

CONSERVATION AREAS

Conservation Areas are places that Councils recognise to be of special architectural or historic interest. Designating a Conservation Area is a statement of intent by the Council to protect and, if possible, improve upon its special qualities.

A Conservation Area does not mean that there will be no new developments or alterations to existing buildings. We live in a changing world, and the places where we live must be able to adapt to the demands of present-day life. However, the Council has a duty to make sure that all changes increase the attractiveness of the area and do not harm its special character.

This is important, as once unsympathetic changes to buildings and spaces have started to take place, the character of these historic areas can very quickly disappear. If we don't decide now which areas are important to retain and protect because of their historic significance and character, it could well be too late in years to come.

There are a number of special controls and requirements that apply to Conservation Areas in order to protect their character. For example, consent is required to demolish buildings and other structures, and as a

general rule, this will be resisted. New development must normally be built of natural stone, and all new buildings, along with alterations to existing buildings, must preserve or enhance the character or appearance of the area. If you want to fell or prune a tree, the Council must be notified in advance.

If you are thinking about making any alteration to a property, or undertaking other work, in a Conservation Area, it is advisable to contact the Town Planning Department (tel:Halifax (0422) 357257) to find out if any consents are needed. Practical advice about restoration or alterations and the possible availability of grant-aid can also be obtained from the Department.

The Council hopes that being in a Conservation Area will encourage owners to maintain and restore their buildings in keeping with the area's character. Such action will make an important contribution towards retaining the special character and quality of towns and villages in Calderdale.

STAINLAND

C O N S E R V A T I O N A R E A



STAINLAND

LOCATION

The village of Stainland is situated between Holywell Green and Sowood Green some 4 miles south of Halifax. It occupies a hilltop position at about 800ft on a spur which projects from the higher land of Pole Moor and Outlane to the south.

HISTORY AND DEVELOPMENT

Early routes and tracks followed high ground to avoid the marshy and wooded valley bottoms and it was on one such high level packhorse route that Stainland developed. The Stainland Cross remains as evidence of man's activity there in medieval times.

An economy based principally on wool and textile production led Stainland to develop as a hilltop village in much the same way as Sowerby and Heptonstall. With the industrial revolution, mills developed in the neighbouring valleys to take advantage of water power; however, Stainland continued to act as a focus for the area. The village continued to thrive and a number of notable buildings were added to the street scene. With the decline in its agricultural and industrial function, Stainland is now less self-contained than it was and the proximity of the

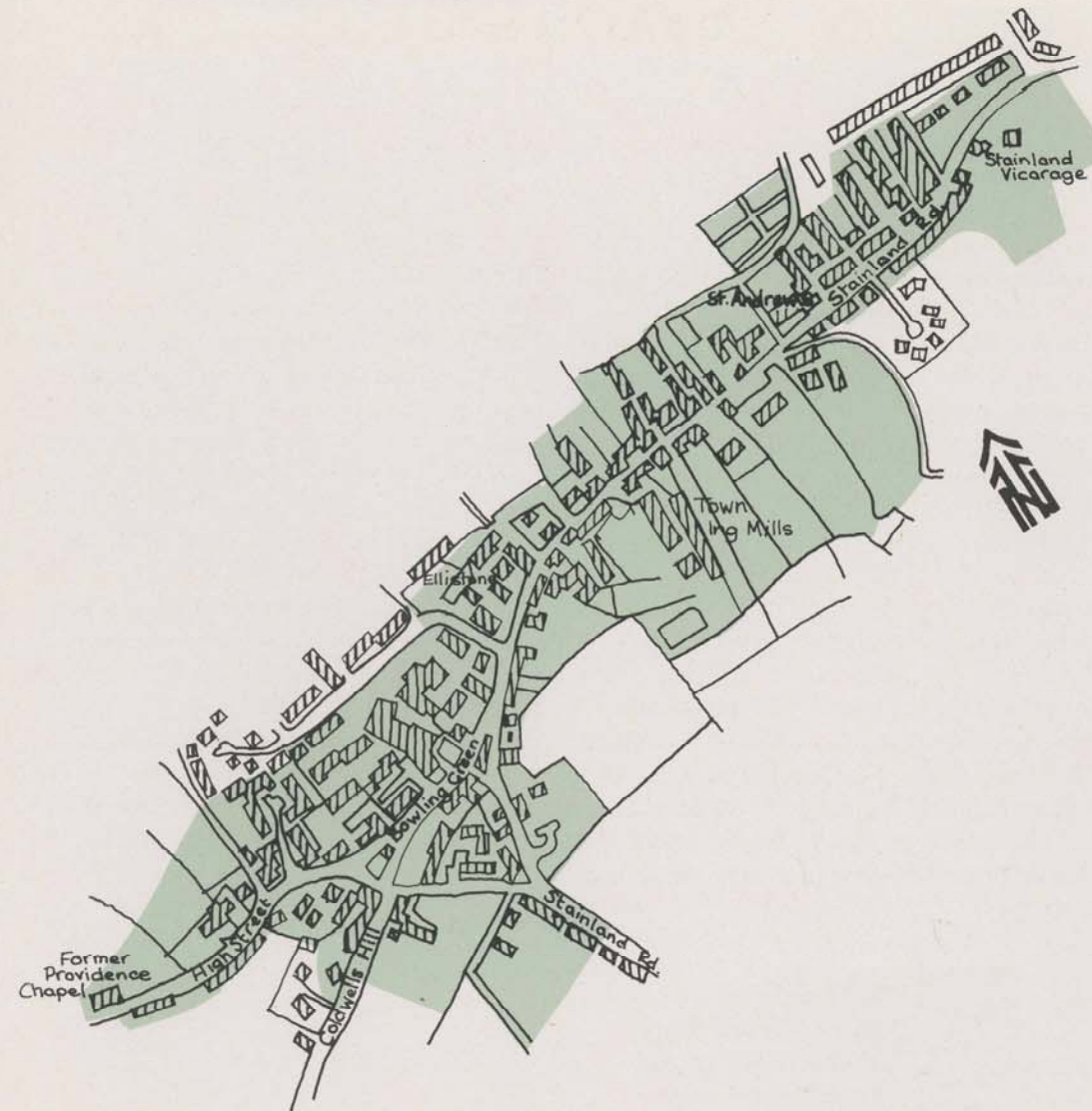
M62 has led to the development of a new residential role, housing people who work in the neighbouring towns. This, in turn, is leading to new pressures for change in the fabric of the village.

CHARACTER

Stainland is essentially linear: all the principal buildings face the main road which forms a central spine. There is not generally a building line to which development can conform and the road narrows at 'pinch points' where the buildings are closer. This leads to an unfolding series of vistas as one travels through the village. Much of the lesser domestic building has developed on minor lanes at right angles to the road and these dense clusters of houses provide areas of enclosure with occasional dramatic glimpses across open countryside.

The architecture of Stainland, using local materials, represents all phases of the village's history, and the boundary of the Conservation Area has been drawn to reflect this.

The Stainland Conservation Area was designated on the 30th of November 1982.



Conservation Area Boundary



Buildings



HOW YOU CAN HELP

Great care should be taken in preserving or improving Conservation Areas. New development must be designed in sympathy with the character of the area. Many alterations could harm the character of buildings in Stainland and work should be carefully considered before proceeding. The drawing opposite shows some of the characteristics of the Conservation Area that it is important to keep, so that it will remain at its most attractive.

Remember that the simplest form of conservation is regular maintenance, as this will retain the original building fabric and reduce the cost of subsequent repairs and renewals. Roofs are particularly important and should be inspected each autumn. Chimneys should also be inspected, checking the condition of the masonry, pointing and pots. Flues should be swept to prevent fire hazards.

Any cast-iron gutters, downpipes and railings should be inspected annually for corrosion and repainted every 5 years. All gutters should be kept clear of leaves and vegetation. Windows and doors should be repaired at the first sign of ill fit or decay, and any renewal should be in a matching style. Ideally, external paintwork should be renewed every 5 years.

Natural materials and traditional methods should be used for all repairs and restoration work.

