

Oxenhope

VILLAGE DESIGN STATEMENT



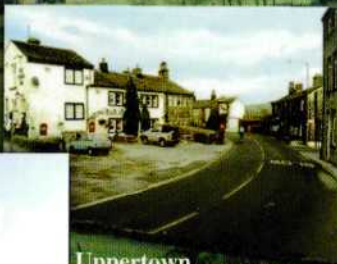
Sawwood



Leeming



Lowertown



Uppertown



Shaw



Upper Marsh



Marsh



Dunkirk

Preface

It gives me great pleasure to to congratulate the Oxenhope Village Design Statement Team on their splendid document. This marks the culmination of two years work and defines the character of the village. It will act as guide for planning applications for years to come and will, I believe, become a model for other communities to follow. In addition, it will be an invaluable historical record that future generations will turn to for advice.

John Cope
Chair

Town & Country Planning (Keighley Area)
Subcommittee, Bradford M.D.C.

Foreword

This Village Design Statement has been welcomed by Bradford Metropolitan District Council as a valuable document to help assist officers when determining planning applications in the village. Most of its recommendations have been incorporated in Supplementary Planning Guidance which will be taken into account when assessing planning applications. The Supplementary Planning Guidance is published separately by Bradford Council and should be read in conjunction with this Village Design Statement, which provides its essential background.

Certain recommendations affect Bradford Council departments other than Planning. The Highways Sub-Committee has commended the Village Design Statement as a code of 'good practice' and highway issues in Oxenhope will be resolved in the light of its recommendations.

Oxenhope March 1999

The Village Design Statement is supported by the Countryside Commission which from the 1st April 1999 together with part of the Rural Development Commission will form the Countryside Agency.

Oxenhope

VILLAGE DESIGN STATEMENT

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Introduction

The production of a Village Design Statement is a Countryside Commission initiative dating from 1996 and supported and endorsed by the then Secretary of State for the Environment.

The objectives of a Village Design Statement are:

To describe the distinctive character of the village and the surrounding countryside;

To show how character can be identified at three levels :-

1. The landscape setting of the village
2. The shape of the settlement
3. The nature of the buildings themselves;

The drawing up of design principles based on the distinctive local character;

To work in partnership with the local planning authority in the context of existing local planning policy, and to influence future policies.

This Village Design Statement therefore aims to describe the special character of the various settlements which together form the village of Oxenhope as they have evolved in the distinctive setting of a Pennine valley head, and to shape future development by its adoption as the basis for Supplementary Planning Guidance (SPG).

This Statement draws on local knowledge and residents' views as to how the community should develop and prosper while maintaining its individual identity.

The recommendations contained within this Statement are intended to support and supplement Bradford Council's Unitary Development Plan (UDP) as it should be applied to Oxenhope.



View from below Sawood

Recommendations which contain bracketed references are :-

- (a) Those which reflect the UDP policies and must be complied with.
- (b) Those which supplement UDP policies and are for consideration as SPG for adoption by the Council.

All other recommendations are those which Oxenhope consider to be equally important to the Village Design Statement.

Some of these are for consideration by Council departments other than planning, and references are included where relevant.

(c) A detailed questionnaire covering all aspects of village character and made available to villagers at a two day workshop and exhibition.

(d) A follow up session to report on the recommendations.

Villagers were kept informed of the group's progress throughout the project by means of door-to-door leafleting, posters in local shops, features in the local press, and the parish magazine delivered to every household.

Although the group acted independently, consultation also took place with the Parish Council and the Countryside Commission. The group worked closely with Bradford Council's planning department to ensure that the finished Statement would be a valid tool for SPG when determining future planning applications for development affecting Oxenhope.

This Statement points out the features valued by residents. It is intended that the recommendations agreed by them will guide statutory bodies, public authorities, planners, developers, builders, architects, designers, engineers, community groups, householders and businesses to preserve the character of this unique community of ancient dispersed farms and hamlets around an essentially nineteenth century village.

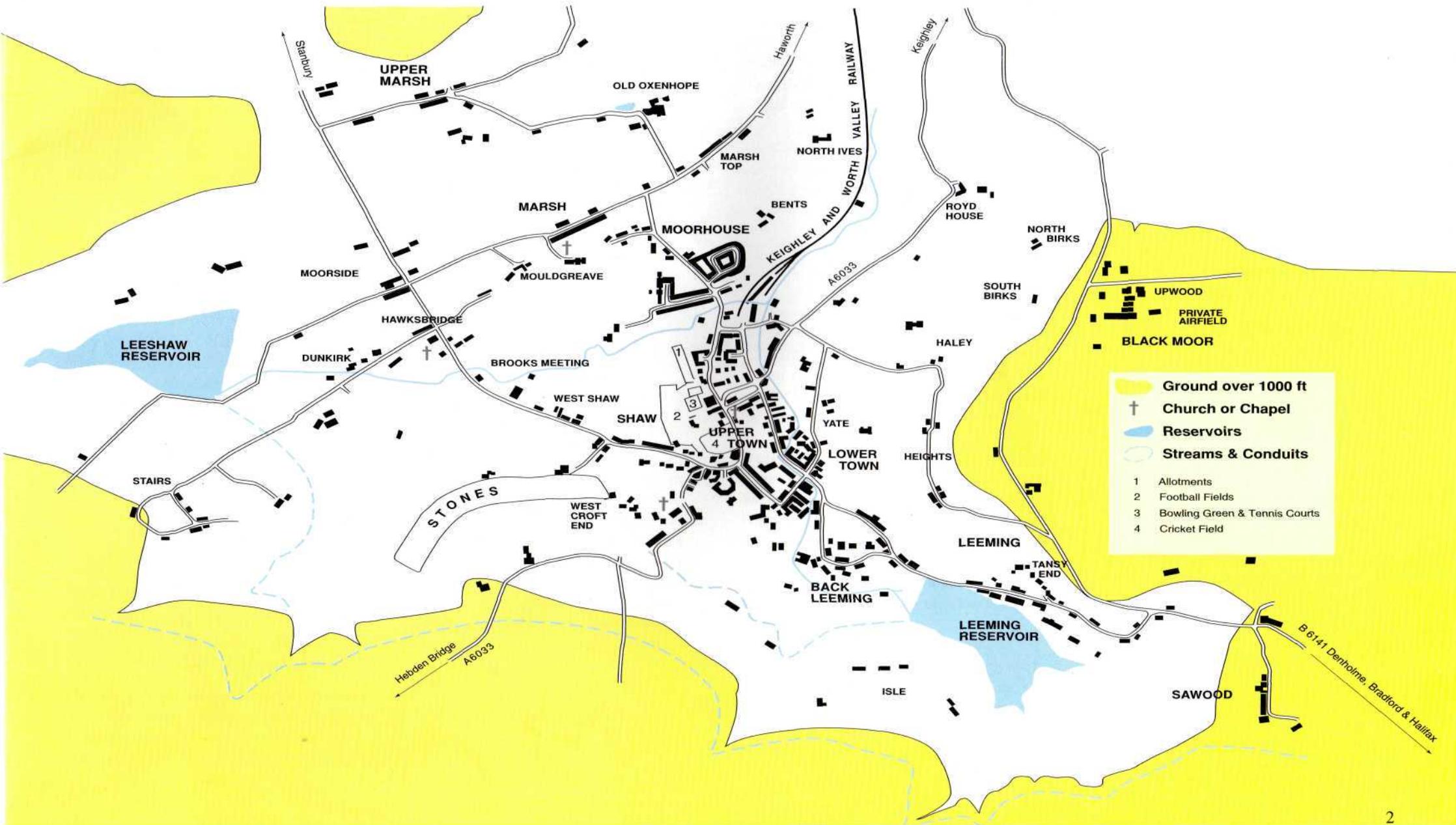
Method

About a quarter of the village population have contributed suggestions which were collated by a volunteer group of some twenty local people. Methods used throughout are those recommended by the Countryside Commission.

The means by which information was amassed were:

- (a) A photographic survey of the village.
- (b) A detailed building survey.

Map 1 Main Settlements & Features 1



1 Oxenhope

Evolution

Earliest records going back to 1086 show Oxenhope to have been a subordinate manor of Bradford. Its name, meaning valley head with oxen, implies that it was used for keeping livestock.

All the higher land was common until the Oxenhope Enclosure Act of 1771, and arable farming was patchy though adequate for the local population and stock. Pasturing livestock continued to be the main livelihood, along with stone quarrying and peat extraction for local use. The stone provided the characteristic building material for the scattered cottages of part-time smallholders living among their own crofts, augmenting their incomes by domestic handloom weaving and woolcombing, initially for the Halifax market. These settlements were able to survive the transition to the early industrial era as the new small-scale valley bottom mills were within easy walking distance. The labour force was entirely local, millowners, managers and workers living close to their work.

There were two manorial sub-units, Near and Far Oxenhope. Lowertown and Uppertown grew up in the latter, developing rapidly in the nineteenth century with the expansion of the worsted industry. This brought the many mills, and substantial increases in housing, boosted by the turnpike road in 1816 and especially the railway in 1867.

Oxenhope remained a small industrial community until well after World War II, unlike most areas in the 'Bradford Pennines' where middle class urban sprawl priced out the artisan and unskilled classes. Population growth has been gradual and related in the past to industry, and it thus retains a social mix, increasingly unusual on the more attractive fringes of Greater Bradford which have developed into largely single class suburban and commuter dormitories.

Left unplanned and uncontrolled, this could be the fate of Oxenhope's upper Worth Valley. As yet it remains a valued visual reminder - almost a living museum - of the Dawn of the Industrial Revolution in the West Yorkshire Pennines, with highly individual dispersed settlement units still conscious of their own identities.

Oxenhope has never been a conventional village, but consists of settlement clusters and isolated farms. The open spaces between the settlements are essential to the character of the area. The map shows the location of the main settlements, the pattern and zones of building together with the main features. [Map 1]

Recommendations

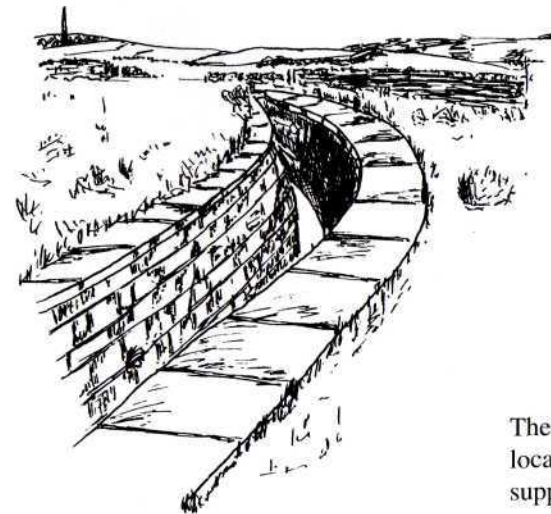
1.1 Individual settlements must retain their identities by:-

- (a) Encouraging social mix and diverse usage;
- (b) Gradual growth by sensitive infill, small scale development or conversions;
- (c) Maintaining open spaces both within and between the settlements.

[GP2, UDP 3, EN 4, EN 5, EN 14, EN 17, EN 18, EN 23, EN 27 for (a), (b), (c)]

1.2 Only small scale residential and industrial developments are compatible with existing settlements.

[E 8, EN 27]



The conduit system fed local reservoirs to supply the mills.

Oxenhope As it is Today

Employment within the parish boundary is limited, and decreasing as businesses close or move. Most employed residents commute to Bradford, Halifax, Keighley etc., and this tendency is growing. The number of retired people is also growing, while younger people tend to move away to find work and affordable accommodation in the towns and cities. The demand for homes in rural areas has pushed up house values. The Parish Council has encouraged the provision of rented housing for the elderly and young people in conjunction with a Housing Association.

Only two working mills remain [out of 24 originally], two small engineering works and a printworks. A significant employer is the Sue Ryder hospice 'Manorlands' which serves mainly Bradford and Airedale districts. Tourism is an increasing source of employment.

Farming consists mainly of sheep, and cattle for milk and beef production, mostly operated by family run smallholdings. Many farm owners supplement this income with other work. Yorkshire Water is the largest landowner in the parish and future plans by this private company could have considerable impact on the village.

The future of the village is tending towards commuter status, unless employment prospects can be improved to restore Oxenhope's role as a working community.



It is extremely important therefore to retain and create jobs to ensure a balanced community.

Local shops have steadily declined in number as more people use the car to shop at town supermarkets, but the expansion of the Co-op should meet the desire for a wider range of goods. Fortunately there is a Post Office, but there is no baker, pharmacist, or doctor's surgery, the nearest being in Haworth. More shops may be required if there is significant population growth.

The area is relatively well served by public transport. There are two regular bus routes to Keighley, one of which connects to Bradford. Another route goes to Hebden Bridge infrequently,

and there are various 'Hoppa' routes serving the outer settlements.

The community is served by St Mary's Parish Church, the Methodist Church in West Drive, Marsh Methodist Chapel, and Hawksbridge Baptist Chapel. All churches have active groups which play an important part in local life. The Primary School in Cross Lane is the only school remaining in the village; older children travel to Haworth, Oakworth or Keighley.

Inadequate sewage treatment and pipework have been a problem for many years in Oxenhope, and this problem will increase with any growth in housing.

It should be noted that the number of properties on the Oxenhope electoral roll increased by almost 20% in the short period 1987-96. The increase from 1964 was over 33%.

Recommendations

1.3 Full consultation with the local people and other interested parties should be sought for any new developments on the high moor and water catchment areas.

1.4 It is important to retain a viable school and allow for future expansion.

1.5 Some industry should be retained (particularly existing mills) and encouragement given to attracting a limited number of small businesses and light industry to areas of potential industrial development [see map No. 4] and by using existing buildings, barns, etc. All should reflect the character and scale of the area, and a mix of residential use should be maintained. [UDP4, E1, E7, E8, EN4, EN5, EN27]

1.6 Large scale industrial and retail development is not appropriate due to the inadequacies of the road system and character of the area. [E 5, E 8, EN 27]

1.7 If additional retail capacity is required this should preferably be provided through expansion of the existing premises or the reinstatement of former shops such as in Leeming, Uppertown and Lowertown. [S5, GP2]

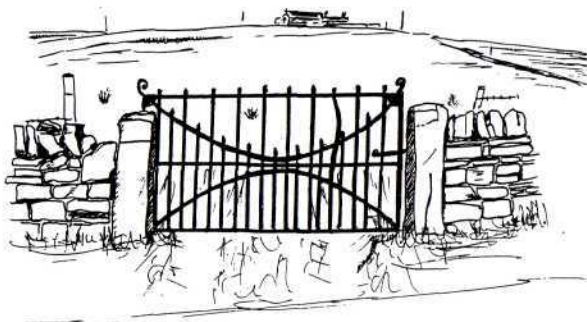
Tourism & Leisure

The outstanding scenery of the Upper Worth Valley stands comparison with much of the more popular dales, and yet is near to the towns and cities. Tourist information tends to focus on the Brontes and the Keighley and Worth Valley Railway [KWVR]. The landscape of Oxenhope is an important backdrop to neighbouring Haworth as the extent and popularity of filming has shown. It is important that long distance views are not affected by intrusive modern features. The open moorland and narrow cloughs are an increasing attraction for tourists, walkers and horse riders. The hills which surround the village offer a challenge to the keen cyclist, and this is a popular area for races/rallies. Other features of interest include vernacular architecture, flora and fauna, geology and industrial archaeology such as mill sites, reservoirs and the elaborate water conduit systems.

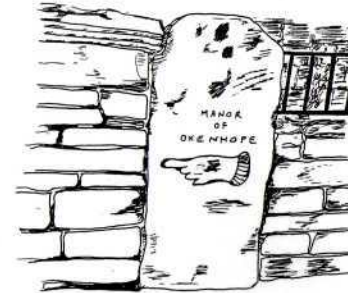
The KWVR attracts large numbers of visitors throughout the year with regular steam hauled trains, and special events such as 'Thomas the Tank Engine' weekends, Santa Specials, and Pullman diner services. Its new parking area in Oxenhope will alleviate traffic congestion. There is scope to extend the station facilities, provided they are in keeping with conservation policies.



Oxenhope Station



Locally manufactured farm gate



An extensive network of footpaths and bridleways provides a healthy and attractive means of access to the area.

There are three caravan and camp sites for holiday use, one of which hosts Caravan Club rallies. Bed and breakfast are pro-

vided and many cottages and barns have been converted as holiday homes. There is a popular social club in Lowertown, and four public houses all offering meals. Once a year the village and its pubs focus on the 'Straw Race' which attracts large numbers of participants and spectators.

Oxenhope has good recreational facilities with thriving sports clubs. The Community Hall offers excellent facilities for various activities and meetings. The recreation

ground has a splendid new children's playground. The parish allotments are well supported. However, as there is no hard area or wall for activities such as skateboarding, cycling or ball games, youngsters use the streets on new developments.

The small airfield on Black Moor provides facilities for a limited number of privately owned light aircraft. Helicopters frequently fly in and out of the valley. These are generally more noisy and an intrusion on privacy.

Recommendations

1.8 Oxenhope should continue to be promoted as an area for walkers, riders and appreciation of the countryside. Intensive commercial tourist development as in Haworth should be discouraged.
[UDP3, E10, S7]

1.9 Access should be maintained on the high moor for walkers and naturalists. Reservoirs have some limited recreational potential, with due regard to indigenous wildlife. Noisy activities must continue to be excluded such as motorbikes, motorboats, etc.

1.10 An increase in local air traffic should be discouraged.

1.11 Additional recreational facilities for older children are needed, particularly in Lowertown.

2 Landscape Setting

Physical Background

Oxenhope is an upland parish at the southern head of the Worth Valley at an altitude ranging from 200m to 450m. From the highest points views extend to Ingleborough, Buckden Pike, Holme Moss, Drax power station and Boulsworth Hill.

The rock formation consists of sandstones and shales of the millstone grit series and the former coal field edge. There are two major parallel faults east to west across the valley.

High rainfall, spring lines and poor drainage have caused landslipping of steeper slopes. Peat covers the encircling plateaux. The geology has influenced the location of the settlements and limited farming quality.

Glaciation is thought to have overdeepened the main valley and thus contributed to the more troublesome landslips.



Character of Landscape Setting

The parish of Oxenhope lies at the head of a wide open valley with extensive views of countryside scattered with farmsteads and a network of dry-stone walls. All the parish, other than Lowertown/Uppertown, is designated a Special Landscape Area in the UDP and a small portion of moorland is listed as a Site of Special Scientific Interest.

The parish lies within the Countryside Commission's Countryside Character Area known as the South Pennines as well as English Nature's South Pennines Natural Area.

Parts of the south west of the parish are also within the South Pennines Special Protection Area - a European designation for breeding birds.

The abundant rainfall drains from the peat down both natural and artificial water courses to man-made reservoirs and mill dams which provide important bird nesting grounds and resting places for migrants. Water courses flow through steep-sided cloughs to gentler lower-level streams, continuing northwards through improved pasture, meadows and habitation, to the River Worth and the Aire Valley.



Some of the more important habitats are the most remote, consisting of high level unimproved pasture and heather moorland, acidic flushes and wooded cloughs.

Over 80 species of birds are common to the area. Rarities include merlin, peregrines and woodcock, with ospreys seen on passage to and from their breeding sites in Scotland. Dippers and kingfishers are regularly sighted on village streams.

The peat covered moors are clear of trees, but in the protected cloughs and valley bottoms are naturally occurring birch, alder, holly, hawthorn, willow, rowan, elder, sycamore, ash, oak and beech. There are no native conifers. Non-indigenous planting within the village also includes horse chestnut, whitebeam, lime and isolated elms as well as many ornamentals within gardens.



The local sandstone/gritstone has been used in the characteristic dry stone field walls, stiles and stone troughs. Stone obtained from the numerous local quarries has provided flagstones for footpaths, roofing slates and dressed stone for local buildings. A few stone quarries now operate on a limited scale.



Residents strongly desire to maintain the open character of this Pennine landscape with encouragement for typical natural planting. Villagers suggested widely diverse sites for special protection, emphasising the importance of the whole landscape.

Oxenhope is fortunate that high voltage power lines do not spoil the surroundings; overhead lines are restricted to low voltage serving isolated farmsteads and houses. Wind turbines have been a contentious issue recently since the installations at Haworth and Ovenden Moor, both visible from parts of the parish. The majority are against wind turbine developments, and even those outside the parish boundaries have considerable impact on Oxenhope.

Recommendations

2.1 Special Landscape Area status is vital to the countryside around Oxenhope, and should be strictly enforced. [EN 14]

2.2 Yorkshire Water land, the reservoirs and moorland fringe should be retained as important wildlife habitats. [EN 15, EN 16, EN 19, NR 7]

2.3 Certain areas should be specially protected as Nature Conservation Areas [See Map 2. See also Supplementary Planning Guidance: Nature Conservation. EN 15, EN 16, UDP 3]

2.4 Proposals for high voltage power lines, wind turbines and prominently located telecommunications equipment should be examined in the light of their

environmental impact, and take into account the Bronte heritage. [BMDC's SPG on wind turbines, para. 5.87 of the approved UDP and Policy EN 33B, NR 7A, NR 8]

The consensus in Oxenhope is against wind turbines and high voltage power lines.

2.5 The extent of quarrying and the transportation of stone through the main village must be strictly controlled. Quarries should be sited sensitively, noise levels controlled and proper reinstatement enforced when operations cease, unless they have exposed geological features worthy of permanent exposure on educational and/or scenic grounds. [NR 1, NR 2 & NR 3]

2.6 Existing mill ponds, whether water filled or partially drained, should be retained for their scenic and Nature Conservation value. [See BMDC's Nature Conservation Strategy on Wetlands, EN16]

2.7 Dry stone walls, stone troughs (wells), stiles, including stoop-stiles, should be retained and restored wherever possible. [EN 16]

2.8 Schemes that would involve the drainage of naturally occurring wetlands and wet meadows, especially on moorland fringes should be strongly resisted. [EN 15, EN 16]

Map 2 Sites of Nature Conservation Importance 2



3 Built Environment

Conservation Areas

The Oxenhope Conservation Areas were first defined in the early eighties. Since then there have been some changes due to demolition, change of use, new building etc.

Recommendations

[GP 1, EN23, EN24]

3.1 The existing Conservation Areas have been reviewed, resulting in amendments as shown on Map no 3.

The Council should consider the removal of permitted development rights in the Conservation Areas in Oxenhope in order to protect the character of these areas.

Listed Buildings

The many listed buildings are shown in Appendix 1

Recommendations

3.2 Any alterations and /or additions shall comply with Bradford Council's policy on Listed Buildings.

[EN20, EN21, EN 22]

Green Spaces

The green spaces provide valuable views of the surrounding countryside from the built up areas. They maintain the rural character and protect the relationship between the surrounding countryside and the settlement edges, and are also valuable wildlife corridors.

Apart from Lowertown/Uppertown, the older hamlets generally have not yet been overwhelmed by new development which could destroy this character. This is a major factor in the attraction of living in Oxenhope.

Recommendations

[UDP 1, UDP 2, UDP 3, EN 8, EN 9, EN 12, EN 14, EN 17, EN 18, EN 23]

3.3 The green spaces are vital to the character of Oxenhope and should be retained. Map 4 identifies a number of areas under 0.4 hectares (not identified by the UDP), which should be designated as Village Green Space under policy EN 18 of UDP.

Scale, Density, Mix & Setting

There is at present a mixture of building types within any one area. Rows of terraced houses sit alongside farm buildings, larger detached buildings, mills, shops etc. This mixture gives Oxenhope its distinct character, which is lacking in modern housing developments.

Large scale developments are incompatible with the past organic growth of the settlements. Small areas of infill development can be successfully integrated - such as this one at Stones Lane.



Recommendations

3.4 Future development should reflect the character of the immediate surrounding area particularly with regard to scale, density and mix. Any proposals should consider the following :-

- (a) **The impact when viewed from outside the immediate settlement;**
- (b) **The impact on the Village Green Spaces and character of the settlement;**
- (c) **Setting and Scale.**

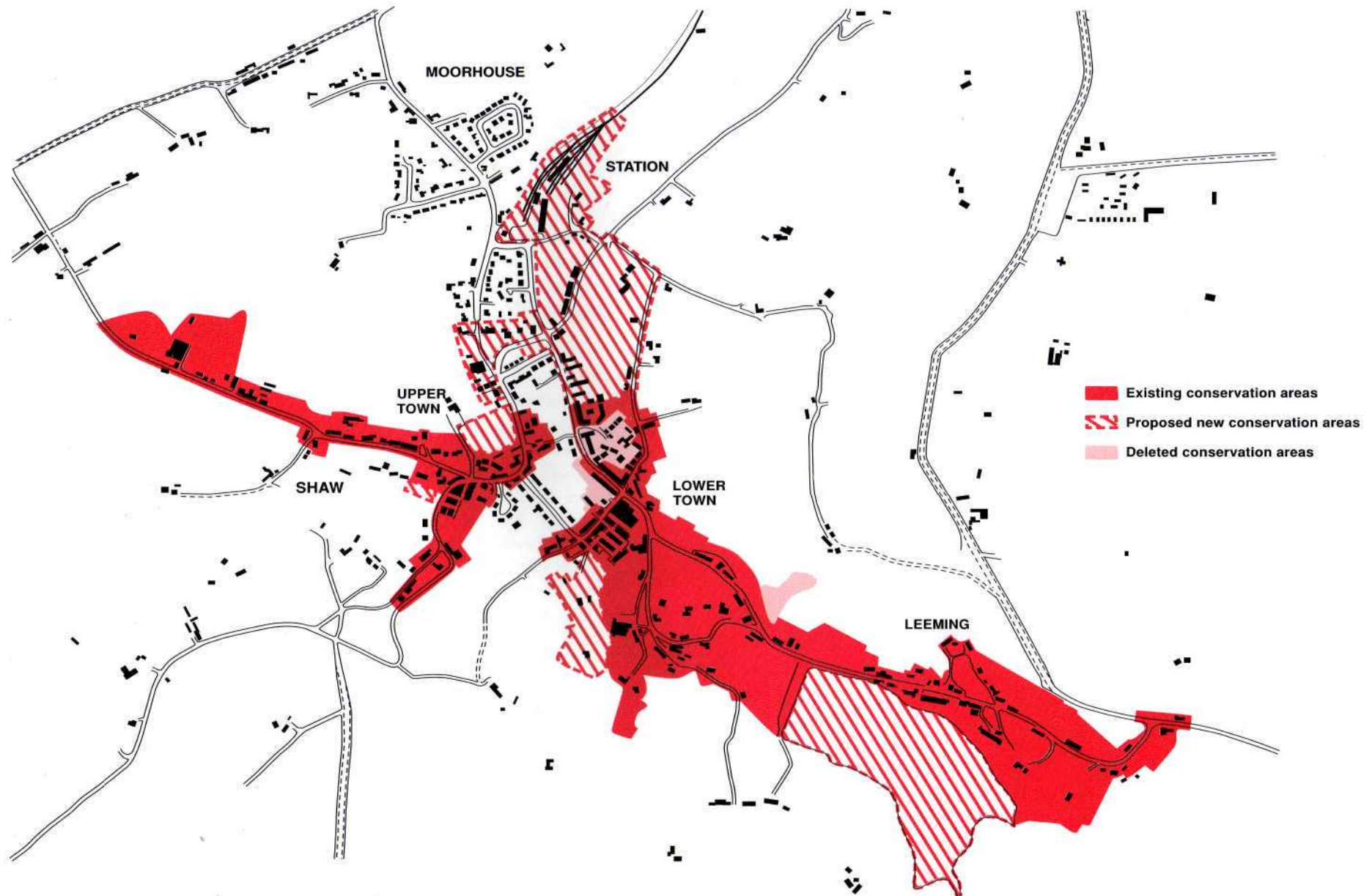
[EN 14, EN 18, EN 23, EN 27, UDP 1, UDP 2, GP 2]

3.5 Any new development adjacent to the Special Landscape Area must not adversely affect its visual character. [EN 14]

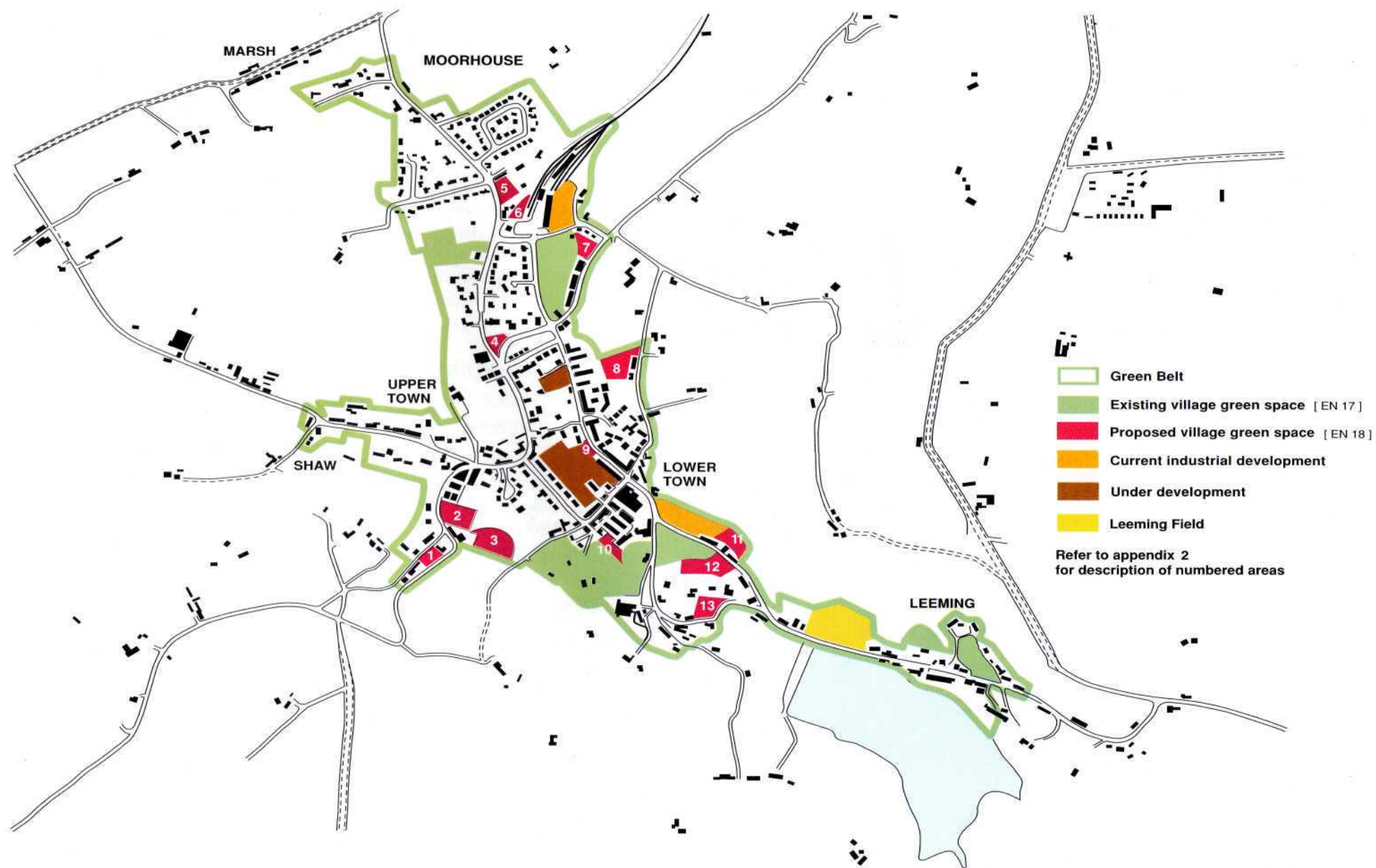
3.6 Any proposed development should include landscaping proposals to enhance the development and its setting. Tree planting in new developments is important and native broad leaf trees should be encouraged. Existing mature trees and other natural site features should be incorporated. [EN 27A, EN 27B]

3.7 If public space is introduced, provision should be made for its continued maintenance. [EN 10, EN 11]

Map 3 Conservation Areas 3



3 Map 4 UDP Land Designation 1998



Roads and footpaths

The many footpaths, often flagged across fields or between houses, are very characteristic of Oxenhope, as are the many bridleways. The narrow unmetalled walled lanes are mostly pre-1771.

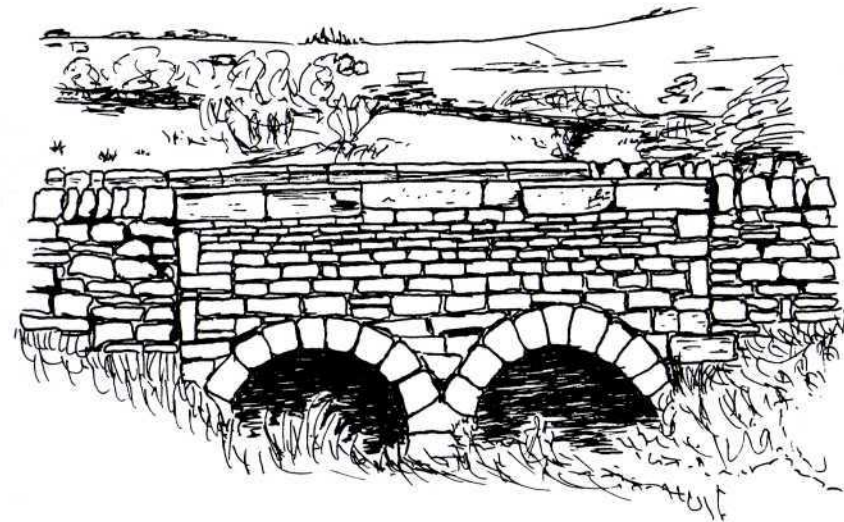


The old metalled public highways of similar date, usually narrow, are an important part of the character of Oxenhope, and provide natural traffic calming measures. For example, Denholme Road is the only direct route to Bradford and Halifax and takes the full force of the new developments in the valley. Any substantial increase in development may lead to demands for road widening, which would be out of character, extremely expensive and require demolition of existing characteristically 'Pennine' properties.

The Keighley to Hebden Bridge road (A6033) is of standard width, but well below national standards for 'A' roads in terms of alignment and is the only level road out of the village. Along Keighley Road to the North, it follows the contours and has been subject to landslip; part is now being rebuilt and/or re-walled. The road still floods in heavy rains due to the spring lines. The A6033 to Hebden Bridge and the B6141 to Denholme are sometimes blocked by snowdrifts, and the roads to Stanbury and Haworth via Marsh are difficult to negotiate in wintry conditions.

There is hardly any convenient off street parking in the older parts of Oxenhope. Local occupants park on the public highway, often occupying up to half its width (e.g. Denholme Road and Shaw Lane). There are a few modern estate roads, and improved and widened road sections. These are isolated and disjointed but provide almost the only safe roadside car parking in the village. Additional parking and more traffic will inevitably increase congestion. Many early-industrial side roads are unadopted, as is 'The Square', Lowertown.

As a result of the increase in traffic due to recent developments and increased tourism, there are already concerns with regard to road safety at a number of key junctions. The emphasis should be towards natural traffic calming measures wherever possible, combined with lower speed limits in critical areas.



Recommendations

3.8 The narrow twisting roads and bridges are recognised as important features which slow traffic in Oxenhope and should be retained. [UDP 7, EN 30]

3.9 All public rights of way (namely footpaths, bridleways and byways) should be legally defined, kept free from obstruction and their distinctive character maintained. [paras 5.74g, 5.74gg of UDP, EN 13A]

3.10 There is scope for extending these, particularly on Yorkshire Water land, e.g. alongside the conduits. One suggestion is the completion of the Worth Valley Way footpath connecting the Station area with Dunkirk and Leeshaw past Fisher's Lodge and Brooks Meeting.

3.11 Consideration should be given to alleviating some of the road congestion, by restricting HGVs on Denholme Road, reducing speed limits and the use of residents-only parking. [GP 2]

3.12 The distinctive character of dry stone walls and grass verges alongside all highways should be maintained, and parking discouraged on verges. [EN 16]

3.13 The Council should seek to negotiate additional parking spaces for existing car owners near areas where new development takes place in order to improve road safety and alleviate congestion, e.g. Denholme Rd.

3.14 Improvements should be considered at the junction of Hebden Bridge Rd. and Station Rd.; the introduction of a mini-roundabout would improve road safety. [GP 2, EN 30]

Access

Traditional roads and streets are narrow with houses or boundary walls built tight to the roadside or back of pavement. Radii at junctions are generally tight. Many newer housing developments have standard width roads with pavements on both sides and wide sweeping junctions which allow vehicles to enter and leave at speeds not conducive to safety and have a major effect on the street character. The road and pavement arrangements can lead to an open character which is inappropriate here, especially within the Conservation Areas.

Many roads have either no pavements or pavements which are narrow, intermittent and on one side of the road only. These are traditional and historical features of the area.

Recommendations

3.15 Wide sweeping junctions should be avoided, although the need for adequate sight lines for traffic entering busier roads is recognised.

[GP 2, EN 23, EN 27]

3.16 Road layouts which restrict the speed and flow of traffic are required. Footways and vehicle provision should reflect the rural character of Oxenhope.

[EN 14, EN 30]

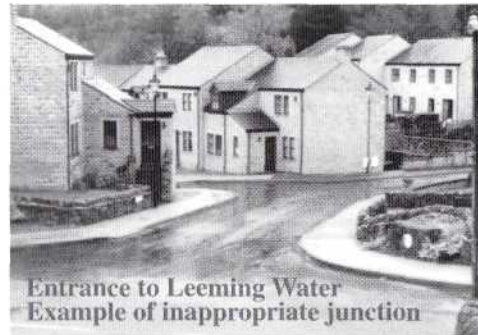
3.17 The provision of pavements on existing roads is desirable in certain areas, but must balance the traditional appearance with road safety aspirations, i.e. universal standards would not be appropriate and can destroy character. There are opportunities to provide a footpath behind the line of roadside walls, or even behind existing properties and proposed developments, e.g. the lower end of Denholme Road. However care must be taken to ensure that a safe and secure environment and the rural character of Oxenhope are maintained by providing paved areas built of flags or setts in the colour of the local sandstone.

[EN 13A, EN 30]

Public & Private Spaces

A reasonable degree of privacy has traditionally been achieved either by setting properties close to footpaths/roads, with private space to the rear, or setting the property well back with a wall or hedge acting as a screen.

Traditional design in Oxenhope has incorporated high garden walls or projecting outbuildings to achieve demarcation. Recent developments considered to be more successful have a combination of well defined public and private spaces with a clear order of importance and a balance between height of buildings and the size of adjacent space (the enclosure ratio). It is important that the



public and private spaces are identifiable; the private space can then be easily 'policed' by the occupier to maintain a safer environment. The introduction of large linear areas of space, for example, estate roads, is totally out of character.

Recommendations

3.18 Relationships between buildings and the spaces created should reflect the rural rather than suburban character.

[UDP 2, GP 2, EN 23, EN 27]

3.19 Promote safety and security by the clear demarcation and 'ownership' of public and private space by means of robust walls, railings, fences and changes of materials.

3.20 Open plan gardens are not considered suitable for Oxenhope.

3.21 New garages should be unobtrusive, preferably not in property frontages, where car parking spaces may be more acceptable.

[BMDC's SPG on Car Parking]

Boundary Walls, Hedges & Fences

Traditionally field boundaries and garden/yard walls have been constructed from local stone, although post and wire fences are replacing many walls in poor repair, to the detriment of the local character.

Recommendations

3.22 Boundary treatments should reflect the rural character of Oxenhope - ideally dry stone walls, although native hedges may be a suitable alternative where appropriate, as these provide an additional habitat for wildlife.

[GP 2, EN 4, EN 23, EN 27]

Building Signage & Street Furniture

Road signs, utilities such as telephone boxes, post-boxes, bus shelters, waste bins and public seating are important features which contribute significantly to the overall appearance of Oxenhope streets and roads. Overhead cables and their supports detract from the appearance of the area, as do poorly arranged direction signs. Roadside features such as stone troughs also contribute to the overall character of the village.

Street name-plates are an essential feature of new developments, in terms of the appearance of the signs, their location and their content. Oxenhope place names are distinctive, deriving from local dialect and family names. The area has many waymarked footpaths used by locals and tourists alike.

Street, footpath and private lighting contributes significantly to the character of the village, in both the daytime and nighttime settings. Private floodlights are sometimes insensitively sited so as to cause nuisance to neighbours and in some instances create a danger to drivers.

The problems and recommended methods of dealing with them are described in a publication 'Lighting in the countryside: Towards good practice' by the Department of the Environment (now DETR) and the Countryside Commission.



Muffin Corner
An example of poor road signage

Recommendations

3.23 All signage should be kept to a minimum, but way marking must be adequate. A traditional street sign of plain black lettering on a white background should be adhered to. Footpath signs should be of simple design and robust materials, with plain lettering or symbols.

3.24 Names for developments should be derived from the locality and approved by the Parish Council. A list of suggestions is available.

3.25 Street lighting for new developments should be of intensity, height and design appropriate to the surrounding area and in keeping with the rural character. Hooded metal posts are preferred for street and footpath lighting, casting downward white light on all but main roads.
[EN 23, EN 27]

3.26 Security lighting should not be obtrusive to neighbouring properties or dangerous to drivers. It should be positioned and shielded so as to illuminate only the area needed. A white light of low wattage is preferred.
[See West Yorkshire Police 'A Guide To Home Security Lighting']

3.27 Cables should be sited underground wherever it is practicable to do so.
[EN 14]

3.28 Agencies providing street furniture should ensure suitable sympathetic designs, using traditional good quality materials, with unobtrusive colours, apart from the traditional red for phone and post boxes. [EN 27]

3.29 The control of shop signs and other advertising should include a preference for painted fascia signs and avoidance of intrusive bright colours. Internally illuminated box signs should be discouraged.
[See BMDC's Advertisement policy]

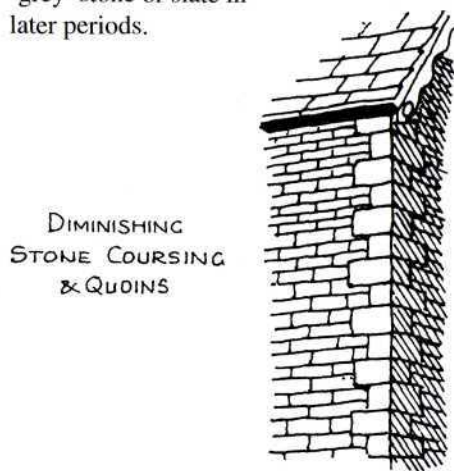
4 Building Materials & Details

Roofs & Walls

The architecture of Oxenhope demonstrates a range of domestic buildings dating from the 17th century to the present day. Houses are built in a simple, straightforward and practical style, typical of the South Pennines, without elaborate embellishment. However, the way in which the houses complement each other in proportion, style and grouping, nestling into the valley and hillsides, along traditional routes, helps to create local character.

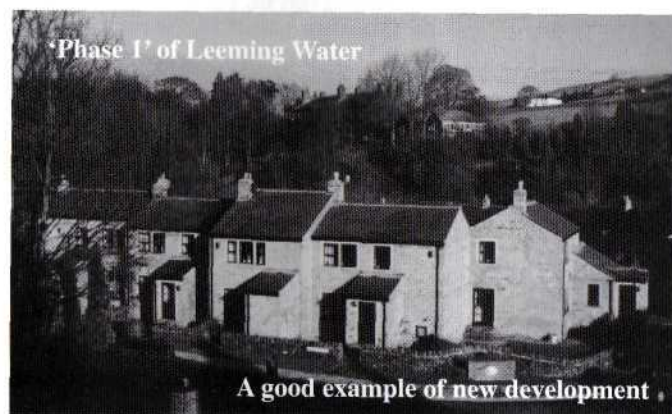
Most houses of the 18th and 19th centuries are built of punch faced local stone 5"- 9" high, regularly coursed or in diminishing courses, with pointing that is neither prominent nor obtrusive. Late 19th and early 20th century housing is often constructed of 3" to 5" coursed stone. Dressed quoins are also a common feature.

Roofs are laid using either local 'grey' stone or slate in later periods.

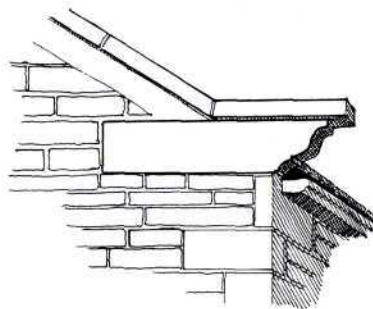


DIMINISHING
STONE COURSING
& QUOINS

The late 20th century has seen the development of a few houses built of brick or finished with a cement render, colour washed. In recent times some reconstructed stone has been used. The roofing materials used with these houses are usually of a neutral colour clay or concrete tiles and occasionally reconstructed stone slates.

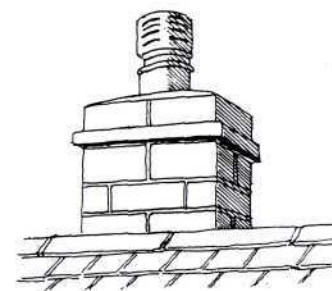


Stone tabling on gable ends with kneelers at eaves level are common features on many older properties.

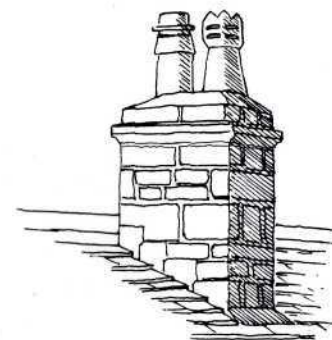


KNEELER AND TABLING

The skyline of Oxenhope is still dominated by chimney stacks with chamfered ledges or cornices. Guttering is predominantly wood and often supported on corbels, but otherwise by iron brackets.



20th CENTURY CHIMNEY
in similar style



19th CENTURY CHIMNEY

Recommendations

[UDP 2, GP 2, EN 20, EN 23, EN 27]

4.1 Any development within Conservation Areas should preferably be built of local coursed stone. The use of black-faced reclaimed stone is encouraged. Brick is not acceptable.

4.2 Outside Conservation Areas, split faced reconstructed stone of the same colour, texture and coursing as natural stone is an acceptable alternative. The use of natural render, or neutral colours if colour washed, is acceptable but bricks should be avoided.

4.3 Walls should be finished with recessed, flush or weatherstruck pointing as appropriate with a trowelled finish. If a trowelled finish is used the aggregate in the mortar needs to be brushed up to give a weathered look. Strap/ribbon pointing should be avoided. Too strong a mortar mix encourages stone decay. The colour of the mortar should be compatible with the local stone. [Refer to 5.5 of Implementation]

4.4 Whilst it is accepted that availability can be a problem the use of natural stone slates or blue/green slates for roofs should always be encouraged especially within Conservation Areas. Good quality flat concrete tiles are considered an acceptable alternative. Resin bonded tiles of appropriate colour can be substituted for slate.

Recommendations contd.

4.5 The pitch and detailing of roofs are extremely important. These should accurately reflect adjacent buildings, especially in Conservation Areas. Special attention should be given to the treatment of eaves and verges.

4.6 Tabling and kneelers where used in restoration schemes should be in local stone to traditional design. (See detail)

4.7 Chimney stacks which are in keeping with the local character should be provided within Conservation Areas and encouraged elsewhere.

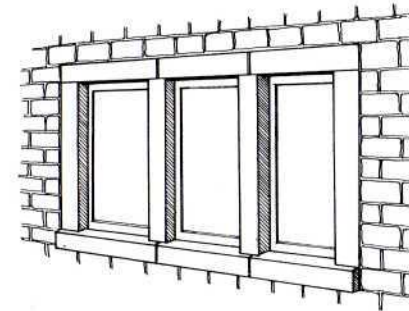
4.8 Guttering should be preferably of wood, but traditionally shaped cast iron or extruded aluminium, if painted are acceptable alternatives within Conservation Areas, with plastic elsewhere. Guttering should be supported on stone corbels or suitable iron/steel brackets fixed directly to the stonework within Conservation Areas unless boxed verges and eaves are appropriate. Fascia boards should not be used in isolation.



Windows & External Doors

Mullioned windows are among the features that most typify Oxenhope. Early examples often have 5 or 6 lights but the older properties can have 9 or 12. Later examples have 2, 3 or 4 lights. Thus the earlier periods have long low window apertures in contrast to the tall, narrow ones of the Victorian and Edwardian periods.

Many modern developments, and especially estates, have many features which are out of character. Open plan frontages and large windows give more daylight to room interiors but considerably less privacy, whilst patio doors and balconies leading onto public spaces or overlooking neighbours can be a source of conflict and are out of character.



RECESSING OF WINDOW FRAMES

Note mullions, chimneys & front walls.

Most older houses have doorways with stone surrounds, occasionally keyed to the walls. Some 19th century houses have stone canopies, and there are good examples of Victorian porches built from glass and wood.

Recommendations

[UDP 2, GP 2, EN 23, EN 27 apply to all the following]

4.9 Windows should be in proportion to the property and to those in adjoining properties.

4.10 Where the development is of traditional cottage design, mullions and jambs should be provided. Heads, sills, mullions and jambs should be in natural stone within Conservation Areas.

4.11 Window frames should preferably be of timber with a painted finish. The use of stain should be discouraged, especially within Conservation Areas.

4.12 Frames should always be fully recessed both for practical and aesthetic reasons.

4.13 The design of the window is extremely important and should be traditional within Conservation Areas. If PVCU is used the size of the sections, design and proportions should be the same as for timber.

4.14 Dormer windows are generally not appropriate, but see Bradford Council's Supplementary Planning Guidance on Dormer Windows.

4.15 Within Conservation Areas local stone jambs should preferably be used with the door frame fully recessed.

4.16 Doors and frames should preferably be in timber, to traditional designs. The use of PVCU doors especially within Conservation Areas should be discouraged.

Extensions, Porches & Conservatories

In more recent years many of the oldest cottages have been extended or have incorporated stone built porches.

Conservatories are becoming more common in the village and they can have a significant impact on otherwise traditional houses.

Recommendations

[UDP 2, GP 2, EN 23, EN 27]

4.17 Porches should be built of materials, pitch and style to match the house. The use of gabled canopies over doors should be avoided, especially within Conservation Areas, as they are not a traditional feature of the area. Inner porches are often preferable.

4.18 See Bradford Council's supplementary planning guidance on House Extensions including conservatories.

Upper Marsh



Mouldgreave Farm



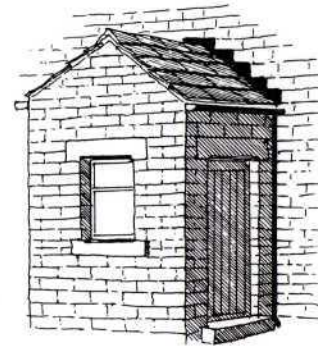
Various
Extensions



Well Head Farm

Miscellaneous Details

There are a number of building features within Oxenhope's rich and varied architectural range which are out of character and other features which are aesthetically inappropriate.



Good example of a porch

Recommendations

[UDP 2, GP 2, EN 23, EN 27 apply to the following]

4.19 Projecting balconies are totally out of character in the area and should not be allowed, unless they are former mill hoist features.

4.20 Bin storage should preferably be to the rear of the property. If front storage is unavoidable a store should be designed as an element of the dwelling such as a porch or integrated into the landscape.

4.21 Where meter cupboards have to be external they should be on side or rear elevation and painted a colour to reduce visual impact.

4.22 Soil, vent pipes and satellite dishes should be installed away from the main building facade but below the ridge-line. New soil and vent pipes in Conservation Areas and on Listed Buildings should preferably be sited internally.

4.23 Flue terminals should be positioned on a side or rear elevation. Terminals which break the roofline should be contained in chimney stacks in Conservation Areas or confined to the rear. Elsewhere discreet ridge terminals could be installed.

Barn Conversions

The large number of barns dotted around the area are characteristic of Oxenhope. Many have been converted to dwellings, some more successfully than others, but many remain in use. Barns can also be appropriate for employment use, but in all cases should retain their agricultural appearance.

Applications for conversion shall make some provision for barn owls and some species of bats, (which are protected under the Wildlife & Countryside Act 1981), together with swallows and housemartins, where there is evidence of current or previous use of the site.

Recommendations

4.24 Conversions should be carried out in accordance with the guidelines shown in the sketch.

[UDP 2, GP 2, EN 4, EN 5, EN 14, EN 20, EN 21, EN 22, EN 23, EN 27]

New openings in proportion and numbers kept to a minimum. New stone surrounds to match existing. Painted frames to match existing.

Retain existing traditional roof covering if sound. When re-roofing, re-use existing traditional material supplemented by reclaimed matching material.

Where chimneys are required, they should be in the form of matt dark painted flues. Consider conservation-type roof windows to minimise openings in elevations.

Retain / make good existing features and detailing e.g. stone water tabling, kneelers & opening surrounds.

No strap/ribbon pointing. Joints to be flush or slightly recessed. Seek advice on correct mortar mixes.



Dark painted timber gutters on black painted brackets or stone corbels. No fascia boards.

Dark painted cast iron or aluminium rain water pipes.

Pointed verges. No barge boards.

No fascia boards.

Retain original openings.

Retain original barn door openings. Glazing to be kept as simple as possible. Frame to be set back deep in reveals.

Doors painted to match existing.

Utilise outbuildings for garages. Modify existing openings to suit & wherever possible re-use existing openings (e.g. stone jambs) in new openings.

5 Implementation

An example of Preferred styles & features :

- Changes of level and staggering dwellings create interest
- Chimneys at gables or cross walls
- Mullions, jambs, heads and sills
- Porches of similar style
- Stone boundary walls



An example of Inappropriate styles & features:

- Inconsistent window proportions and porch styles
- Projecting balconies and dormers,
- Insignificant roof features
- Patio windows/doors should be located only in private spaces
- Garages should not dominate frontages

General

Clearly detailed planning applications enable swift resolution and will avoid problems over interpretation at a later stage. It is therefore vital that the recommendations contained in this design statement are given due consideration.

Recommendations

[EN 23 & EN 27]

5.1 In conservation areas and areas in or adjacent to SLAs, landscape proposals should be produced as part of the planning application, clearly showing the form and function of the proposed external works. The application should also show how the proposals impact on the landscape setting and tree cover.

5.2 Development proposals should show how they relate to the immediate surroundings by the inclusion of elevations, cross sections and plans showing the proposals in context. Where appropriate, perspectives should be provided to demonstrate the integration of the proposals.

5.3 Applications should contain sufficient details to allow determination without recourse to lists of conditions.

5.4 Proposed changes in ground levels should be clearly noted particularly indicating levels against adjacent boundary fences, walls and/or streams.

5.5 For larger developments sample panels of materials (walling stone, mortar joints and mixes) should be provided prior to planning permission being granted.

Development of Leeming Field An Example of Planning Alternatives

The overwhelming view of the people of Oxenhope is to retain this area as green space. The Planning Authority also designated this as green space within the deposit version of the UDP. It is an extremely important open area, both as a setting for the hamlet of Leeming and a natural buffer, within the Conservation Area, between Leeming and the 'core' village.

However in proposing designation as potential development land the UDP Inspector recognised the concerns of the community and stated.... "The Council has consistently stressed the comprehensive range of powers and policies available to it to ensure a high quality design. If these are taken together with recent Government pronouncements regarding raising the standard of design of the built environment here is a real possibility of enhancing the Leeming Conservation Area...."

Set this challenge by the Inspector such an important area requires very special attention if it is indeed to be developed. Existing UDP policies stress the importance of the mass and setting of Conservation Areas and an 'estate' design is totally contrary to the existing settlement pattern in this area.

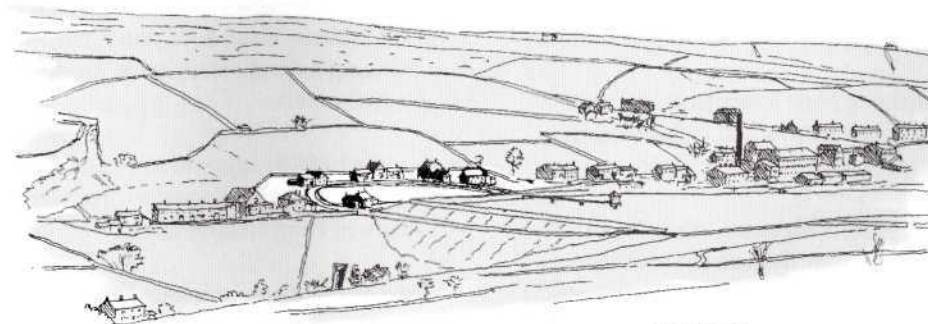
As the principle of residential development has been approved in the UDP, the recommendations in this document apply.

Note the rear section of the field serves as a valuable backcloth to the roadside section and should be left free of development. The central culverted (E-W) stream could be opened up as a landscape feature.

The following are suggested alternatives to retain the character of Leeming.

A. Small groups along the road side with a variety of mix and scale and some open spaces adjacent to existing dwellings.

[sketch A]



sketch B

sketch A



Plan view

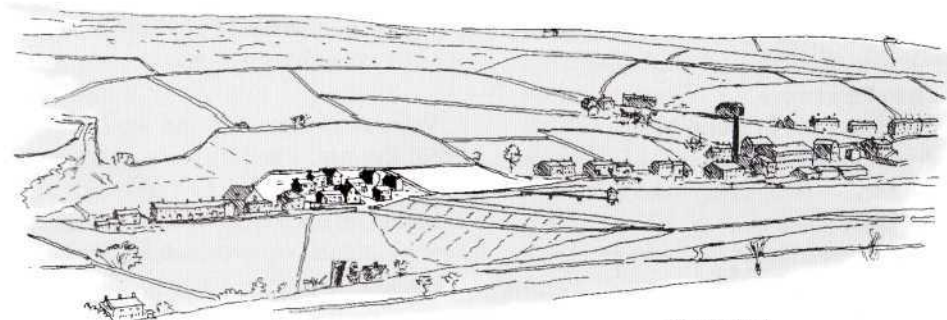
B. Dwelling clusters similar to Tansy End and The Bank area, again with a variety of mix and scale, with prominent green space to Denholme Road and adjacent dwellings. [sketch B]



Plan View

C. A concentration of development to the east or west of the site, using a variety of mix and scale, but leaving a clearly defined green space at the other end.

[sketch C]



sketch C



Plan View

Appendices 1&2

1 LISTED BUILDINGS

Whinny Hill Foot.
Bank Nook.
Farra Street 2-14 (evens)(S side).
Old Hawksbridge Baptist Chapel.
Uppertown 1, 3, 5 (Nesfield) (E side).
Uppertown 21-25 (odds) (E side).
Uppertown 22-36 (evens) (W side).
Bay Horse Public House.
Mounting block by Bay Horse.
Ashleigh, Uppertown (W side).
Old Croft, W. Croft Head.
Church of St. Mary the Virgin.
West Croft Head 13-17 (odds)(E side).
Old Vicarage, W. Croft Head.
Milepost above W. Croft Head.
Milestone at foot of Hill House Edge Lane.
North Birks Farmhouse.
Hill House Lane 6, 10 (W side).
Hill House Lane 12, 14 (W side).
Low Fold Farmhouse, Stairs, Kennel Lane.
Laithehouse N side of Low Fold.
Cowshed and pigsty E of Laithehouse.
Mouldgreave.
Cottages 1 & 2, Mouldgreave.
Barn S. on side of cottages.
Far Isle Farmhouse.
Outbuilding NW of Far Isle.
Mill chimney opposite Post Office.
North Ives Farmhouse.
Barn and cottage W of North Ives.
North Ives/Donkey bridge.
Moor House.
Barn S of Moor House.
Old Hall/Olden Oxenhope.
Shaw Farmhouse and barn.
Shaw Lane 62-68 (evens), (N side).

Shaw Lane 70, 72 (N side).
West Shaw 10, (N side) Brooks Meeting.
Yate Lane 11, W side.
Yate Lane 13, 15 (W).
Barn (now house) by 11 Yate Lane.
Yate House and Cottage.
Dunkirk Mill and Mill House.
Marsh Methodist Chapel.

2 PROPOSED VILLAGE GREEN SPACES

See Map 4

[EN 18 SITES]

1. Remaining open space to south of parish church with views to Hill House Edge. Preserves setting of listed church.
2. Remaining open space to north east of parish church, partly wooded with views towards Leeming. Important open space within built up area of village.
3. Important open space forming the setting for Westcroft Head, including the parish church and old vicarage and adjacent to visually attractive green belt.
4. Valuable wooded area and setting for Whin Knowle.
5. Important open amenity area and prominent location as viewed from Keighley Road to the east.

6. Station picnic site, valuable open space beside railway station.

7. Provides important views towards station area and Leeming Water village green space.

8. Part of steep and partly wooded hillside providing good backdrop to Leeming Water development and Station Road housing.

9. Pond site is valuable open space within densely built up area of Lowertown.

10. Valuable open space adjacent to The Square, Leeming Water and former mill dam, forming natural extension to existing village green space.

11. Sloping hillside adjacent to greenbelt - Important green area adjacent to green belt when viewed from Heights Lane.

12. Natural extension to existing village green space - prominent hillside when viewed from Marsh.

13. Lea Hill is a valuable setting with views across to Isle.

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Paintings by Oxenhope children, from the VDS Exhibition



'The best things about Oxenhope'



'The worst that could happen to the village'