams. In an area such as Oakworth the steeply sloping topography meant that the power of even the smallest becks and streams could be harnessed to drive water wheels. It is thought that the **beck** that surfaces to the west of the junction of Commercial Street with **Mill Lane** was used to power a water wheel in the basement of Oakworth Mill. Sadly the mill and whatever may have been left of its wheel are now gone but the beck, which rushes noisily between stone channels along the

west side of Commercial Street is a reminder of a past way of life. Though the beck only briefly surfaces at this point, the sight and sound of the water makes an important contribution to the interest and streetscape in this part of the conservation area.



The stone trough on Dockroyd Lane is an important historical feature and documents a past way of life in the village.

Other indications of the historical presence of **water** in the village include a number of stone **troughs** that are set into walls by the side of several roads in the conservation area. Set into a wall on the northern side of **Colne Road**, immediately below 6 Goodly is a stone trough of traditional character. The worn sandstone indicates that this trough has been in use for many years and probably dates back to the early 19th century. A second stone **trough**, this one no longer used, is set into the retaining wall beneath **Croft Terrace on Dockroyd Lane**. This trough is more ornately detailed than that alongside Colne Road and is set within an arched opening with an iron backstand. Structures such as these are historically important as they document the development of a settlement and a past way of life. As such, these features are considered to be key unlisted structures within the conservation area.

8. Permeability and Streetscape

Summary of Permeability and Streetscape

The form, width and orientation of streets and paths in Oakworth conservation area are important in determining the permeability and ease of movement through the village as well as allowing views and vistas throughout the conservation area.

- *Oakworth developed, along the line of Colne Road/Keighley Road, which historically was one of the principal roads between Lancashire and Yorkshire before the construction of the toll roads in the 18th century.*
- *Colne Road/Keighley Road is lined closely by buildings for most of its length through the conservation area. Around Church Street, Lidget and Sykes Head these buildings mainly take the form of long terraces of stone houses that create a well-defined streetscape. Around Oakworth Hall and Goodley the buildings are more varied in terms of age and form and this affords interesting views and vistas along this section of the road.*
- *Several narrower roads and lanes lead off the main road to the north and south. These vary from the straight and relatively wide roads such as Station Road and Providence Lane, both constructed during the 19th century to the narrow and partially setted roads like Clough Lane and Mill Lane. The surface treatments and levels of traffic along these routes have a major impact on their character and streetscape.*
- *The area around Clough Lane is particularly characterful. The stone setts at the entrance to the road and the traditional stone buildings along its edge create an organic and somewhat unplanned streetscape that has a strong sense of place and village-like feel.*

The principal route running through the conservation area is Colne Road/Keighley Road, an ancient route along which the village developed. As it passes through the conservation area, the road changes name several times. The western most section of the route, referred to as Colne Road, is also known as Church Street, Goodley, Chapel Lane and Oakworth Hall. The eastern most section, Keighley Road, is also referred to as Lidget and Sykes Head.



This extract from a map of Yorkshire drawn in 1775 shows the line of the main road running through the middle of the settlement. Roads such as Station Road and Providence Lane had yet to be built.

The route that this road now follows is a relatively ancient one and was probably one of the earliest established packhorse links between Lancashire and Yorkshire. Prior to the 19th century this road would have been simple mud track, probably about 6ft wide that road began in Colne and forked, with one branch running through Haworth to Bradford and the other passing through Oakworth to Keighley. The line of its route was recorded in one of the earliest road maps, John Ogilby's book of **1675** and though it has obviously been widened and engineered over the years still roughly follows its original line.

The advent of the Industrial Revolution and the resultant increase in movement of raw materials and manufactured goods resulted in a massive programme of highway improvements. In the 1730's the first **turnpike** roads were laid. The turnpike between Colne and Bradford route ran through the Stanbury and Haworth and it is likely that the road through Oakworth remained as a rough track for many years after this date.



Later roads were established to the north and south of Colne Road/Keighley Road, some initially as private roads, such as Providence Lane. **Providence Lane** was laid out by the owner of the mill of the same name in order to provide access. A stone tablet located on the northern elevation of Oakworth Mill is inscribed with the details of those responsible for the lane and is dated July 1843.



The streetscape around Clough Lane is characterised by the traditional stone buildings, partially setted road and the almost organic relationship of the buildings to one another.

Several other roads lead off the main road. These include lanes and paths of some antiquity, such as **Dockroyd Lane**, **Clough Lane** and **Mill Lane**, which are shown on the 1852 Ordnance Survey map of the area. Others are relatively modern constructions, such as **Slaymaker Lane**. The sloping topography of the valley side creates interesting and varied views and vistas through the

conservation area and this contributes much to the quality of the streetscape.



Colne Road/Keighley Road is lined by stone terraced houses for much of its length through the conservation area.

Colne Road/Keighley Road bisects the village and is lined closely on both sides by an almost continuous building line. Certain sections of the road, such as Church Street, Chapel Lane and Lidget are lined by terraces of stone cottages. These terraces, which tend to be fronted by a low stone wall, create a well-defined streetscape that channels views along the line of the road. Around **Goodley** and **Oakworth Hall**, the bends in the road and the variety in age and treatment of buildings along its lengthy create interesting views and vistas that contribute much to the quality of the streetscape.

To the north of Lidget are a group of vernacular buildings located around **Clough Lane** and **Hall Street**. Most of the buildings along Clough Lane appear to date from the late 18th and early 19th centuries. They range from two-storey cottages through to three-storey former industrial buildings. Most of the properties open straight out onto the lane, though a few are set back behind small hard-surfaced yards or set at an oblique angle to the lane. The road is partially surfaced with stone setts, which complement the stonework of the buildings and further enhance the traditional scene. Hall Street leads off Clough Street to the east and climbs steeply upwards to a group of properties that are set above the level of Clough Lane. The road then narrows to the width of a footpath and passes between two houses before joining Lidget once again. The feel of this part of the conservation area is organic and unplanned and this consequently creates a rural and characterful streetscape.



The narrow stone-settled paths around Hall Street add much character and interest to the conservation area.

terms of choice of routes through the conservation area. It is important that these footpaths and lanes be maintained and safe to use as they contribute much the permeability and character of the area.

The streetscape around Clough Lane and Hall Street provides a complete contrast to the more regular and grid-like layout of the Victorian terraced houses along **Victoria Road**, **John Street** and around **Dockroyd Lane**. This type of housing is typical of that built around the end the 19th century and is characterised by the hard, well-defined line that the houses and their boundary walls create along the edge of the highway.

Overall, the level of **permeability** within Oakworth conservation area is high. The principal routes through the area, such as Colne Road/Keighley Road, Station Road and Commercial Street allow vehicular traffic access to most parts of the conservation area, though the area around the shops on Lidget is a busy central focus that often sees parked vehicles and standing traffic. The narrower roads such as Mill Lane, Clough Lane and those around Dockroyd Lane tend provide additional means of access across the conservation area. These routes generally offer vehicular access to the properties around them and generally narrow to the width of a footpath at one end, giving the pedestrian the advantage in

9. Activity

Summary of Activity

The conservation area covers the core of the village of Oakworth, within which is a mix of residential, ecclesiastical and commercial buildings.

- *Oakworth retains a good range of shops and services that appear to be well used by local residents and passing motorists. The shops are mainly located along Colne Road/Keighley Road and most have retained their attractive and traditional style shop fronts. These are characterised by recessed doorways, large shop windows and carved pilasters and stallrisers. Traditional details such as these contribute much to the historic interest and character of the conservation area and it is important that new or replacement shop fronts and signs respect this.*
- *There are a number of older buildings that were originally built as or used as shops, barns or industrial buildings. Many of these have since been converted into dwellings and the retention of typical features associated with their former use, such as shop windows, cart entrances and loading doors helps to maintain the character and interest of the buildings.*
- *The ecclesiastical buildings are an important element of the character and historical development of the village.*

The physical form of the conservation area sets the stage for the **activity** that takes place within its confines, but the range of uses and level of activity is what brings the place to life. This is difficult to control, as it is in many ways influenced by market forces, however it does have a direct impact on the

character of the area and ultimately on the changes to its built form.



The shops at the bottom of Keighley Road (Lidget) are the main focus of commercial activity in the conservation area.

The main area of **commercial activity** in Oakworth conservation area focuses naturally around the **shops** along Colne Road/Keighley Road. These are clustered in several small groups, the largest of which being the group of shops around the bottom of **Lidget**. This group includes a good range of shops and services, such as a butcher, chemist, hairdressers and Indian takeaway. To the west of this group are several more commercial premises, such as the **Post Office** at the head of Dockroyd Lane. Around **Oakworth Hall** is a hairdresser's, fish and chip shop and garage. This wide-ranging variety of different commercial activities ensures that during the daytime Colne Road/Keighley Road is busy with cars, some of which park alongside the shops and that there is a flow of people browsing and shopping.

As with all areas of commercial activity, the economic pressure for change in this area is relatively high and the buildings have been susceptible to alteration. This has particularly affected **shop fronts**, **signage** and other traditional features that can be easily replaced.



The hairdressers (63 Oakworth Hall) has retained its traditional, 19th century shop front and this contributes much to the character and interest of the building.

Despite this, many of the commercial properties have retained the traditional style of timber shop front and signage and where new shop fronts have been installed, they have mostly been sympathetic to the traditional form, style and materials. The hairdressers (number 63) adjoining Oakworth Hall is a particularly good example of a traditional shop front and retains many of its 19th century features, such as stone stallrisers, carved pilasters, recessed doorway and painted signage. It is much to the credit of the owners that this property has retained so much of its traditional character and consequently it makes a valuable contribution to the townscape.

Within the conservation area are a number of public houses that traditionally provide informal community meeting points and important social functions. The **Golden Fleece**, located at the head of Commercial Street is the oldest of these institutions and is located within an 18th/early 19th century building that is prominent in the conservation area. **Oakworth Social Club**, positioned to the west of Holden Park was opened in 1899 and is located in an attractive Italianate building on the edge of the highway. The Snooty

Fox, alongside Christ Church is a later addition to the public houses in Oakworth, having opened around the middle of the 20th century.



Oakworth Social Club was opened in 1899 and along with the other public houses in the conservation area, provides an important community function.

The **ecclesiastical** buildings, community centre, school and the **public houses** all create very different levels and types of activity within the conservation area. The parish and Methodist **churches** hold religious services, while the **community hall** offers a location in which to hold meetings and civic functions. The public houses provide informal meeting places and are important in maintaining the village-like feel of the place. These venues create activity at different times and days of the week and therefore are an important element in the maintenance of activity within the conservation area and indeed the village on a wider scale.

A number of former shops, agricultural and civic buildings with the village have been converted into dwellings or new uses. Most of these **conversions** have been undertaken sympathetically and the original character of the building retained. The conversion of the former shoe shop (**30 Chapel Lane**) adjoining the Oakworth Social Club into a residential property has been undertaken in a particularly sensitive manner and the retention of the large shop windows and stone shop front details has preserved much of its interesting character. There are several examples of converted barns and industrial buildings in the conservation area, such as those around Clough Lane and Dockroyd. Many have retained cart entrances and loading doors that are traditional to the former uses of these buildings.



Parkworks, the former shuttle works and barn on Clough Lane have been converted into residential use but have retained features such as barn doors and loading door openings that help maintain the original character of the buildings.

There is a general presumption in favour of retaining commercial uses in buildings that are currently in such use in order to maintain vitality in the area and to ensure provision of a range of local services. However, where there is no demand for commercial use conversion to residential may be accepted where the commercial appearance of the property is maintained.

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 Oakworth Conservation Area, such as:

- 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 and intangible ingredients such as sounds and smells, are all factors in creating the identity of Oakworth conservation area. This section highlights the elements that contribute to the character and appearance of the conservation area, 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 area, 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*).

Characteristics Common to the Entire Conservation Area

Common Characteristics	Guidance
<ul style="list-style-type: none"> • Topography and setting – Oakworth developed along a busy route between Lancashire and Yorkshire high up on the northern valley side above the River Worth. As a consequence the topography of the conservation area is varied, generally sloping steeply downwards from north to south but incorporating a number of dips and troughs that add interest to views through and out of the conservation area. The setting to the north of Oakworth is of steeply rising fields that eventually become moor land. To the south and west are green fields and woodland within a rural setting. To the east the setting briefly gives way to open fields before converging with the houses around the edge of Keighley. 	<ol style="list-style-type: none"> 1. It is essential that the significant views and vistas into, out of and through the conservation area 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 Unitary Development Plan (UDP)). 2. 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).
<ul style="list-style-type: none"> • Visual connections out of the conservation area and across the Worth Valley towards Haworth and Stanbury allow Oakworth to be considered in context of its wider surroundings. 	
<ul style="list-style-type: none"> • Traditional building materials – Most of the buildings within the conservation area are constructed of local stone, which serves to unify the built form of the settlement and create a harmonious whole. Stone slate is the principal roofing material and natural stone has been used for boundary and field walls. Some of the later buildings (late 19th century) have utilised blue slate as a roofing material and as a natural product also complements the stonework of the buildings. Timber was traditionally used for window frames, doors and guttering. 	<ol style="list-style-type: none"> 3. 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). 4. 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). 5. 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). 6. 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).

<ul style="list-style-type: none"> Setted and flagged carriageways and footpaths - Small areas of stone flags and setts exist within the conservation area, such as those in front of Dockroyd Farm and at the entrance to Clough Lane. Some of the older residential properties also retain stone flagged pavements to the front of the buildings. Examples of this can be seen along James Street and in front of cottages on the west side of Commercial Street. Stone setts and flags are historic features in their own right and make a valuable contribution to the character and quality of the streetscape. 	<p>7. There should be a presumption in favour of preserving the small areas of setted and flagged surfaces of the conservation area (see Policy BH11 of the Unitary Development Plan).</p>
<ul style="list-style-type: none"> Boundary walls and Field Walls – Many of the properties and open spaces in Oakworth are set back from the road or enclosed behind stone walls. Traditional stone walls enhance the rural character of the conservation area and are historic features in their own right. 	<p>8. 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).</p>

Architecture and building details



The buildings in Oakworth conservation area are constructed in a relatively wide range of architectural styles dating from the 17th century through to the 20th century. The oldest buildings, those constructed before the middle of the 19th century, tend to be built in the local vernacular style. These properties are usually stone built and mostly have stone slate roofs. Typical features include stone corniced chimneystacks, plain stone door and window surrounds, chamfered or flat-faced mullions and timber windows, doors and squared gutters. Some buildings have additional features such as prominent kneelers, dentil courses, stringcourses and quoins. Despite being individually designed they have a pleasing uniformity that adds much to the character and image of the place.

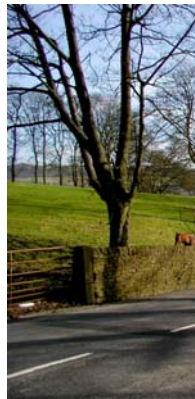
There are many good examples of the local vernacular and these can range from grand yeoman houses such as Oakworth Hall to farmhouses, such as Clough House Farm and cottages, such as those along Bridge Street and Goodley. Many of these properties are Grade II listed in recognition of their special historic interest.

The 19th century was a period of relatively intense development in Oakworth and several mills were constructed as well as rows of terraced houses for the workers. Sadly most of the larger mills, such as Oakworth Mills and Providence Mill have been demolished but several of the smaller industrial buildings have been converted into residential use and make an interesting contribution to the building form of the conservation area. The houses built for the textile workers tend to be architecturally simple and were constructed in stone, usually terraced or back-to-back and with stone or blue slate roofs.

Other buildings, such as Christ Church and the late Victorian and Edwardian villas were built in a more formal architectural style and this provides an interesting contrast to the local vernacular.

9. 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, 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).
10. 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).
11. New development within the conservation area should reflect the predominant building form of the area 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



Open space and natural elements make an important contribution to the character and feel of Oakworth conservation area.

Holden Park is the largest single area of open space in the conservation area and is located at the heart of the village. The park was created in 1925 on the former gardens of Oakworth House. The park covers a large area and incorporates formal areas, such as the bowling green and playground and informal grassy areas within a remarkable setting. Within the park are the remains of the man-made caves, rockeries and grottos and these create a historically unique environment that makes an important contribution to the quality and interest of the conservation area.

Other areas of key open space include the graveyard and allotment gardens on Dockroyd Lane. The graveyard is now overgrown and has an uncared for appearance. The allotment gardens are an important community resource and their openness allows good views out of the conservation area.

Several fields and small grazing areas have been included within the conservation area boundary, such as the land to the south of Mill Lane, east of Park Avenue, south of East Royd and north of Dockroyd. These areas have been included as they are considered to make an exceptional contribution to the setting and character of the conservation area and it is important that these fields remain undeveloped and open.

Many of the buildings in the conservation area have been constructed at a relatively high density and are characterised by a lack of private garden space. Some front immediately onto the highway whereas others are set back a short distance from the roadside, having a small garden to the front. Housing around areas like Clough Lane and Mill Lane take much of their character from their dense construction and close proximity to the lane and their neighbours.

- 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).
- 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.

<p>Permeability and Streetscape</p> 	<p>Colne Road/Keighley Road is the principal route through the conservation area and historically the line along which Oakworth developed. Prior to the construction of the Toll Roads in the 18th century Oakworth was located on one of the main packhorse routes between Lancashire and Yorkshire.</p> <p>Several small roads lead off the main road to the north and south. Some of these were built in order to provide access to the mills (such as Providence Lane) or the station and were probably laid out in the 19th century. Others, such as Clough Lane, predate these developments and the organic and somewhat unplanned nature of the streetscape and buildings create much traditional and rural character. The late 19th century roads are mostly lined with stone terraces that create a well-defined streetscape.</p> <p>Overall, levels of permeability are high in Oakworth conservation area. The network of roads is linked by partially setted lanes and footpaths that offer a choice of routes across the area and adds to the sense of place.</p>	<ul style="list-style-type: none"> ▪ The road 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).
<p>Activity</p> 	<p>Within the village there are a good range of shops and commercial properties that provide a range of goods to local residents and visitors. Most of the shops are located along Colne Road/Keighley Road and many have retained their traditional style timber and stone shop fronts. The retention of these details adds much to the character and interest of the conservation area.</p> <p>There are also many buildings in the conservation area that were formerly built as agricultural or industrial buildings but have since been converted into residential use. In most instances, features suggestive of their former functions still remain, such as cart entrances and loading doors and these help preserve the original character of the buildings.</p> <p>Religious buildings, school, community centres and public houses all contribute to the level of activity in the conservation area, albeit in very different ways. It is important to maintain a mix of land and building uses in order to preserve the vibrancy of the area.</p>	<ul style="list-style-type: none"> ▪ There should be a presumption in favour of retaining retail and commercial functions along Colne Road, Keighley Road and Commercial Street in order to preserve and enhance its commercial character and in order to provide local residents with a good range of services and products.

11. Preservation & Enhancement Proposals

Conservation areas are complicated spaces in which many different elements combine to create an area of distinctive character. Over time areas and buildings evolve and change in order to meet different requirements. This can sometimes result in the occurrence of less than sympathetic alterations to buildings and spaces that can undermine the special character or distinctiveness of the place.

In order to ensure that the value of the place is preserved, both as a historic environment and a pleasant place in which to live and work, it is important that the elements that contribute to its sense of place and special character are protected from inappropriate alteration. In order to achieve this the designation of a conservation area brings with it some legislative controls and these are complemented by further policies included within the Council's Unitary Development Plan. The intent of these policies and controls is not to stifle change or to attempt to preserve a place in aspic, unable to move forward or meet modern day demands but to ensure that change and new developments preserves or enhances the character and appearance of the place.

The purpose of this document is to identify what is special within Oakworth conservation area. The assessment also highlights areas that could be improved or enhanced. The following chapter will identify the changes to the boundary of the conservation area, as well as a number of enhancement proposals that could enhance areas and buildings that currently do not contribute to the character of Oakworth.

11.1 Preservation of the Character and Appearance of Oakworth Conservation Area

As mentioned previously, the City of Bradford Metropolitan District Council will make use of the powers afforded to it by national legislation and policies set in the Unitary Development Plan to control inappropriate change in the conservation area. However, the following basic principals (based upon advice set out in PPG15 – Planning and the Historic Environment) will be applied:

- 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 important and intrinsic elements of its setting.
- 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.

The Department of Culture, Media and Sport is responsible for the listing of historic buildings that are of special architectural or historic interest. Listed Building Consent is required from the local authority (in this instance the City of Bradford Metropolitan District Council) for any works that affect the special character or appearance of the listed building. This can apply to internal as well as external works. More information about listed buildings and the controls that apply to them is available from the local Planning Office. The listing descriptions for buildings contained within Oakworth conservation area are listed in *Appendix 2* of this document.

There are many other buildings and structures within Oakworth conservation area that, although not listed, contribute much to the character, streetscape and historic interest of the area. The traditional form of these buildings and the retention of original details, such as timber windows and doors all adds to the value and quality of these buildings and the conservation area. Other important features include natural roofing materials, such as stone or blue slate, boundary walls and chimneystacks. It is to the credit of the property owners that many of these have been retained and later alterations have been undertaken in a sympathetic manner. Generally many of the minor changes that can detrimentally affect the character of an area can be made to dwellings without the need for planning permission and therefore is beyond the control of the local authority.

11.2 New Development in Oakworth Conservation Area

Where new development in a conservation area is proposed it is important that that development utilises the very best in principals of design and materials used in construction. The basic principle in relation to new development in a conservation area is that it should preserve or enhance the character and appearance of the area. However, in order to achieve the successful juxtaposition of old and new buildings in an historic environment it is important that proposed development should take full account of the character and appearance of the place and use the guidance set out in this document as a starting point.

Good design does not necessarily mean blindly replicating what is already there nor that an assortment of 'historic' features and details should be 'tacked on' to new buildings. It is very important that scope be given to the inclusion of architectural invention and initiative as this can provide distinctive buildings that show an evolution of architectural history. New development should, regardless of building type or proposed use, reflect the proportions, scale and massing of the existing buildings in the conservation area.

The Commission for Architecture and the Built Environment (CABE) and English Heritage published a document in 2001 entitled 'Building in Context: New Development in Historic Areas'. This sets down some useful guidelines as to what constitutes good modern design in conservation areas and the following basic principles apply:

- New development should relate to the geography and history of the place and the lie of the land. This should all be based on a careful evaluation of the site. In Oakworth conservation area the dramatically sloping topography of the village means that buildings, by virtue of their height and form, are an important factor in the formation of views and vistas in and out of a conservation area. This should be taken into account when proposing new development.
- New buildings and extensions to existing buildings should be located within the site in a similar way to the general form and pattern of buildings in the surrounding area. In some parts of Oakworth conservation area this could mean an irregular and organic layout or in others a more grid-like, planned format.
- Important views and vistas should be preserved. Key buildings should be kept visible and spaces between buildings maintained where they allow important visual linkages across the settlement.
- The scale and proportions of neighbouring buildings should be fully considered and respected. In Oakworth there are variations in building height according to status, original function and age. The former industrial buildings tend to be the largest, dominating the buildings around them and contrasting with the two-storey cottages and farmhouses. It is important that new development should not be conspicuous by ignoring the scale and visual relationships of the buildings around it.
- Materials and building techniques should be of the highest quality possible.
- New buildings should not intrude upon areas of open space that have been identified as contributing to the character and interest of the conservation area.

Shop Front Design

Fully detailed design guidance for shop fronts and signage in Oakworth conservation area will be produced, however the general principles of good design in relation to retail frontages are as follows:

- Where possible, new shop fronts should be based on historical evidence of original details

or if there are none remaining, an assessment of typical detailing for a building of its age.

- The use of timber for pilasters and either timber or stone for stallrisers beneath the shop window. Tiled or plastic stall risers and pilasters are inappropriate and visually detrimental to the streetscape.
- Where possible, retain all existing traditional detailing to the window frames and doors and maintain original window patterns.
- Existing door recesses should be retained as these are traditional in Oakworth.
- Signage should be timber and painted. Hanging signs are usually acceptable where they utilise the above materials and are of an appropriate size. Internally lit or flashing signs are overly dominant and detrimental to the character of the building and the streetscene. Externally lit signs may be appropriate in some circumstances but lighting and fascia signage should not intrude upon the streetscene or dominate the frontage of the building.
- Care should be taken with the incorporation of security measures. Shutters will generally only be permitted inside the display window. There is a presumption against solid roller shutters as they create a 'dead' frontage that lacks visual attractiveness and has a negative impact on the character of the building and conservation area.

11.3 Conservation Area Boundary

Oakworth conservation area principally includes the oldest parts of the village, incorporating the buildings of strongest character and historic interest and the spaces that contribute positively to the area's character and sense of place. The conservation area boundary extends from Bridge Street/Commercial Street westwards as far as Sykes Head. It includes Holden Park and the former agricultural hamlet of Dockroyd. This area incorporates a wide range of buildings dating from the 17th through to the 20th century. Where possible buildings and spaces that do not contribute to the special character of the area have been excluded from the conservation boundary.

The boundary review process consisted of an initial review of the conservation area boundary by the Conservation Team to ensure that it reflects the historic and architectural interest of the area and

follows a logical course. This initial review resulted in a proposed new conservation area boundary for Oakworth. The community was given the opportunity to suggest amendments to the proposed conservation area boundary during the consultation period in the summer of 2004. Each suggested amendment to the conservation area boundary was visited and assessed by the Conservation Team in order to determine whether it would be appropriate to amend the conservation area boundary. The conservation area boundary was amended only in instances where it would be appropriate to do so in respect of architectural or historic interest.

The following list consists of all of the significant changes to the original (1981) Oakworth Conservation Area boundary. In addition to these there are some minor alterations that have been undertaken to ensure that the boundary is logical and readable on the ground. These changes include the alteration of the boundary to ensure it runs along property boundaries rather than through the middle of a building or garden. The significant alterations are:

- **Exclude Moor Drive.** This development of new houses was built around the end of the 20th century on land that was partially within the conservation area. Built of brightly-hued stone and with a car parking area between the front elevations and the road, this curving terrace of town houses bears little relationship to the historic form and detailing of the conservation area. As it stands, it is considered that this new development lacks the special architectural and historic interest to warrant inclusion in the conservation area boundary.
- **Include all of Holden Park.** The conservation area boundary designated in 1981 only included the southern half of the park. It is proposed to include the park in its entirety as it is considered to be an area of key open space that makes an exceptional contribution to the quality, openness and leafy setting of the conservation area.
- **Exclude Heritage Way, Dee Court, Oakleigh Mews and Stone House Fold.** This network of cul-de-sacs of recently built suburban housing is partially on part of the former site of Oakworth Mills, which was demolished in 2000, but was a key building in the original (1981) designation of Oakworth Conservation Area. The modern style of the buildings, the streetscape and the layout of this development

mean that it has a character which is distinct from that of Oakworth conservation area and does not share its special architectural and historic interest.

- **Include Broom Terrace and Myrtle View.** These terraces are located on the eastern edge of the village boundary and were probably built around the end of the 19th century. They are similar in form and detailing to the terraces that line Lidget and it is considered that these properties create an attractive and fitting entrance into the conservation area. It is also proposed to include **168** and **170 Sykes Head**, the former smithy as these properties and their gardens are considered to contribute to the historic and architectural interest of the conservation area.



Broom Terrace

- **Include Far High Field.** This early 19th century group of farm buildings is contemporary with development already within Oakworth Conservation Area and retains much of its traditional character and appearance. The architectural and historic interest of this group is comparable to many of the contemporary groups of farm buildings already within the conservation area.
- **Include West View, Hoyle House Cottages, Hoyle House Farm Cottage, Hoyle House Barn and the field between these buildings and East Royd.** The Hoyle House group of buildings are a vernacular style farmhouse, cottages and barn. The barn dates from the first half of the 19th century, while the farmhouse and cottages are an early 19th century rebuild of 18th century buildings and have features and details from both of these eras. West View is a detached three bay Victorian villa with polite architecture and much of its original external features still in place.

The field between these buildings and East Royd is bounded by a mixture of traditional stone boundary walls and old iron railings, and is used as pasture. It contains a number of unprotected mature trees. Of chief importance among these is the line of trees along the eastern edge of the field, which forms an attractive edge to the envelope of Oakworth village.



West View, Station Road

11.4 Enhancement and Preservation Proposals

Naturally there are some elements of the conservation area that are not conducive to the predominant character of the area 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 were prioritised by members of the community who participated in the production of this document by either attending the Conservation Area Workshop at Oakworth on 30th June, 2004 at Holden Hall, Oakworth, or completing and returning a comments sheet.

- **Environmental Enhancement of Open Spaces.** Whilst it is not appropriate to make an area look overly pristine, the care of the natural elements of the conservation area, such as trees, as well as general maintenance of open spaces such as the graveyard along side Dockroyd Lane and the park is important in maintaining the special character and appearance of the place.

The graveyard has become overgrown with self seeded trees and shrubs and the gravestones surrounded by an accumulation of litter. With more regular maintenance the graveyard could become a more attractive area of green space within the conservation area.

Holden Park is generally well maintained and well used however evidence of vandalism is apparent in some areas. Graffiti is scrawled across the surfaces of the marble fountain and other stone features, and children are often seen climbing on the roofs of the caves and pergolas. Anti-social behaviour such as this has a detrimental impact on the character of the area, discouraging public use of the park and potentially damaging the historic fabric. Tackling problems such as this is a sensitive issue but in the short term better surveillance of the park and general maintenance of open spaces and natural elements would help ensure that the special character and appearance of the place is maintained.

- **Retention of Original Features and Details.** In Oakworth conservation area there are several unlisted buildings that have retained

many of their traditional features such as timber-paneled doors, timber sliding sash windows and stone mullions. Features such as these vastly increase the historic interest and uniqueness of the building and this consequently has a wider impact on the character and appearance of the conservation area. However, there are many traditional buildings that have replacement details such as windows and doors in less sympathetic materials and styles. In some cases external stonework has been painted or rendered and boundary walls replaced with conifer hedges or fencing. The resulting appearance is at odds with the character and age of the buildings and consequently this has harmed the appearance and character of the area on a wider scale. Other features such as natural roofing materials, chimneystacks and clay pots are also of much interest in the conservation area.

Where original features remain, property owners should be offered advice as to how best to maintain them, as repair of traditional features is always preferable to replacement. However, if replacement has become the only option a guidance note offering practical advice to home owners would be very useful. This could suggest appropriate types of door, window etc for a particular age of property and contain a list of suppliers and local craftsmen who are able to undertake such work.

- **Guidance Notes on the Repair and Maintenance of Properties.** There are a large number of traditional buildings in Oakworth conservation area that are constructed in the local vernacular style. Some of these buildings have unsympathetic replacement features and have undergone well-intentioned but on occasions inappropriate repair. Of particular concern is the repointing of stonework with cement mortar as this contributes to the erosion of the softer sandstone that many of the properties in Oakworth are built from. Repair works to stone slate roofs is another area where attention and advice would be beneficial. The turning of stone roofs is bad practice as this exposes the porous underside of the slate resulting in increased water damage and erosion. The changing pressures on the slates can also cause the stone to crack.

The production of guidance on the repair and maintenance of stone buildings, particularly vernacular style properties, would increase

awareness of fitting repair techniques and give property owners the confidence and knowledge to maintain their property in the appropriate way.

- **Stone Surfacing to Highways.** The small areas of natural stone surfacing make a valuable contribution to the image of the conservation area. The stone flags and setts are generally located immediately in front of properties and at the entrance to unadopted streets. Some flags are broken and the setts loose and it is important that these areas be maintained and protected; as historic surfacing materials they are of interest in their own right.
- **Design Guidance for Commercial Properties.** Oakworth conservation area contains a number of retail and commercial properties that are mainly located along Colne Road/Keighley Road and Commercial Street. These provide a relatively wide range of services and retail goods to local residents and passing traffic and are an important element of the vibrancy and village-like feel of the area. Most of the retail units have attractive and appropriate styles of shop frontage and signage that are in keeping with the age and form of the building. However, some of the shop fronts have undergone alteration in past years and in some cases this has detrimentally affected the historic fabric and character of the building.

The use of overly dominant and insensitive types of signage is visible on a minimal number of commercial properties in the conservation area. The use of uPVC fascia signs and bright internal lighting is often incompatible with the character of traditional buildings and historic areas and can be dominant features. Advertisements are nevertheless important to commercial vibrancy and are an integral part of the character of the conservation area, however the use of timber painted fascia signs and traditional hanging

signs can enhance rather than detract from the visual interest of the streetscape.

Design guidance for shop fronts and commercial signage should be produced for Oakworth. This will aid developers and property owners on good practice in relation to design and help ensure that new shop fronts and signs respect the character and traditional detailing of the building.

- **Boundary Walls.** Stone walls, some coursed and mortared and some of dry stone construction line many of the roads and surround properties and open spaces in the conservation area. As a traditional form of boundary treatment, they are considered to be an important element of the character and distinctiveness of Oakworth conservation area. In some places, such as around Holden Park and the field to the east of Park Avenue, these walls have collapsed or are badly damaged. It is important that these walls are rebuilt as if they continue to deteriorate their historic value will be lost.
- **Outbuildings and Street Furniture.** Many of the properties in Oakworth conservation area have stone buildings that are contemporary with the construction of the original dwelling, farm or industrial building. These outbuildings include a fair number of privies, coal sheds and other structures that relate to a past way of life in the village. Many of these outbuildings have been maintained in a good state of repair and make a substantial contribution to the streetscape and historical interest of the conservation area. Of a similar townscape value are the stone troughs and gateposts that complement the fine grain of the conservation area and contribute towards the understanding of the historical development of the settlement. There should be a presumption in favour of the retention of these features and the repair of those in poor condition should be undertaken as a priority.

12. Glossary

Ashlar: Dressed stonework of any type, where the blocks have squared sides, carefully squared corners, and are laid in regular courses, usually with fine joints. The faces of the stones, called ashlar, are generally smooth and polished, but can be tooled or have a decorative treatment.

Bracket: Any projection from the face of a wall whose purpose is to support a structure or object.

Chamfer: Narrow face created when stone is cut at an angle, usually at 45 degrees.

Coping: Top course of a wall, designed to prevent water penetrating into the core of the wall. Copes can be formed of any material that does not absorb water and are sometimes shaped i.e. round.

Cornice: In Classical Architecture the top, projecting, horizontal division of the beam between columns.

Dentil course: Rectangular projecting blocks (dentils), tightly spaced like teeth, usually below cornices on a building.

Finial: Topmost-featured ornament on a building, freestanding above spire gable etc.

Hammer-dressed: Stonework, hammered to a projecting rock-faced finish.

Hoodmould: Projecting moulding over a door or window designed to throw off water, also known as dripstones.

Jamb: Vertical sides to a window or door opening.

Kneeler: The sloping tabling that caps a gable and is upstanding above the plane of the roof. It is usually moulded or carved.

Light: The framed part of a window opening.

Mullion: Upright member dividing the lights of a window.

Nave: The western limb of a church, where the congregation meets.

Pediment: A classical form of corniced gable, usually triangular in shape, occasionally semi-circular.

Quoin: Stones larger or better shaped, than those of which a wall is composed, used to form the corners of walls or door and window openings. Laid in an arrangement of headers and stretchers on alternate courses, this gives strength to the build, and allows the face work of the walling to tooth into the corner.

Rubble walling: A term used to describe any build where the stones are not fully dressed. Can vary from stones that are wholly natural in shape to stones that have been roughly squared, can be completely random or coursed.

Sash: A form of window in which two sashes, separated by parting beads, slides within a frame, the case, counterbalanced by weights hung on ropes, the sash cords. The glazing slides in two parallel frames within the case, the upper sliding outward of the lower. The projection of the top sash beyond the bottom sash traps a certain amount of shadow that gives the sash and case window a very satisfying 3-D effect.

Setts: Square blocks, usually of granite but sometimes of hardwood for silence, forming a street surface. Setts were set on edge, close together, and they tapered slightly towards the bottom. Sides were never quite smooth, and laying them to achieve a tight joint, is a very skilful business.

Sill band/Stringcourse: horizontal member at the base of a window opening or door frame, usually projecting to throw water from the face of the building.

Transom: A horizontal bar of stone or wood that separates a window light from a lower light or a door opening. A transom light is a rectangular window above a door.

Venetian window: A three-window arrangement where the central opening is arched and taller than the two flanking openings that are flat topped.

Vernacular: An indigenous building constructed of locally available materials, to local detail, usually without the benefit of an architect. Somehow it is now taken to imply a fairly humble or practical origin, but this is not the case.

Further Reading

Historical Resources

Baumber, M.L (1977) 'A Pennine Community on the Eve of Industrial Revolution'

Baumber, M.L (1983) 'From Revival to Regency – A History of Keighley and Haworth'

Goodall, M (1979) 'Reviving the Worth Valley'

Hewitt, P (1985) 'These Lonely Mountains'

Keighley, W (1879) 'Keighley Past and Present'

Oakworth Village Society (1997): 'Oakworth Village Society'

Waterson, E & Meadows, P (1998): 'Lost Houses of the West Riding'

Architectural Terminology

Grieve, N (2005) 'The Urban Conservation Glossary'

<http://www.trp.dundee.ac.uk/research/glossary/glossary.html>

Planning Policy

City of Bradford Metropolitan District Council (2005): 'Bradford Unitary Development Plan'.

Department of the Environment (1990): 'Planning Policy Guidance 15 (PPG 15) – Planning and Historic Environment'. – HMSO, London.

Contacts

This document will be publicly accessible at the Keighley Planning Office, Keighley Library and on the Council's website at:

www.bradford.gov.uk/council/planning/heritage/cons_assess.asp

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Appendix 1:

Map of Oakworth Conservation Area

Appendix 2:

List Descriptions of the Listed Buildings in Oakworth Conservation Area

Appendix 2: List Descriptions of the Listed Buildings in Oakworth Conservation Area

NB: all listed buildings within Oakworth Conservation Area are listed Grade II.

Conservative Club Bridge Street, Oakworth

Chapel now Conservative Club. c.1822. Coursed stone, with ashlar dressings, stone slate roof. 1 storey, L-shaped plan. Gabled porch with slab coping. Round-headed windows with voussoirs, keystones, block cills and C19 glazing. Kneelers, coping. Enlarged at rear for former use as school.

Nos 1 to 47 (odd) Bridge Street, Oakworth

Row of cottages. Early-mid C19, several builds, nos 39 and 41 dated "JMM 1832". Coursed stone, stone slate roofs. Some back-to-back, now throughs. 2 and 3 storeys, stepped up hill, one or two first-floor windows. Openings have plain stone surrounds, the windows with flat-faced mullions. End stacks. No 1: board door to right, 2-light window to left, 3-light window above. Nos 3, 5, 7 and 9: quoins to left, plinth to nos. 3 and 5. Each has C20 door to right, number 3 with C20 porch; a 3-light window to left: a 4-light window above. Nos. 11 and 13: each has a C20 door to right and a 3-light window to left and above. No. 15: 2 back-to-back dwellings, now one house. A 4-light window to left has C20 door inserted; doorway with interrupted jambs on right now passage entrance. Above a 3-light and single-light window. Left stack removed. Nos 21 and 23: 4 back-to-back dwellings, now 2 houses. Each has C20 door on right, no. 21 with second, recessed lintel; a 3-light window to left and above, no. 23 with mullions removed and ground-floor lintel replaced, no. 21 with ground-floor mullions replaced. No 25: 2 back-to-back dwellings, now one. Door on left with second, recessed lintel; window on right with mullions removed and cill lowered; 3-light window above. No 27: 2 back-to-back dwellings, now one. Door on left: window with mullions removed and renewed lintel on right; 3-light window above. Nos. 39 and 41: 5 back-to-back and 2 cellar dwellings, now 2 houses. 3 storeys with basement to left end. To right a segment-headed cart arch with interrupted jambs, voussoirs and keystone. On its left 2 doorways, each with window on its left with mullions removed and lintel renewed. Basement of no. 39 has passage doorway with interrupted jambs to left and a 2-light cellar window to right.

No. 39 has a 3-light window to first and second floors; no. 41 has 2 3-light windows to upper floors, those on first floor flanking date-plaque. Shaped kneeler and ashlar coping to left.

Rear shows 3 3-storey dwellings, each with door and 2-light window to ground floor and a 3-light window to first and second floors, and one cellar dwelling. Access to cellar dwelling off passageway. No 43: 3 storeys. Door on right; 3-light window to left and to upper floors; plain gutter brackets on table. Nos 45 and 47: doorways to left and right; each has one 3-light window to ground and first floors. Plain gutter brackets on table. Stack in front roof pitch.

Nos 14, 16, 18 and 20 Colne Road, Oakworth

Four cottages. Early C19, 2 builds. Coursed millstone grit, stone slate roof. 2 storeys, one first-floor window each. Openings have plain stone surrounds, the windows with flat-faced mullions. Each cottage has door to right, nos. 16 and 20 retaining original panelled doors, and a 3-light window to left and above. Ashlar coping to right gable. End stacks to left of each cottage.

Oakworth Hall (now incorporates Nos 69 and 71) Colne Road, Oakworth (formerly listed as 2 items: Oakworth Hall and no. 69 Oakworth Hall)

House. Dated _WC 1702_. Dressed stone, stone slate roof. 2 storeys. Doorway with moulded lintel, spiral-patterned, and a carved stone above with a horseman, dogs and two masks. Small double chamfered mullion windows, some altered, some later windows. Kneelers, coping. 3 stacks with moulded strings. Rear: chamfered doorway with shaped, dated lintel and later gabled porch. Two double-chamfered mullion windows to ground floor and 3 above, or 2, 3 and 4 lights. Right return has large inscribed stone tablet dated July 1843, stating that Providence Lane (which begins here) is a private road to Providence Mill.

Christ Church Colne Road, Oakworth

Church. 1845-6. By W Wallen. Dressed sandstone, Welsh slate roof. West tower, nave with south

porch, chancel with vestry to south. Early English style. Tower: 4 stages with string courses, angle buttresses, clock stage below belfry openings, corbelled cornice and parapet. Nave: 5 bays, divided by buttresses, with porch to bay 2. Lancet windows with stringcourse below and continuous hoodmould above. Moulded gutter brackets. Chancel: one bay, narrower. As nave with, to east end, 3 lancets, the central one taller.

Nos 120, 122 and 124

Commercial Street, Oakworth

Three houses. Early-mid C19. Coursed stone, stone slate roof. 2 storeys, one first-floor window each. Openings have plain stone surrounds, the windows with flat-faced mullions. Each house has a door and 2-light window to ground floor with 3-light window above. Stonework at left end left unreturned to allow easy continuation of the row. Stacks to left end and ridge. Lean-to addition at left end not of special interest.

Gatepiers and gates with flanking wall and 9 piers to left and same to right.

Keighley Road, Oakworth

Gatepiers, gates, flanking walls and piers. Early-mid C19. Coursed stone and ashlar with cast-and wrought-iron gates. Gatepiers: square-sectioned, each with plinth, 2 panels with chamfered sunk crosses divided by gadrooned necking and entablature with cornice rising to semi-circle on each side capped by urn on stand. Pilaster on inner side of each pier from which gates are hung.

Gates: symmetrical double leaf, ramped at centre. Bars with scrolled finials, the intermediate panels infilled with scroll-and wheel-work, the top section with petalled ovals. Wall: ramped down to each side. Ashlar coping. 18 piers at regular intervals, some with plinths, all with 2 recessed panels, entablature with pyramidal panel to frieze, and flat capstone.

Gate piers to Holden Park with flanking wall, 4 piers and gateway to left and 5 piers and 3 gate piers to right

Keighley Road, Oakworth

Gatepiers and flanking walls, piers and gatepiers. Early-mid C19. Coursed stone and ashlar. Gatepiers: square-sectioned, each with a stepped plinth, 2 panels separated by fluted band, the lower panel with chamfered, sunk cross, the upper panel with bronze plaque attached; entablature with cornice rising to semicircle on each face; capped by bronze blackmore statue. Right pier has plaque

giving names of Urban District Council members of 1925, when the park was opened to the public, and statue holds torch and snake. Left pier has plaque commemorating donation of park to the public and statue holds torch and ball. To either side of gate piers is a pedestrian archway with moulded surround. The flanking walls are ramped down to the side of these and continue with piers at regular intervals. Wall has stepped plinth and moulded coping. Piers have plinth, 2 raised panels, entablature with pyramidal panel to frieze, and stepped capstone with gadrooned urn. To far left two similar piers act as gatepiers. To right, wall is ramped down, and continues at lower height with a shorter pier, a pair of shorter gatepiers, and one surviving tall gatepier at far right, all in similar style. Holden Park was the garden of Sir Isaac Holden's house of which only the portcochere now remains.

Mile post on north side of junction with Apsley Road

Keighley Road, Oakworth

Milepost. Early mid C19. Cast iron. Two triangular-sectioned posts joined to form triangular-sectioned milepost with sloping top. The left face reads *_Keighley 2 miles_* with pointing hand, and the right face *_Colne 10 miles_* with pointing hand.

Oakworth Mill (middle portion only, occupied by Thornton)

Mill Lane, Oakworth

Mill. Early C19. Stone, stone slate roof. 4 storeys. Loading bays; semicircular castellated tower off centre with round eye and cornice; 9 windows to left and 6 to right, all now boarded up. Remains of water wheel inside.

Clough House Farmhouse

Mill Lane, Oakworth

Farmhouse. Dated *_IA 1686_*. Stone, stone slate roof. 2 storeys, 5 1st-floor windows. Gabled porch on left has moulded opening with hoodmould, dated lintel, old door and ironwork. Garage door inserted to right. Double-chamfered mullion windows, on ground floor of 2, 4 and 6 lights, on 1st floor 3 of 2 lights and 2 C20 windows. Rear: an 8-light window with hoodmould. Interior: low ceiling beams, stone ingle nook, stone doorways and a second stone fireplace. Some of the windows were transferred from a demolished C17 house nearby. Adjoining cottages not of special interest.

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 periodic 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.*