

Heritage Impact Assessment

Site Location:

Land adjacent Plantation Drive,
Newsome, Huddersfield

Site reference number:

H1728A

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 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 As 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. In this case the asset has been identified as Castle Hill which is both a Scheduled Monument (NHLE1009846) and a Grade II listed structure in the form of Victoria Tower itself (NHLE1210385). Earlier this year Kirklees Council appointed Atkins to undertake a Setting Study on Castle Hill, the findings of which have formed the basis for this document.

Assessing the impact of the potential development

2.6 Once the significance has been ascertained it is important to understand the potential attributes of the development which may have an impact on the asset. A number of factors are taken into consideration depending on the site which can be characterised into the following headings:

- Location and siting of the development
- The form and appearance of the development
- Other effects of the development
- Permanence of the development
- Longer term or consequential effects of the development

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. In the Castle Hill Setting Study there are three types of development identified; small scale development, medium sized development and major development. Each

2.0 METHODOLOGY (cont.)

category has identified key areas of concern which could potentially have an impact on the setting of Castle Hill. The site has been assessed against these areas of concern in order to determine the level of impact. If the site is deemed to be of moderate significance (or less) to Castle Hill options for mitigation and enhancement will be considered.

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.

2.0 METHODOLOGY (cont.)

Historic environment record

Information services that seek to provide access to comprehensive and 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.

3.00 SITE ASSESSMENT

Site description

- 3.1** The site is located to the northern end of Berry Brow, to the south of Huddersfield town centre. The Newsome area is to the north and Taylor Hill is to the north west of the site.
- 3.2** Immediately surrounding the site are stone terraced housing on Newsome Road South and are situated to the south and south east. Bordering the site to the north are the grounds of Newsome High School and Newsome Junior School. To the north east is a late 20th Century housing development called Plantation Drive and to the west is the cul-de-sac of Calder Drive.
- 3.3** The site is currently used for agriculture, it is split into fields which are enclosed by traditional drystone boundary walls of varying conditions. There are no structures within the boundaries of the site.
- 3.4** Approximately 400 metres to the south west of the site is Armitage Bridge Conservation Area which contains a number of listed buildings. Due to the topography of the land, the buildings within the Conservation Area are not visible from the site. Approximately 600 metres to the east of the site are a group of Grade II listed buildings at Hall Bower. A further 400 metres to the east is Castle Hill which is a scheduled monument with the Grade II Victoria Tower located on top. The land rises towards Hall Bower and then climbs steeply up to Castle Hill which results in views from these designated heritage assets towards the site.

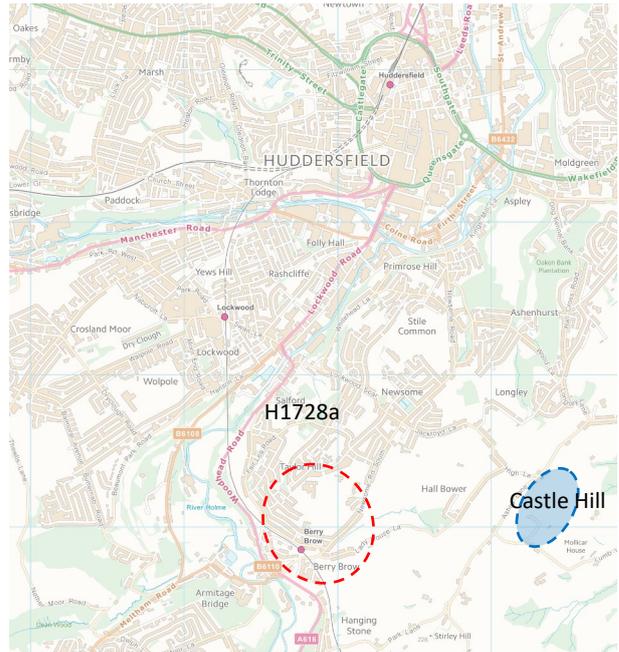


Figure 1: Location Plan

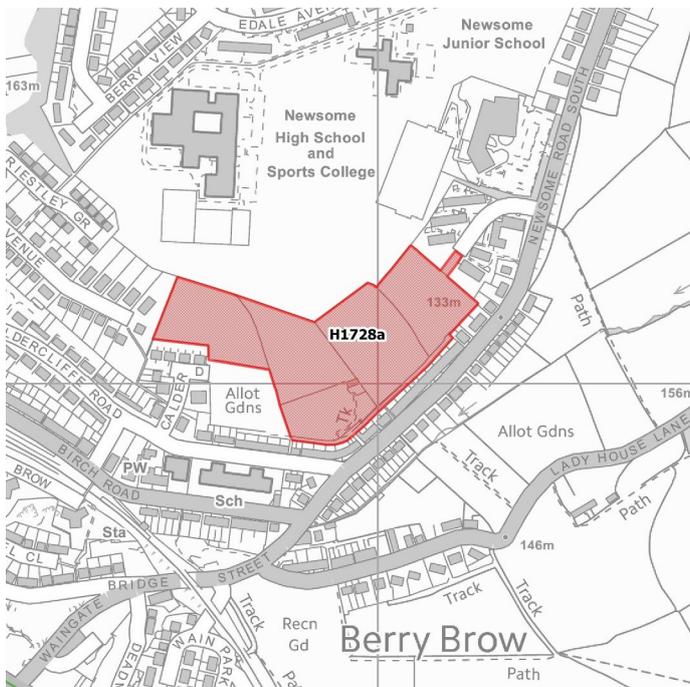


Figure 2: Site Plan

Brief Site History

- 3.5** There is no history of development on this site, it has been used for agricultural purposes only.
- 3.6** The settlement of Berry Brow to the south of the site is built on a hillside above the A616, and has origins from the medieval period. A medieval fortified manor was located to the east of the village and was replaced with a Georgian mansion called Deadmanstone House. Local folklore states that the Deadmanstone, which is an outcrop of gritstone and was located within the grounds of Deadmanstone House, is the entrance to a tunnel which leads to the

3.00 SITE ASSESSMENT

ancient fort of Castle Hill. It is also said that the rock served as resting stop for funeral processions heading to the parish church in Almondbury. Deadmanstone House, along with the majority of the traditional terraced stone housing in Berry Brow, was demolished in the 1960s by the Huddersfield Corporation (Council) who cleared the area to make way for modern housing with internal plumbing.

- 3.7 The surrounding area has historically been used for farming with the 18th Century farms of Blagden and Newsome Top located to the north of the site. Mining and quarrying has also been prevalent with small scale mining being recorded since the 12th Century. The discovery of coal measures in the east of the Holme Valley resulted in an increase in the size of the mines with the coal being used to power woollen mills located in the base of the valley. Across the landscape, mounds and hollows are visible as well as the remains of the shallow tunnels which were created for the coal mines. Piles of shaley material and the remains of plateways (flat stones laid across fields to assist with vehicle movement) are also found across the moorlands and fields. The southern section of Newsome Road South was formerly known as Coal Pit Lane, this demonstrates that coal pits were accessible along this road. From analysing historic maps, there were coal pits located to the north-east and north of the site. With regards to quarries, small quarries began to appear in this region in the late 15th Century when the Lord of the Manor gave permission for his tenants to use stone to build their houses. The quarries contained millstone grit sandstone which is the predominant building material within the Holme Valley. At first the quarries were kept to a small scale resulting in a high number of individual areas being quarried. The majority of the quarries were closed after a building had been completed, however this changed when the construction of multiple houses had become common place.
- 3.8 In 1850 the Penistone railway line, which connects Huddersfield to Sheffield via Penistone and Barnsley, was constructed. There is a station at Berry Brow, the original was located to the north of the village, this station was closed in 1966. A new station was constructed 300 metres to the east in 1989 and is still in use today.
- 3.9 From the 19th Century, there was a sharp increase in house building between Berry Brow, Taylor Hill and Newsome. Coal Pit Lane, which stretches north-eastwards from Berry Brow, was extended northwards at the end of the 19th Century and was renamed Newsome Road South. During this period, a school was constructed on Caldercliffe Road in the late 19th Century followed by a Methodist Chapel in the early 20th Century. Stone terraced housing was also constructed on Newsome Road South. By the mid to late 20th Century, housing had been constructed on both sides of Newsome Road South and new roads had been laid out across the former rural area of Taylor Hill for housing provision. Housing developments resulted in Edale Avenue and Plantation Drive in the 1970s followed by Holmcliffe Avenue and Berry View in the 1980s. Both Newsome High School and Newsome Junior School, directly to the north of the site, were constructed in the 1970s and their design has clearly been influenced by the 1970s architectural style with large flat roofed buildings and lengths of horizontal windows and coloured cladding panels.
- 3.10 The area has continued to be built upon with small scale developments such as individual houses, small groups of houses including those on Calder Drive, and Castle Hill School on Newsome Road South which was built in 2004.

4.00 ASSESSMENT OF THE IMPACT OF THE ALLOCATED SITE ON THE HERITAGE ASSET



Figure 3 - Panoramic view from Castle Hill

- 4.1 As part of the consultation process a setting study was undertaken for the Scheduled Monument at Castle Hill. Site H1728a was identified as being an area of open countryside that contributes to the setting of Castle Hill and as such requires assessment to ensure the development of the site does not cause harm to this Scheduled Monument.
- 4.2 The significance of the setting to Castle Hill has been defined within the setting study mentioned above as follows:
- The setting of Castle Hill undoubtedly makes a fundamental contribution to the significance of the Site. This is through the prominence and dominance of the hilltop within the landscape as a result of its topography, and the resulting views to and from the hilltop, as well as the character of the hilltop itself, and the role which visual and non-visual historic relationships with related features and heritage assets.*
- 4.3 The site falls into the category of Medium sized development which is defined in the setting document as follows:
- “Medium sized development constitutes the building of groups of 30 or more houses, or larger complexes of industrial, retail or agricultural buildings. With the requirement for new residential building to meet housing allocations in the future, these developments are likely to be proposed, though still not as frequently as small scale development.”*
- 4.4 The setting study has provided general guidance with regards to the likelihood of development causing a significant impact on the setting of Castle Hill. As site H1728a is directly adjacent to an area of existing housing the report has stated that it is unlikely to pose any significant issues to the setting of the asset. Despite this there are a number of exceptions to the general guidance, one of which is whether the site falls within the undeveloped land area as shown on Figure 16 of the Setting Study, “Importance of Undeveloped Areas around Castle Hill”

4.00 ASSESSMENT OF THE IMPACT OF THE ALLOCATED SITE ON THE HERITAGE ASSET

- 4.5 Despite H1728a being adjacent to existing housing, the site has been classified as an area of “important undeveloped land”. The setting study states that development within areas classified as important ...

“has the potential to harm these aspects of the site’s setting and would need to be examined on a case-by-case basis.”

- 4.6 The site is located in a prominent area which is clearly visible from the scheduled monument at Castle Hill. There is a natural valley which winds its way up to and around the monument between Cold Hill to the south and Taylor Hill / Berry Brow to the north. The allocated site forms the last open area to define the hillside to Berry Brow with the field boundaries defining the slope of the land and the edge of the plateau in a similar way to the field boundaries to Cold Hill. These two open areas of land define this valley which would have been a historic view from the monument and as such are of significance to the setting of Castle Hill.



Figure 4 - Photograph of the site taken from Castle Hill

- 4.7 The elements of the site that contribute most strongly to the significance of the setting are the areas of land which meet the plateau at the top of the hill. The historic field boundaries which define the land are of considerable significance as shown on the map below. The areas of moderate significance which may be able to be mitigated are the areas at the base of the hillside to the rear of the existing housing. The field boundary to the far west is not visible from Castle Hill and as such the loss of this area will not cause harm to the asset.

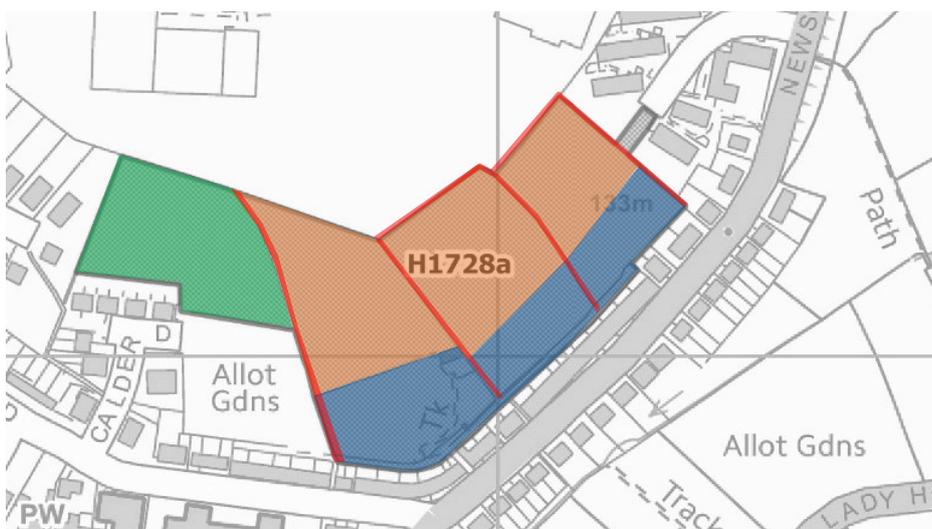


Figure 5 - Photograph of the site taken from Castle Hill

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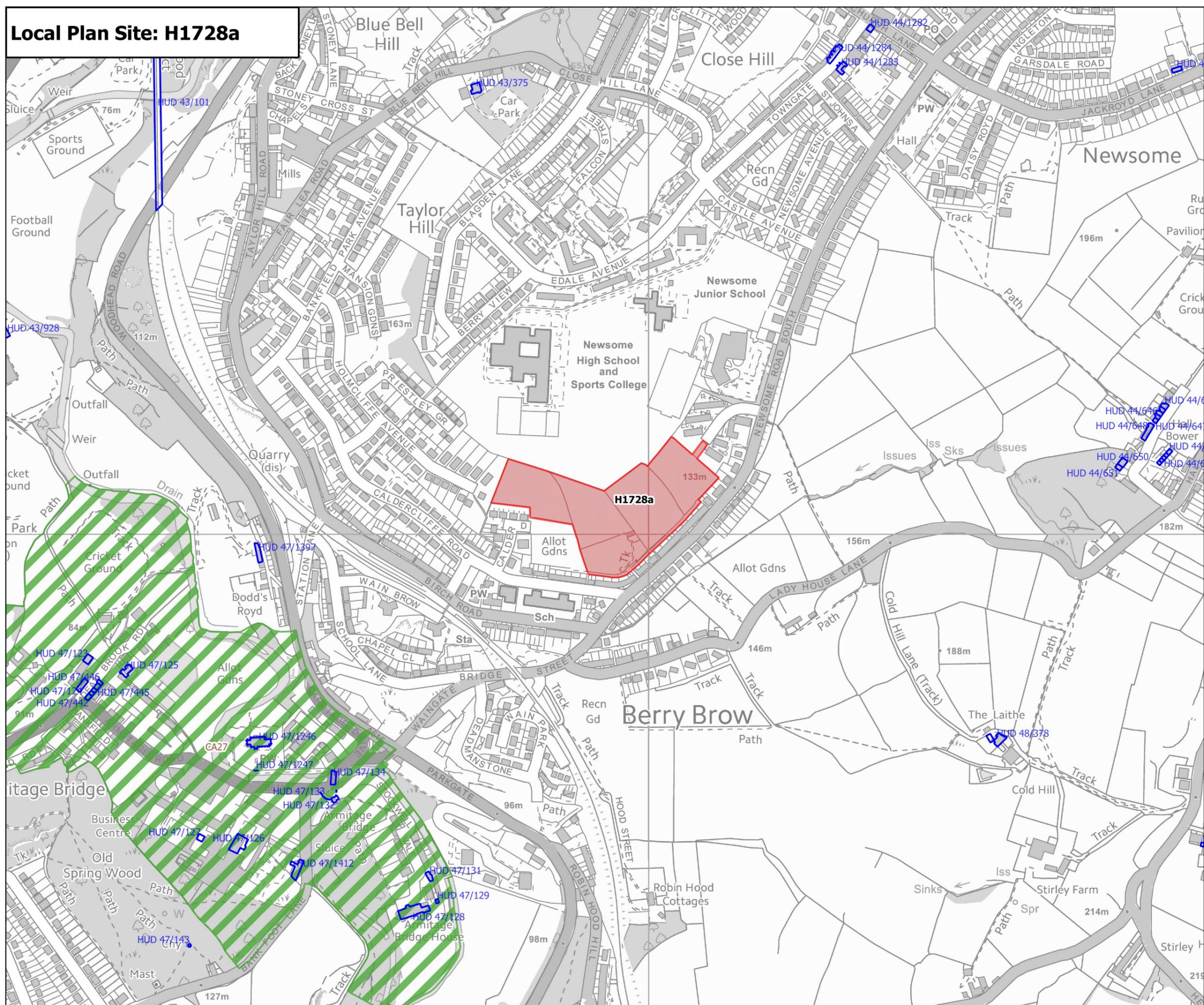
	Heritage Asset
	Considerable significance
	High Significance
	Moderate Significance
	Slight Significance

5.00 CONCLUSIONS

- 5.1 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.
- 5.2 As part of this assessment the Castle Hill Setting Study has been consulted in order to ascertain the significance of the monument and the likelihood of the development causing harm to the setting. As discussed, despite the site being located adjacent to an existing housing estate the land has been identified as “Important” Undeveloped Land. It is the finding of this Heritage Impact Assessment that there are certain sections of the site that provide a positive contribution to the setting of the scheduled monument and there are areas that are not visible from the Monument and as such do not contribute to the setting.
- 5.3 Development of the areas which are not visible from Castle Hill will not cause harm to the setting of the Scheduled Monument assuming that the development is in keeping with the surrounding housing in terms of density and massing.
- 5.4 The field boundaries which have been identified as having considerable significance are historic field boundaries and are important to our understanding of the heritage asset and loss of these boundaries would cause substantial harm.
- 5.5 The areas of the site that have been identified as having high significance are very important to the significance of the heritage asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated. It is the opinion of this report that the loss of this open land would result in substantial harm to the heritage asset.
- 5.6 The areas of the site that have been identified as having moderate significance are important to the significance of the asset and require assessment with the assumption that any harm will be less than substantial and can be mitigated. The areas of open fields adjacent to the asset require careful design in order to retain the building line along Newsome Road South.

SITE PLANS / DRAWINGS

Local Plan Site: H1728a



- Legend**
- Local Plan Site
 - Archaeological Site
 - Registered Battlefield
 - Conservation Area
 - Listed Building
 - Registered Parks and Gardens
 - Scheduled Monuments



Planning Policy

Scale: 1:5000

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