

Heritage Impact Assessment

Site Location:

Land Adjacent Dale Lane,
Heckmondwike

Site reference number:

H783

On behalf of

Kirklees Council

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1.0 INTRODUCTION

Scope of the Study

- 1.1 This study has been carried out on behalf of Kirklees Council by Farrell and Clark Architects LLP. At the time of writing, the Council have identified sites in the Kirklees area for inclusion in their 2015 Kirklees Local Plan which has recently been approved. Following consultation with the relevant statutory bodies the Council have identified a selection of allocated sites which may have a potential impact on the Historic Environment. A number of these sites have been rejected as they were deemed to cause significant harm to a heritage asset which could not be mitigated. The remaining sites require independent assessment of the potential impact on the Historic Environment.
- 1.2 Farrell and Clark Architects have been appointed to assess this impact and, where possible, to advise on any mitigation which may be required. Kirklees Conservation Officer, Nigel Hunston, Historic England and West Yorkshire Archaeology Advisory Service (WYAAS), have been consulted on the proposed allocations.
- 1.3 This report has been informed by a review of historic mapping and secondary source material in addition to undertaking a site visit. The conclusions made as part of this report relate solely to the impact of the development on the Historic Environment.

Relevant Policy - National Planning Policy Framework (NPPF):

- 1.4 This statement has taken into account Chapter 126 of the NPPF which provides guidance for local planning authorities on the strategy for site selection/allocation and states:

“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

- 1.5 This statement has been prepared in accordance with the requirements under paragraph 129 which states:

“... Local planning authorities should identify and assess the particular significance of

1.0 INTRODUCTION cont.

any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1.6 In addition to the above the NPPF states that :

"...local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."

1.7 In the case of sites which have the potential to contain archaeological finds, the NPPF advises that the developers of the site submit an appropriate desk based assessment and where necessary a field evaluation.

1.8 The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset. Significance can be harmed not just by a material change to the asset but also to it's setting which can be of great value to the significance. If the proposal is deemed to cause harm to the asset, a robust justification will need to be presented to and assessed by the local planning authority.

1.9 If the development will lead to substantial harm, paragraph 133 indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

1.10 If the development leads to less than substantial harm, paragraph 134 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

2.0 METHODOLOGY

General approach

2.1 This report has been prepared in accordance with “The Setting of heritage assets” published by Historic England and seeks to assess the impact on a heritage asset using four steps:

- Step 1:** Identify the heritage assets and their settings affected by the allocation.
- Step 2:** Assess the contribution of the setting to the heritage asset.
- Step 3:** Assess the effect of the proposed allocation on the significance of the asset.
- Step 4:** Assess the options for mitigation in order to maximise the enhancement and minimise harm.

Identifying the heritage asset

2.2 As part of the consultation process Historic England, WYAAS and the Conservation team at Kirklees Council Identified the allocated sites which had the potential to affect the Historic Environment. This report has assessed the potential impact of the development of the allocated site on the heritage asset(s) identified.

Assessing the contribution of the setting

2.3 Once the asset has been identified as having the potential to be affected by the development, the significance of the asset is assessed in order to determine the contribution of the setting to the significance. The significance of the heritage asset has been assessed in accordance with “Conservation Principles Policies and Guidance for the sustainable management for the historic environment”. This document advises that in order to understand the significance of the Asset, it is necessary to first understand the perceived “heritage value” of the Asset.

2.4 These heritage values can be arranged in four groups, which may be attached to places. These are:

- Evidential:** The potential of a place to yield evidence about past human activity.
- Historical:** The ways in which past people, events and aspects of life can be connected Through a place to the present – it tends to be illustrative or associative.
- Aesthetic:** The ways in which people draw sensory and intellectual stimulation from a place.
- Communal:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.5 Once the heritage value has been ascertained, the significance of that heritage value to the asset can be determined in order to assess the contribution the setting has to the significance. In the case of large numbers of listed buildings the significance of the setting will be presented in table form. If the site is particularly large it may not be possible to assign a single level of significance to the whole site and as such the varying levels of significance will be shown on a map.

2.0 METHODOLOGY (cont.)

- 2.6 The general level(s) of significance of the contribution made by the overall setting to the asset will be discussed and assessed in terms of a positive or negative contribution to the asset.

Assessing the potential impact of developing the proposed allocated site

- 2.6 The purpose of this Heritage Impact Assessment is to provide guidance with regards to the potential impact of developing the allocated site. It is not possible to assess the impact of the various aspects of the design such as the form and appearance of the development as this has not yet been determined but it is possible to provide guidance on the likelihood that the development will harm the heritage asset. This will in turn will assist Kirklees Council to ascertain the level of justification required should an applicant wish to submit a planning application on the site.
- 2.7 In order to assess the level of harm of the development or elements of the development, the level of significance of the contribution made by the allocated site will be assessed and defined as follows:

- Negligible:** The allocated site provides little or no contribution to the heritage asset.
- Slight:** The allocated site provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.
- Moderate:** The allocated site is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.
- High:** The allocated site is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated .
- Considerable:** The allocated site is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that setting would be constitute substantial harm to the heritage asset and would require full justification.

- 2.8 For the larger sites it is possible that the contribution of the site will vary depending on the proximity of the site to the heritage asset. In this situation the contribution of the various areas of the site will be shown on a plan of the site.

Assessing the options for mitigation and/or enhancement

- 2.7 Options for enhancement and mitigation are considered in response to the particular needs of the heritage asset and as such vary from site to site. It is important that these are assessed at this stage so that any decisions made regarding the setting of the asset can be used to agree the scope and form of the development. The options outlined in this assessment are by no means finite and further discussions should be held with Kirklees Planning and Development team in order to ascertain the potential options for this particular site.

2.0 METHODOLOGY (cont.)

2.8 Options for enhancement include:

- Removing or re-modelling an intrusive building or feature
- Replacement of a detrimental feature by a new and more harmonious one
- Restoring or revealing a lost historic feature or view
- Introducing a wholly new feature that adds to the public appreciation of the asset
- Introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- Improving public access to, or interpretation of, the asset including its setting.

2.9 Options for mitigation include:

- The creation of buffer zones within the area for development
- Limiting building heights within certain areas of the site
- The use of sensitive design including the use of vernacular materials

2.10 Screening is also an option which can be considered when assessing the options available for mitigating the negative impact of a development on a heritage asset. Screening should only be used in addition to other options for mitigation and should not be used as a substitute for good design or buffer zones. Screening requires careful consideration with regards to the impact of the screening on the heritage asset. This can potentially have a greater impact on the asset than the development itself, if used incorrectly or insensitively.

Glossary

2.11 The following terms have been used in this report with the definitions taken from the NPPF and from the Historic England publication “ The Setting of Heritage Assets”

Conservation area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Designated heritage asset:

A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Historic environment record

Information services that seek to provide access to comprehensive and

2.0 METHODOLOGY (cont.)

dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Value

An aspect of worth or importance, here attached by people to qualities of places.

Harm

Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place.

3.0 SITE ASSESSMENT

Site Location

- 3.1 The site is located to the north-east of Heckmondwike town centre.
- 3.2 There are no structures within the boundary of the site. There are designated heritage assets located to the south of the site, namely Heckmondwike Cemetery Chapel, gates and boundary wall. These assets are included on the National Heritage List for England and will therefore be assessed as part of this Impact Assessment.

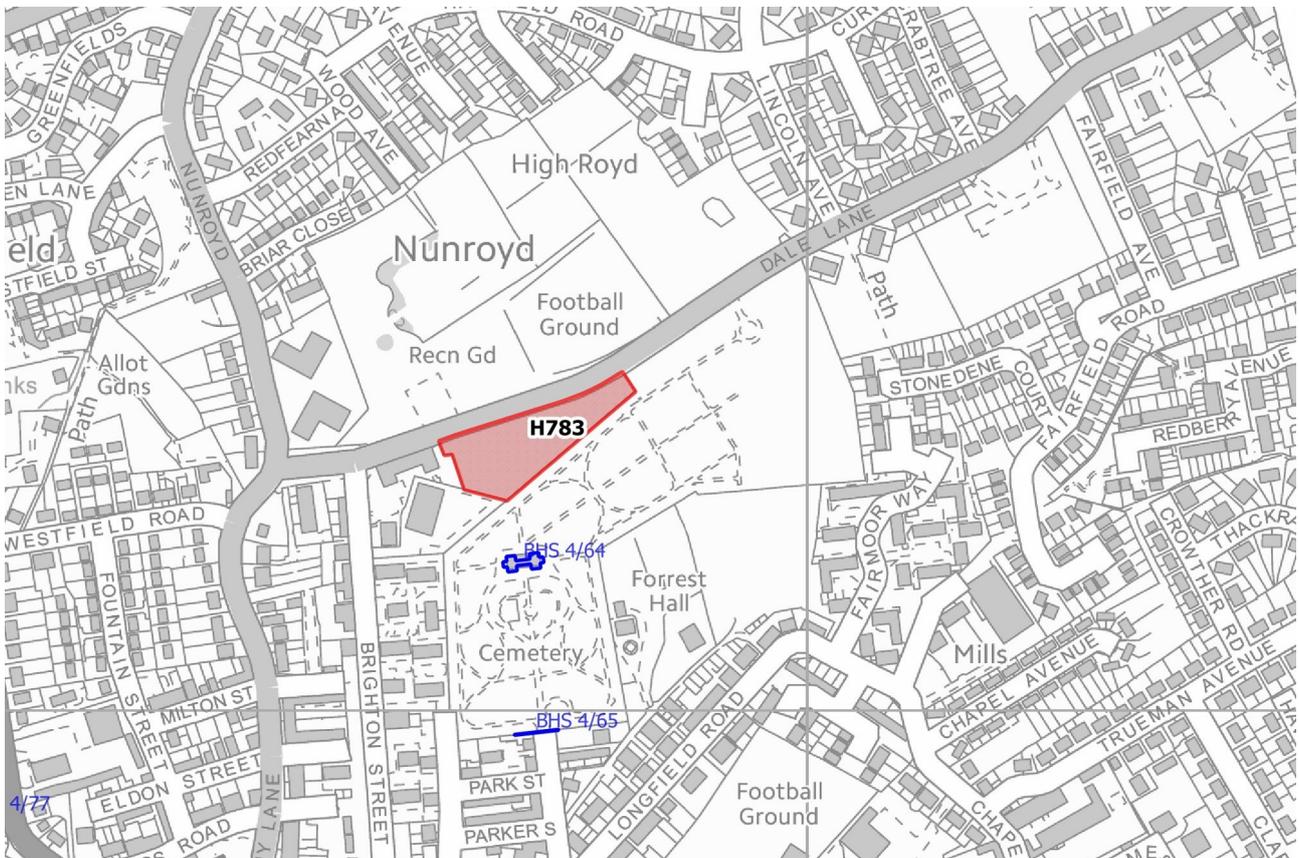


Figure 1 - Site Location

Brief site history

- 3.3 The site is currently undeveloped. The area was surrounded by farms, coal pits and stone quarries in the mid-19th Century. The 1854 OS map also shows tenters located to the north-west of the site which shows that the textile industry was wide spread. In 1860 the Cemetery Chapel was built to the south of the site along with a cemetery with a well laid out network of paths and grave plots. The surrounding area contains a mixture of historic and modern houses and flats.
- 3.4 Heckmondwike has a long history, during the Saxon period Heckmondwike, which was part of the manor of Gomersal, was known as a "berewick" which means that it was an independent village.

3.0 SITE ASSESSMENT

After the Norman Conquest, the land was confiscated and given to Ilbert de Lacy. The majority of the residents lived in farmsteads. Coal mining was also carried out in the area with several mines in operation as well as quarries for sandstone.

- 3.5 In the 14th Century the poll tax records showed that there were approximately 35 people living in Heckmondwike, this had increased to 250 by the 17th Century. The population increased extensively in the 18th and 19th Century with the industrial revolution and growth of mills. The town developed in a linear formation with roads leading to coal pits, farms and quarries in the surrounding countryside. The 1854 OS map shows a high concentration of coal pits to the north and south of Heckmondwike as well as collieries such as Oakley Colliery to the south. Quarries are also found in the same areas, these quarries produced sandstone which was used to build the distinctive stone structures which are found throughout the region.
- 3.6 The early 19th Century saw the construction of mills in order to produce textiles, the 1854 OS map shows mills in the centre of Heckmondwike as well as in the surrounding countryside such as Ings Mill which was a woollen mill located to the north of the town. Alongside the mills were tenters, these timber frames were used to stretch the cloth following the dyeing process. Heckmondwike is known for the manufacturing of blankets and in the early 19th Century a Blanket Hall had been constructed in the town which was then replaced by another hall in 1839. The blanket trade was extensive and were used for the British army during the Crimean war. There were also mills built for the manufacturing of carpets, rugs, pilots, and other fabrics.
- 3.7 The railway line and Heckmondwike Station was opened in 1847, this allowed for the textiles trade to be exported and also resulted in the town growing. It closed in 1965. In the next 50 years, the town expanded extensively with new buildings being constructed to the north of the town. Brighton Street and Victoria Street are examples of this, not only were houses built to house mill workers but schools, churches, cemeteries and chapels were built to serve the new community. The new mills of Chapel Lane, Moorfield and Longfield also appeared to the north of the town centre and to the south of the site.
- 3.8 In the early 20th Century, the town continued to grow with developments to the north-west and south. There was then a continuous area of building between Heckmondwike, Millbridge and Liversedge to the west. The 1934 OS map shows the area between Heckmondwike and the railway line infilled with development. By the mid-20th Century, housing developments had been built on mass to the north of the town, infilling the area to the south of Dale Lane and the site. The town is now predominantly filled with 20th Century housing. In the 21st Century, older sites are gradually being replaced with housing, such as Fairfield School on Dale Lane which was demolished to make way for blocks of flats. Apartments have also been constructed adjacent to the Cemetery Chapel on

3.0 SITE ASSESSMENT

Dale Lane which is a Grade II listed building.

Identification of Historical Assets

3.9 As part of the consultation process, Heckmondwike Cemetery Chapels, List entry Number: 1184130 was identified as having the potential to be affected by the development and required assessment in order to ascertain the impact of developing the site.

3.10 The listing for Heckmondwike Cemetery Chapels states:

*“C of E and Non Conformist cemetery chapels, now used for storage
Circa 1860. Dressed stone. Steeply pitched slate roofs with chamfered
gable copings. Two identical chapels with central arched carriageway
surmounted by square and octagonal tower with slender stone spire.
Chapels have diagonal buttressing and each has porch. East and west
windows are the same: 3-light with cusped and foiled interresecting
tracery and hood mould with figurehead stops. The tower is buttressed
and has quatrefoil in first tier and slender traceried window
with gabled head, on 4 sides of second tier.”*

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

Assessment of significance of the heritage assets

4.1 Places of Worship are important heritage assets as they have the capacity to reveal a great deal of information, not only about the parishes that they serve but also about society in general at a particular moment in time. They were, and still are, important to the parish not only as places of worship but also as a focal point for the community.

4.2 *Spenn Valley: Past and Present, by Frank Peel (published in 1893)* gives an account of the acquisition of the land for the cemetery.

“By an Order in Council dated August 9th, 1858, Heckmondwike churchyard was closed, and the Local Board, finding themselves under the necessity of providing a fresh place for interments, petitioned to be made a Burial Board. The petition was complied with, and the new Board was constituted November 15th, in that year. A parcel of land having been purchased of Rockley Batty, Esq., a cemetery was laid out which was consecrated by the Bishop of Ripon on April 25th, 1860 ; the first interment taking place on the 13th of the following month. As the ground thus apportioned was situate in the upper portion of the town, a new road was constructed leading to it from the Market Place. This led to the land on that side of the township being gradually laid out for building purposes, and large numbers of houses now stand upon it.”

4.3 The cemetery grounds are an unusual shape but it appears that the reason for this is that the parcel of land that was available/purchased followed the existing field boundaries which are evident on the OS map of 1854. At the time the cemetery was constructed the primary façade was designed to face the village of Heckmondwike and as such one assumes that the arrangement to the rear of the cemetery was not as significant. In the early 20th century the cemetery was extended into the fields to the north-east which resulted in the loss of the field boundary wall at this location.

4.4 At the time of listing in 1984 the chapels were being used for storage but their condition seems to have deteriorated and they have now been cordoned off from the general public.

4.5 **Historical Value** - The building has associative historical value due to the links with Heckmondwike Village and the formation of the burial board. The building also has illustrative historical value as a twin mortuary



Figure 2 - north elevation of the twin chapels

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

chapel, (where bodies of the deceased would briefly lie before internment) one being Church of England and one Nonconformist. The presence of these Nonconformist chapels indicates a change in attitudes towards Nonconformist worshippers. This is emphasised by the identical design of the two chapels, both being given equal importance.

4.6 **Aesthetic Value** - The chapel is an attractive building which complements the landscape and provides a focal point for the cemetery as a whole. The condition of the building does detract from the aesthetic value and it requires a significant amount of work in order to bring the building back into use. The building was designed to address the entrance to the site and there is a visual relationship between the entrance gates and the twin chapels which also provides aesthetic value.

4.7 **Communal Value** - Places of worship in general have a great deal of communal value. They exist to serve the community in which they are located and as a result they act as an accurate historical record of that community. Not only do the structures have a strong physical presence, they also have social, symbolic and spiritual meaning to the people who live in the parish and add to the collective memory of the place.

Level of importance

4.8 The building is included on the List of Buildings of Special Architectural or Historic Interest at Grade II and as such is of national importance and more than special interest.

Immediate setting

4.9 **Aesthetic Value** - The surrounding cemetery is of high value and is essential to our



Figure 3 - View of the boundary wall

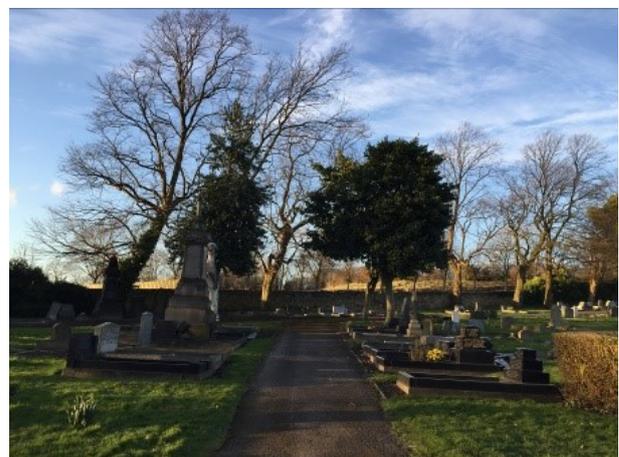


Figure 4 - View from the cemetery to the site



Figure 5 - View towards the cemetery from the site

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

understanding of the asset. The grounds have been carefully designed to be symmetrical and have been aligned on the same axis as the twin chapels which are also symmetrical. The landscaping within the site also contributes to the aesthetic value.

4.10 **Associative Historical Value** - There is a great deal of historical value in the immediate setting. The graveyard itself provides key information on the people who lived and died in the area.

4.11 The boundary walls have historical aesthetic value as the location of field boundaries which pre-date the construction of the cemetery. Limited sections of these walls are currently acting as retaining structures to the land which forms part of the allocated site. The walls have become saturated at the base and have suffered areas of significant erosion as can be seen in Figure 8. Unfortunately a number of these boundary walls were lost in the early 20th century when the cemetery was extended. Figure 8 shows the junction between the historic stonework and the newer sections of stone which were constructed when the wall was altered in the early 20th century.



Figure 6 - View of the boundary wall



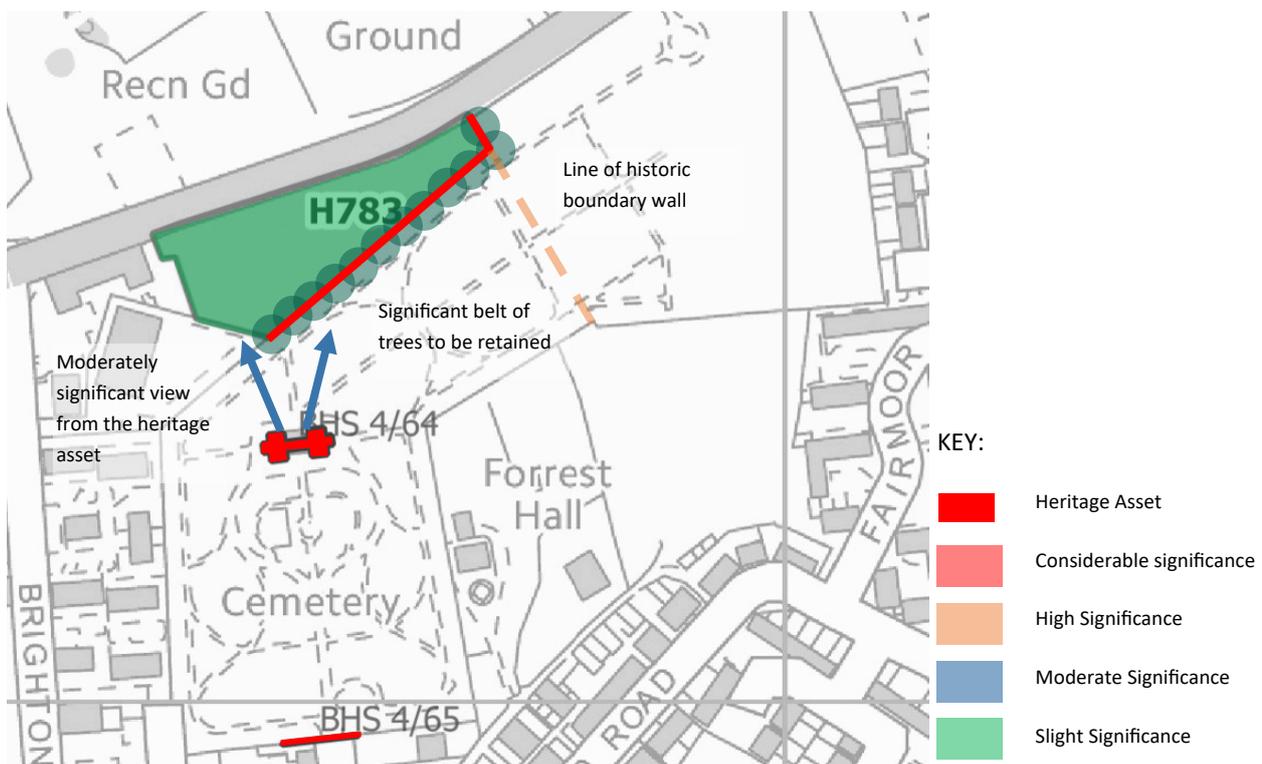
Figure 7 - View of the boundary wall at the north-east corner of the allocated site



Figure 8 - View of the erosion to the boundary wall with newer section of stonework to the right

5.0 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

- 5.1 The exact form of the development is not yet known so the following is a general assessment of the effect of developing H783 and whether or not this will cause harm to the heritage assets.
- 5.2 **Boundary walls: High significance** - If these historic boundary walls were to be lost, this would cause substantial harm to our understanding and appreciation of the historical development of the heritage asset from farmland to cemetery.
- 5.3 **Views from the asset: Moderate significance** - The site is located within a historic view from the cemetery chapels towards the north. This land was previously agricultural but as the cemetery does not have any connections to agriculture (other than it was built on agricultural land) this view has been assessed as having moderate significance to the heritage asset. The belt of trees contribute to the significance of this view and are significant to the setting of the asset.
- 5.4 **Allocated site: Slight Significance** - Despite the view from the asset having moderate significance, it is the opinion of this report that the allocated site has slight significance to the heritage asset as the open land only contributes partially to the significance of the view.



6.0 OPTIONS FOR MITIGATION / ENHANCEMENT

- 6.1 The advice below has been given in order to provide guidance on how the harm to the heritage assets may be mitigated. Each one of these options needs to be explored further as part of the design process for the site but this list is not exhaustive and alternative options should also be considered. Any mitigation / enhancement options need to be discussed and agreed with Kirklees Planning and Development. All development in any area of the site which is deemed to have any significance to the asset, however slight, should be treated as being within the setting of a heritage asset and should be in accordance with policy PLP35 of the Kirklees Local Plan.
- 6.2 The areas of the site that have been identified as having high significance are very important to the significance of the asset. It is the opinion of this report that the loss of the boundary walls would result in substantial harm to the asset and require retention. These walls would benefit from lowering the levels within the allocated site to reduce the retaining nature of the walls. This would in turn reduce the damp in the stonework and slow the erosion of the stone.
- 6.3 The belt of trees that surround the site have been assessed as being significant, especially if the allocated site is to be developed. It is the recommendation of this report that these trees are retained.
- 6.4 Areas of the site which have been identified as having slight significance have been assessed as providing some contribution to the asset with a view that alteration would not cause harm to the heritage asset. It is the opinion of this report that despite the slight significance of the area, it is still considered to be within the setting of a heritage asset and as such any proposals for this area should be in keeping with policy PLP35 of the Kirklees Local Plan, as stated above, in order for there to be no harm to the heritage asset.

LIST DESCRIPTIONS

SITE PLANS / DRAWINGS

HECKMONDWIKE CEMETERY CHAPELS

historicengland.org.uk

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: HECKMONDWIKE CEMETERY CHAPELS

List entry Number: 1184130

Location

HECKMONDWIKE CEMETERY CHAPELS, CEMETERY ROAD

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Jan-1984

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 340970

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WEST YORKSHIRE HECKMONDWIKE FORMER URBAN DISTRICT
KIRKLEES METROPOLITAN DISTRICT

5113

SE 22 SW HECKMONDWIKE UD CEMETERY ROAD

4/64 Heckmondwike Cemetery Chapels

II

C of E and Non Conformist cemetery chapels, now used for storage
Circa 1860. Dressed stone. Steeply pitched slate roofs with chamfered
gable copings. Two identical chapels with central arched carriageway
surmounted by square and octagonal tower with slender stone spire.
Chapels have diagonal buttressing and each has porch. East and west
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tracery and hood mould with figurehead stops. The tower is but-
tressed and has quatrefoil in first tier and slender traceried window
with gabled head, on 4 sides of second tier.

Listing NGR: SE2180824106

Selected Sources

National Grid Reference: SE 21808 24106

Map

The above map is for quick reference purposes only and may not be to
scale. For a copy of the full scale map, please see the attached PDF -
[1184130 .pdf](#)

The PDF will be generated from our live systems and may take a few
minutes to download depending on how busy our servers are. We
apologise for this delay.

This copy shows the entry on 15-Mar-2017 at 10:59:13.

End of official listing

Historic England

HISTORIC MAPS



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