

Heritage Impact Assessment

Site Location:

Land north of Bradley Road,
Bradley, Huddersfield

Site reference number:

H1747 & H351

On behalf of

Kirklees Council

1.0 Introduction

- Scope of the study
- Relevant policy - NPPF
- Impact of the proposed development on the significance of the Asset

2.0 Methodology

- General approach
- Identifying the heritage asset
- Assessing the contribution of the setting
- Assessing the impact on the proposed development
- Assessing the options for mitigation and/or enhancement
- Glossary

3.0 Site assessment

- Brief history of the site
- Area of search
- Designated heritage assets within area of search

4.0 Assessment of the heritage asset and the contribution of the setting

- Assessment of significance of the heritage asset
- Assessment of the contribution of the setting to the heritage asset

5.0 Assessment of the potential impact of the allocated site on the asset(s)

6.0 Options for mitigation / enhancement

- Appendix A - List Descriptions
Appendix B - Site Plans / Drawings
Appendix C - Historic Maps

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.

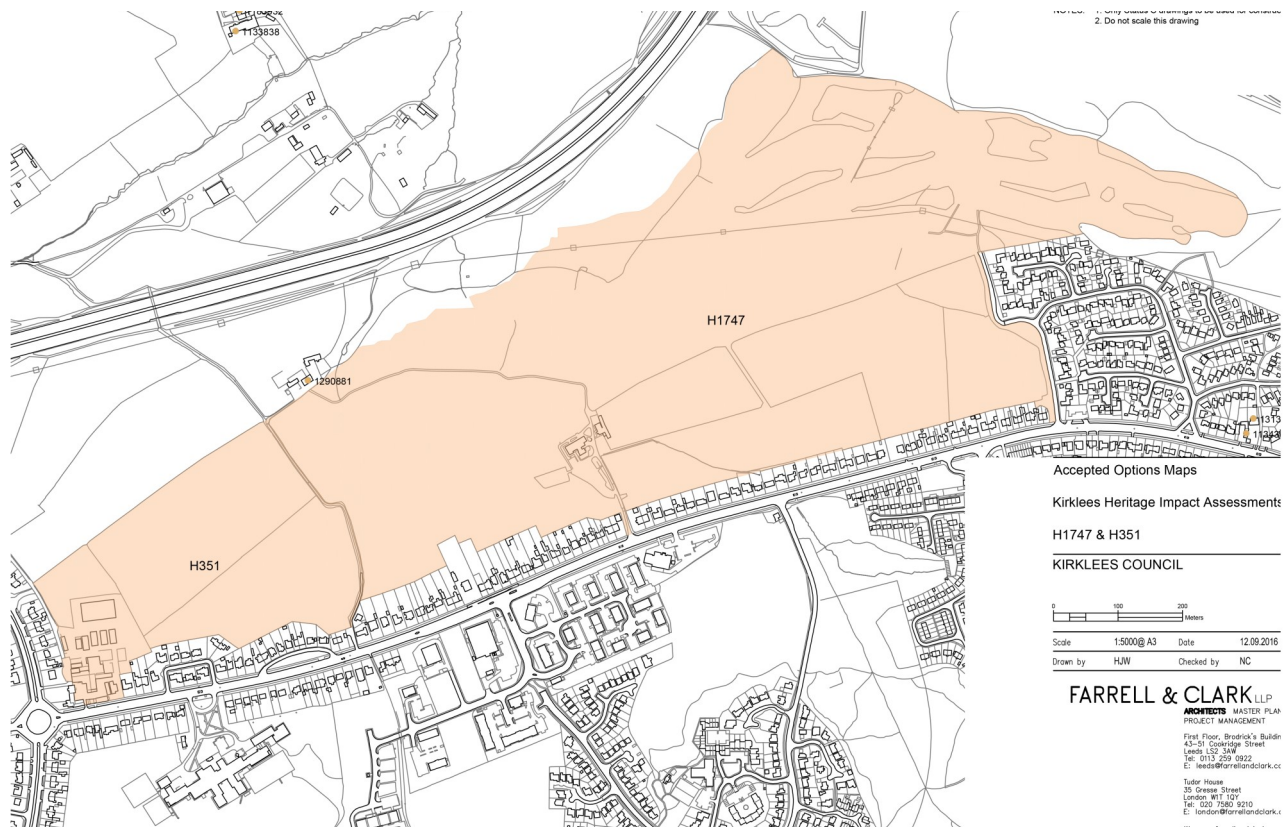
Harm

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 For the purposes of this Heritage Impact Assessment, the adjoining sites H1747 and H351 have been assessed together. The sites are located on the outskirts of Bradley and form a linear section of land orientated east-west intersected by Sheperds Thorn Lane running north-south which marks the boundary between H351 to the west and H1747 to the east.
- 3.2 The sites are situated in the section of greenbelt land bordered to the north by the M62 and Bradley Road to the South. There are currently a number of houses which line the northern carriageway of Bradley Road which are not included in the site designation. Site H1747 currently comprises of the 9 hole golf course “Bradley Park Golf Course and Driving Range” in addition to a small section of agricultural land to the south-east of the site. Site H351 comprises Bradley Villa Farm and in the south-west corner of the site which is surrounded by agricultural land.
- 3.3 The site is bordered to the west by the row of houses running north along Bradford Road and to the east by Tithe House Way which leads into a late 20th Century housing estate, a small section of open land and Bradley Park Waste Management site to the north-east.
- 3.4 As discussed the collection of structures which form Bradley Villa Farm are located within the boundary but are not included on the National Heritage List for England and as such will not be assessed as part of this Impact Assessment.



3.0 SITE ASSESSMENT (cont.)

Brief Site History

- 3.5 Historically the site formed part of “Bradley Grange” which is a grange estate belonging to the Cistercian Fountains Abbey. This grange comprised the whole of Bradley and half of the adjoining town of Kirkheaton so it is fair to assume that both H351 and H1747 fell within this area. The grange has a long industrial heritage dating back as far as the mid 12th Century when there is evidence that the Monks from Fountains Abbey possessed the right to salvage the dead wood from Bradley Woods in order to fire the kilns for iron smelting which, according to a passage in the Fountains Chartulary took place at a forge within Bradley Wood itself. Excavations took place in the Woods during the 1930’s which found evidence of an undated Bloomery, the exact location is not clear but it is further evidence of industrial activity. As is the discovery in 1995 of a number of surviving bell pits in the eastern section of the woods.
- 3.6 In addition to the industrial activity in the Woods, there was also evidence of substantial earthworks in the vicinity of the nearby Grade II listed Grange Farm located to the East of the site. The surrounding landscape is now developed as a housing estate but these earthworks were evident prior to the development in the 1970’s.
- 3.7 In June of 1942 Bradley Woods was purchased by the Scouts Association. They created an international scout training camp know as the West Yorkshire County Scouts Campsite and Activity Centre. This centre is still in operation today and has a range of facilities that attract Scouts from all over the country.
- 3.8 Bradley Wood underwent a dramatic change in the 1960’s / 1970’s with the construction of the M62 motorway, the path of which went straight through the centre of the woods. In order to lessen the impact of the motorway, buffer zones of trees were planted along the boundary to the woods changing the shape and nature of this historic woodland.
- 3.9 It appears that the historical activities and workings of Bradley Grange were primarily industrial but Bradley Grange was twinned with the agricultural grange of Awndley so it is fair to assume that there were areas of the estate which were agricultural. This assumption is further corroborated by the historic maps which show the nearby farms of Sheperds Thorn Farm and Lamb Cote Farm which appear to be small holdings of an agricultural nature. These agricultural holdings appear on the first edition OS map and remain until the late 20th Century when the majority of the H1747 site was converted into a golf course. Shepherds Thorne Farm is still extant with the northern boundary of the Golf course running along the southern boundary of the Grade II listed Barn whilst Lamb Cote Farm appears to have been lost.
- 3.10 The immediate area also has military connections with the land to the south of Bradley Road being

3.0 SITE ASSESSMENT (cont.)

the site of a Second World War Anti-aircraft defence unit with the Nissan huts still evident on the OS Map dated 1948. The Historic Environment Record also contained information regarding H351 and the use of the site during the Second World War as a gun battery/location but this appeared to be anecdotal with no evidence remaining of this former use.

Identification of Heritage Assets

3.11 There are a number of heritage assets within the vicinity of the site as shown on the site plan 303-08-001 in Appendix 1 with the majority of these being located to the north of the M62. The heritage asset that has been identified as requiring assessment by Historic England is the Grade II listed “Barn at Sheperds Thorn Farm” Listing reference 1290881. The listing states:

“BRADLEY ROAD 1. 5113 (North Side) Barn at Shepherd's Thorn Farm SE 1520 11/237 112. C18, possibly older. External masonry apparently C19. Hammer dressed stone. Pitched stone slate roof, catslide to rear. West part has one stable door, one cart door and one 1st floor window with glazing bars. Centre partly demolished exposing one post (curved like a cruck blade) and an aisle plate of an apparently earlier stage in the construction. East part has a segment-headed barn door. West part has cellars underneath and fireplace at 1st floor level, suggesting that it may have been a dwelling, in which case it was of the longhouse type. Aisled. King post trusses, braced to ridge. Posts are arch-braced, and braced to aisle plate.”

3.12 The first reference to the building can be seen on the 1772 Jeffreys map of Yorkshire in which the building is identified as “Shepherds Throne”. The later OS map from 1854 the collection of buildings now identified as Shepherds Thorn which remain relatively unaltered until the 1970’s.

3.13 Following a site visit it has been possible to ascertain that the barn has been substantially altered. Figure 1 shows a recent photograph of the building which appears to correspond with the catslide roof to the rear and the segment-headed barn door but the west part of the barn which contains the cellars, stable door, one cart door and one first floor window with glazing bars as well as a fireplace has been lost. In addition the central section which at the time of listing was partly demolished, has been replaced by a single storey lean-to structure leaving only the east part extant.

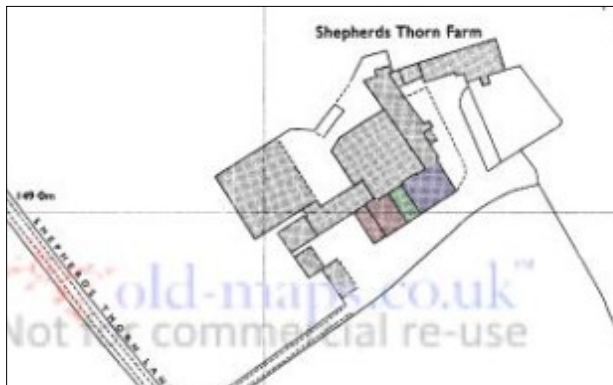


Figure 2

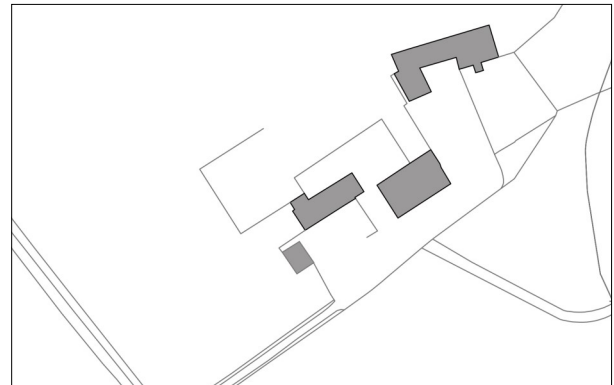
3.0 SITE ASSESSMENT (cont.)

3.14 Figure 2 Shows a map from the time of listing compared to a recent map which appears to corroborate this assumption. The map from the time of listing has been shaded as follows:

- Red: western section which has been demolished
- Green: central section that was part demolished at the time of listing and has now been reconstructed as a lean-to
- Blue: Extant section of barn



Ordinance Survey Map - 1977



Ordinance Survey Map - 2016

Figure 3

4.0 ASSESSMENT OF THE SETTING AND ITS CONTRIBUTION TO THE HERITAGE ASSETS

Assessment of significance

- 4.1 Farmsteads in general are an important part of our historic environment as they are able to convey a great deal of information about the historical development and operation of the farming industry in the United Kingdom. Intact examples of historic farmsteads, within their rural settings are an important part of this history. These farmsteads can vary greatly from region to region and as such are both regionally and nationally important.

Nature of Significance

- 4.2 **Evidential Value**— Prior to the demolition of the western and central sections the building had evidential value as a “Longhouse” type of dwelling. The longhouse is important to our understanding of the development of agriculture as it gives an indication of how humans and their cattle would have co-existed. In a traditional longhouse the humans and the cattle would have initially shared a combined entrance which in this case may have been through the central open section with the dwelling located to the west and the cattle stalls within the barn to the east. As living standards began to improve the longhouses were altered to allow for separate entrances which can be seen in the description of the stable door and cart door to the east with the extant segment-headed barn door to the west. This is particularly interesting as the external stonework has been dated to the 19th century so it may be possible that the entrances to the building were created at this time.
- 4.3 Also mentioned in the listing are the cruck frames which were apparent in the partially demolished central section. Cruck frames in agricultural buildings were prevalent up to the 17th century which gives an indication as to why the building has been dated in such a manner. If this section of cruck frame in the now demolished central section of the building was the only surviving element of the cruck frame, the evidential value has been further reduced.
- 4.4 The extant sections of the barn do still have some evidential value as the remaining section of a longhouse and there is still the possibility that although the above ground sections of the eastern section of the building were removed, there may still be sections of the cellar which survive albeit unlikely. The arch braced trusses, have some evidential value as they provide evidence of the change from the cruck barn design to more of a traditional king post frame.
- 4.5 **Historical Value**—as a longhouse the building would have had both illustrative and associative value due to the direct link the building has with the historical farming community in the area. The setting of the building within open land provides an indication of the use of the building which is also a contributing factor to the illustrative historical value.
- 4.6 **Aesthetic Value**—The extant sections of the barn do provide limited aesthetic value as an agricultural structure but this has been much reduced by the loss of the eastern and central sections. The timber framing provides the greatest aesthetic value assuming that this is still extant.

4.0 ASSESSMENT OF THE SETTING AND ITS CONTRIBUTION TO THE HERITAGE ASSETS (cont.)

- 4.7 **Communal Value**—The barn has communal value due to its links with the farming community and the collective memory of the landscape as agricultural land.

Level of importance

- 4.8 The extant sections of the building do still hold some level of importance as detailed above but this has been much reduced by the removal of the elements of the longhouse construction. As a standalone farm building the structure has a moderate level of importance mainly due to the evidential value of its former use as a longhouse.

5.0 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

- 5.1 The main vehicular access to the Barn is currently via Shepherds Thorn Lane which leads away from Bradley Road and heads North towards the Barn. The lane is a narrow track, the arrangement and layout of which does not appear to have altered since the OS map published in 1854.
- 5.2 Upon leaving Bradley Road the track passes through an opening in the belt of houses that line the main road and as it climbs the slight incline, the view of the adjacent field to the west becomes apparent, periodically obscured by mature oak trees. Due to the profile of the land this view is not a long range view and due to the proximity of the houses has limited significance to the agricultural setting of the barn but it does provide a differentiation between the residential and the rural areas. Towards the east the view is obscured by trees and hedgerows separating the lane from the golf club. It is not until the road reaches the brow of the hill that the views begin to open up towards the north-west and the landscape beyond. These long range views across the valley have significance to the setting of the barn as they provide an indication of the original context to the barn and the surrounding area and provides an indication of the extent of the rural setting.
- 5.3 The lane turns to the right away from Sheperds Thorn Lane (which continues ahead as little more than a footpath), and makes the final approach to the Barn. The lane becomes enclosed by trees and drystone walls to either side which then open out as the barn comes into view. The immediate setting of the barn is an open yard, with a second barn to the north-west, a small number of houses to the north-east and the golf course to the South.
- 5.4 The section of the track which continues north past Sheperds Thorn Farm to Bradley Wood was subject to extensive alteration in the early 1970's when the M62 was constructed. A diversion was provided for the track via the construction of a bridge over the M62. This bridge is wide enough to accommodate a bridleway although this is not designated according to the OS Maps of the area.
- 5.5 **Access Track and field boundaries: Considerable Significance**—The historic nature of the access track to the barn provides a positive contribution to the Heritage Asset as does the rural nature and proportions of the track. The trees interspersed to either side of the route (in particular the more mature oak trees) are typical of the more historic rural highways to be found in the area and provide a positive contribution. The long distance views from the access track to the north provide a positive contribution to the setting of the barn and form an important view from a historic highway. Loss of this historic route would cause substantial harm to the asset.
- 5.6 **Adjacent Landscape to the access track and the Barn: High Significance** - According to the historic maps, from 1893 to 1959 the immediate setting of the Barn to the south was that of open agricultural land with Bradley Woods to the north-east. Figure 3 shows a photograph of the barn taken from the north-east of the building looking south. The photograph was taken in the late 20th century as part of an initiative to record all of the listed buildings in the Kirklees area and shows the

5.0 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

open nature of the landscape to the south. Although it is not possible to ascertain the location of the field boundaries, it is possible that the photograph was taken around the time of the construction of the golf course when these boundaries would have been removed.



Figure 4

- 5.7 Whilst the creation of the golf course to the south of the farm has retained the “green” nature of the setting, the value has been diminished by the removal of the open agricultural nature of the land and any evidence of field boundaries. In addition the boundary of the golf course, which is defined by dense hedgerows and trees, runs within close proximity to the south elevation of the barn effectively creating a visual barrier between the building and the open space beyond. Loss of the dense hedgerows and the trees planted as part of the golf course development would be an enhancement to the setting but the loss of the open land has the potential to cause substantial harm to the asset.
- 5.8 The value of the setting to the north of the barn has also been diminished by the construction of the M62 and the associated buffer zone of trees between the Barn and the motorway which has resulting in the loss of the definition to the historic Bradley Woods.
- 5.9 **Land adjacent to area of high significance: Moderate Significance** - This area of open land is important to the setting of the heritage asset as any development in this area will be visible from the heritage asset and requires mitigation. Loss of this area of open land would result in less than substantial harm to the heritage asset.

5.0 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

5.10 **Extended setting: Slight Significance** - The remaining areas of the site have slight significance to the asset as they add to the rural context of the Barn. Loss of this area would not cause harm to the heritage asset assuming that the design of the development is in keeping with the rural context.

5.12 **Long distance views from the access track: high significance** - it would cause harm to the setting of the Asset if these were lost or obscured.

5.13 **Stone Boundary Walls: Considerable Significance** - The limited sections of stone boundary wall to the south and to the west of the Barn are the only sections of “field” boundaries which remain and as such are important to the setting of the Barn. Loss of these walls would result in substantial harm to the asset and as such they need to be retained and made good as part of the proposals.

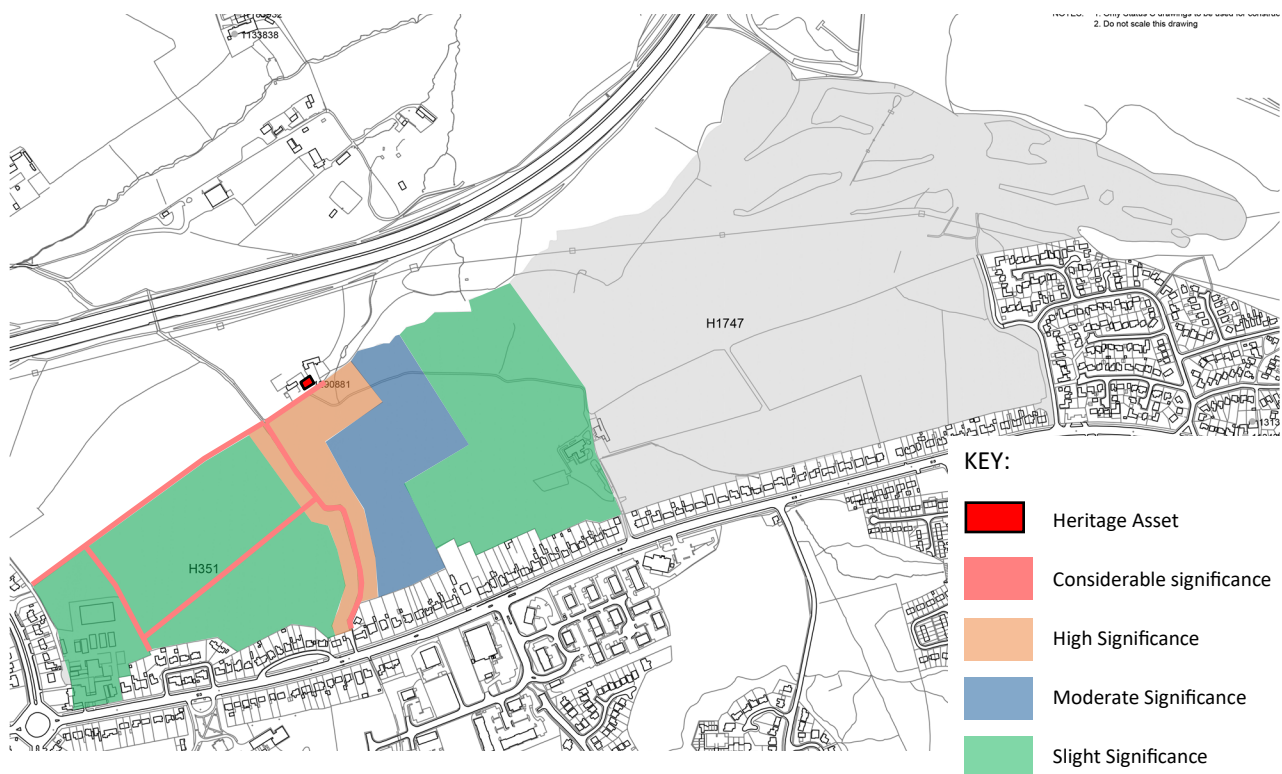


Figure 5

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 It would be possible for the development to improve the south facing aspect of the setting to the Asset if the layout was designed in such a way as to reverse elements of this harm. The setting of the barn would be enhanced by the removal of the tall evergreen trees to the south and the reinstatement of a number of the field boundaries, in particular the paddock area shown 1893 map (This paddock area was subsequently reduced in size following the construction of the pump house first shown on the 1933 map which has since been lost).
- 6.3 Some areas of the site have been assessed as having high significance. These areas of high significance should be retained as open landscape with some consideration given to the removal of a number of the less mature trees that were planted in order to screen the golf course. It would be beneficial to a remove a number of the younger trees to the north of the small section of track that runs E-W approximately halfway between Bradley Road and the Barn. Due to its elevation this should allow an additional view of the barn and the wood to the rear which would be beneficial to the setting, particularly if a number of the field boundaries are re-instated.
- 6.4 Any development in an area of moderate significance needs to be in keeping with the scale, height, massing and alignment of the historic buildings in the vicinity with particular attention paid to the immediate setting of the heritage asset. The design should seek to make use of traditional or sympathetic building materials and techniques and the proposed use of the buildings in should respect the traditional character of the setting of the adjacent heritage asset which is in this case agricultural.
- 6.5 Areas of the site which have been identified as having slight significance to the heritage asset have been assessed as providing some contribution to the 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



Historic England

BARN AT SHEPERDS THORN FARM

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: BARN AT SHEPERDS THORN FARM

List entry Number: 1290881

Location

BARN AT SHEPERDS THORN FARM, BRADLEY 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: 29-Sep-1978

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: 339585

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

BRADLEY ROAD 1. 5113 (North Side) Barn at Shepherd's Thorn Farm SE 1520 11/237 II 2. C18, possibly older. External masonry apparently C19. Hammer dressed stone. Pitched stone slate roof, catslide to rear. West part has one stable door, one cart door and one 1st floor window with glazing bars. Centre partly demolished exposing one post (curved like a cruck blade) and an aisle plate of an apparently earlier stage in the construction. East part has a segment-headed barn door. West part has cellars underneath and fireplace at 1st floor level, suggesting that it may have been a dwelling, in which case it

was of the longhouse type. Aisled. King post trusses, braced to ridge. Posts are arch-braced, and braced to aisle plate.

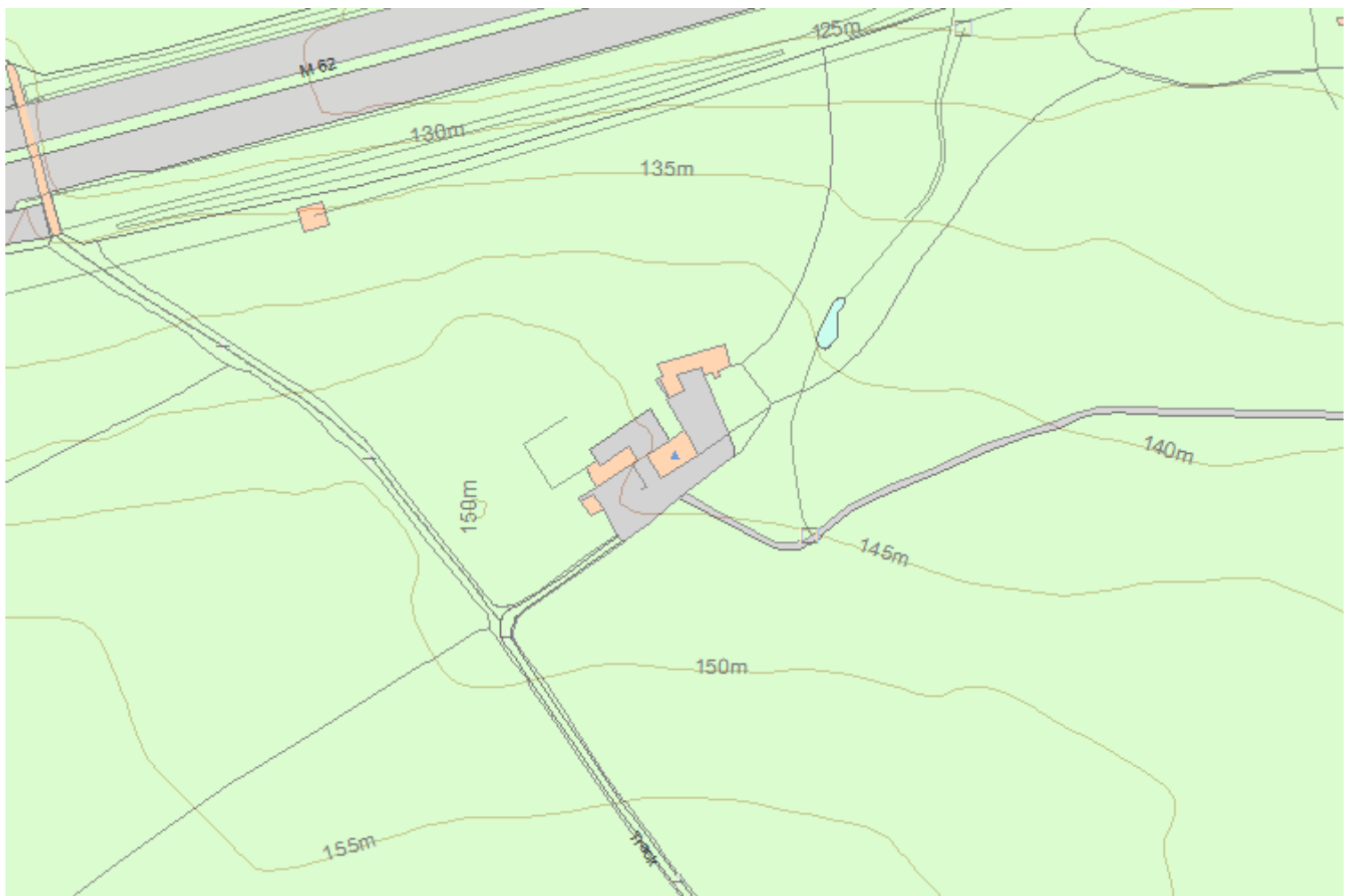
Listing NGR: SE1534320805

Selected Sources

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

National Grid Reference: SE 15343 20805

Map



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2016. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions \(https://historicengland.org.uk/terms/website-terms-conditions/\)](https://historicengland.org.uk/terms/website-terms-conditions/).

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 - [1290881 .pdf](#)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/264833/HLE_A4L_Grade|HLE_A3L_Grade.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 27-Oct-2016 at 02:11:37.

End of official listing



Historic England

1, 3 AND 5 AND ATTACHED MISTAL

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: 1, 3 AND 5 AND ATTACHED MISTAL

List entry Number: 1183932

Location

1, 3 AND 5 AND ATTACHED MISTAL, FIRTH HOUSE LANE

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

County:

District: Calderdale

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 02-Dec-1983

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: 338832

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

BRIGHOUSE FIRTH HOUSE LANE SE 12 SE - 4/89 Nos. 1, 3 and 5, and attached mistal.

G. V. II

Row of 3, 2-storey cottages. Early C19. Hammer-dressed stone, stone slate roof. Each has doorway with monolithic jambs (No. 1 is blocked with 2-light window), and 4-light flat faced mullioned window in the same over 2 stacks to

ridge. Attached is warehouse and 2-storey gabled mistal with doorway with monolithic jambs flanked by 3-light mullioned windows (all mullions removed) with same over (one mullion removed).

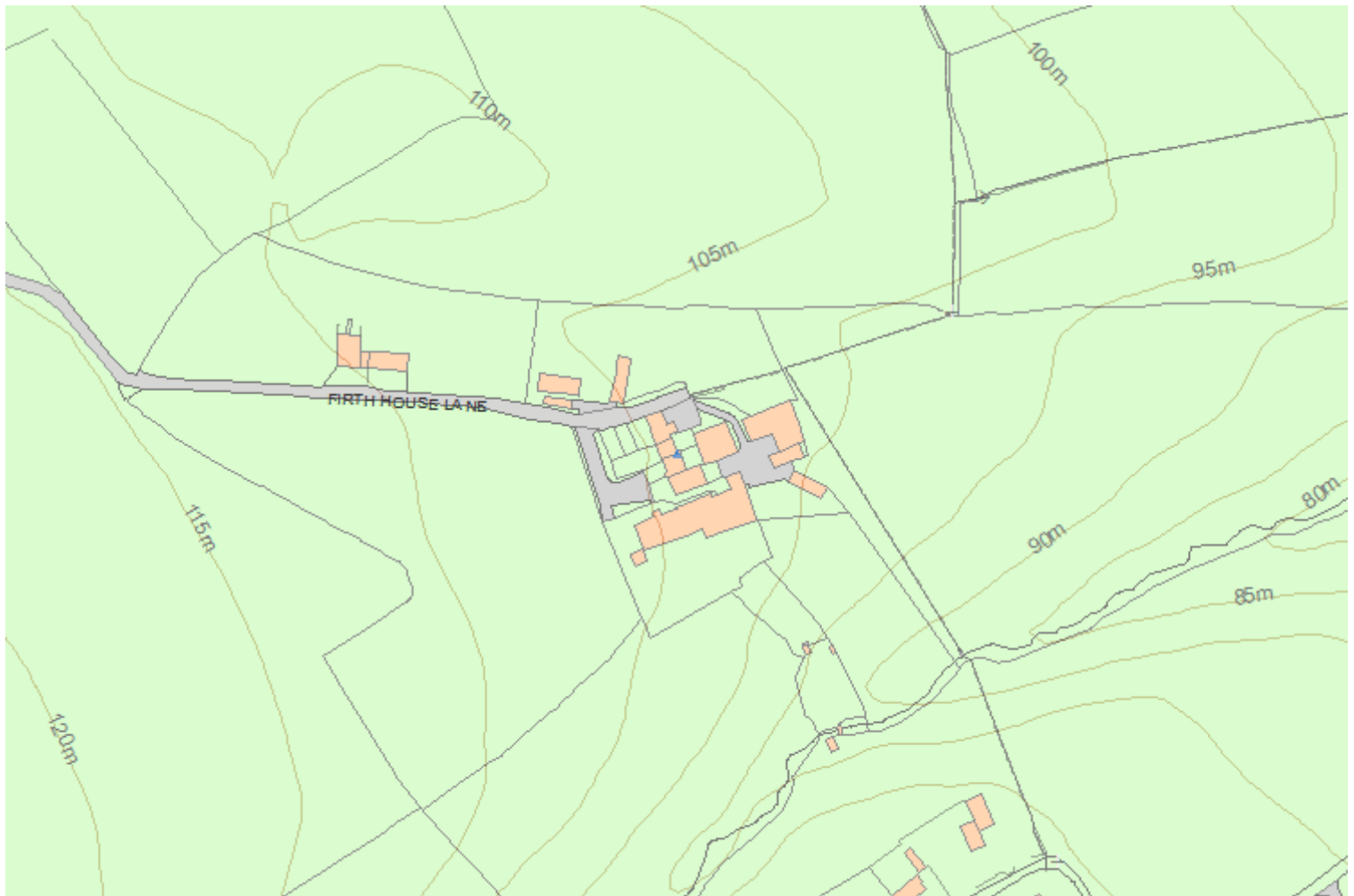
Listing NGR: SE1523721378

Selected Sources

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

National Grid Reference: SE 15237 21378

Map



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2016. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions \(https://historicengland.org.uk/terms/website-terms-conditions/\)](https://historicengland.org.uk/terms/website-terms-conditions/).

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 - [1183932.pdf](#)
(<http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrin>

t.svc/171412/HLE_A4L_Grade|HLE_A3L_Grade.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 27-Oct-2016 at 02:11:52.

End of official listing



Historic England

BARN TO NO 164 (BRADLEY GRANGE)

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: BARN TO NO 164 (BRADLEY GRANGE)

List entry Number: 1134366

Location

BARN TO NO 164 (BRADLEY GRANGE), BRADLEY 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: 29-Sep-1978

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: 339584

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

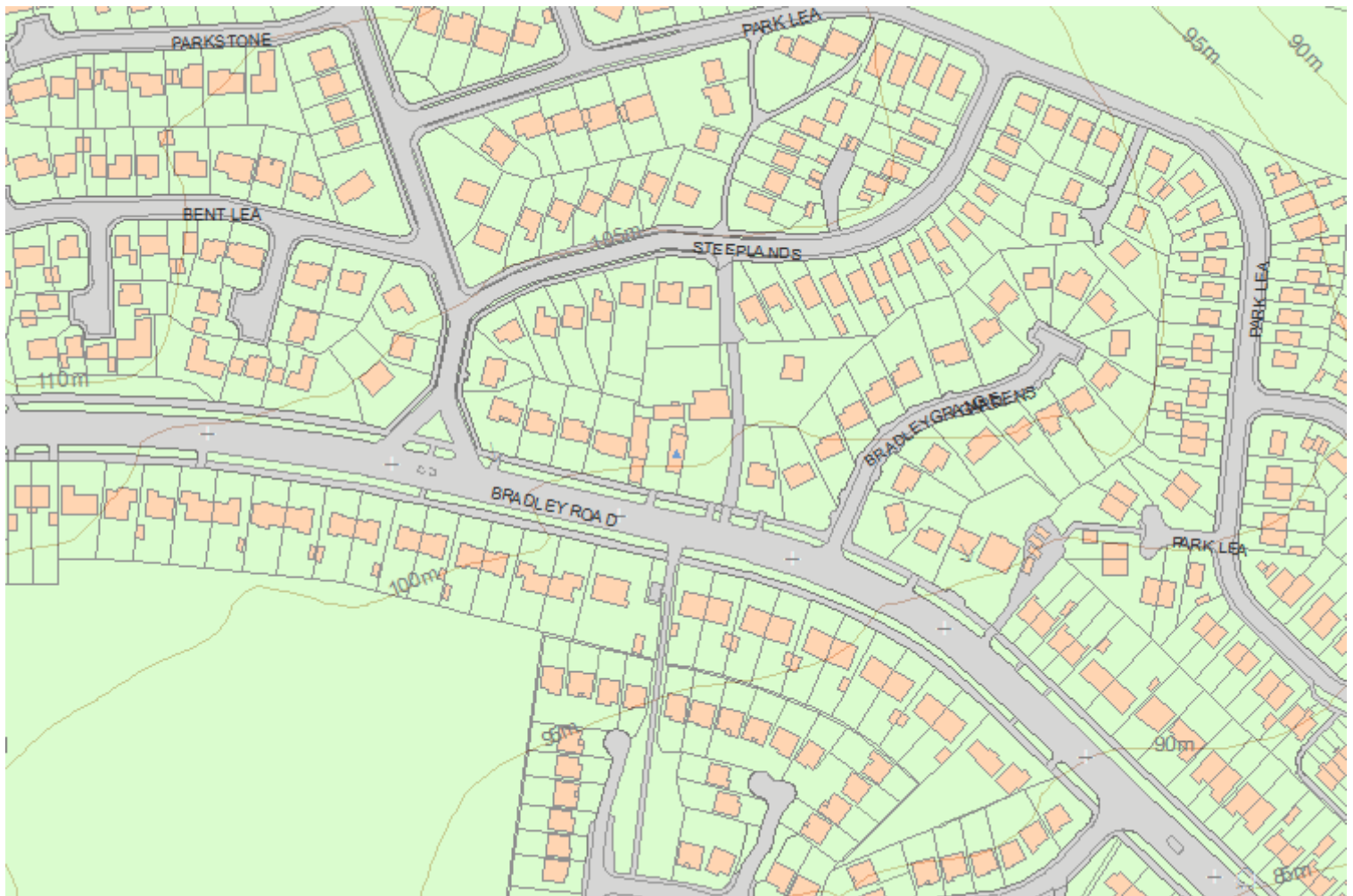
BRADLEY ROAD 1. 5113 (North Side) Barn to No 164 (Bradley Grange) SE 1620 12/235 II 2. C18. Hammer-dressed stone. Pitched stone slate roof. Various stone mullioned windows with glazing bars.

Listing NGR: SE1679720723

Selected Sources

National Grid Reference: SE 16797 20723

Map



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2016. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions \(https://historicengland.org.uk/terms/website-terms-conditions/\)](https://historicengland.org.uk/terms/website-terms-conditions/).

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 - [1134366 .pdf \(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/128071/HLE_A4L_Grade|HLE_A3L_Grade.pdf\)](#)

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 27-Oct-2016 at 02:12:08.

End of official listing



Historic England

BRADLEY GRANGE

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: BRADLEY GRANGE

List entry Number: 1313809

Location

BRADLEY GRANGE, 164, BRADLEY 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: 29-Sep-1978

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: 339583

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

BRADLEY ROAD 1. 5113 (North Side) No 164 (Bradley Grange) SE 1620 12/234 II
2. C18. Hammer-dressed stone. Pitched stone slate. 2 storeys. 4 ranges of stone mullioned casements with lead glazing bars, sashes with wooden glazing bars on ground floor. Mid C19 front door with 4 moulded panels, upper 2 round-arched. Rear has two 4-light and two 6-light stone mullioned windows.

Listing NGR: SE1680820746

Selected Sources

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

National Grid Reference: SE 16808 20746

Map



© Crown Copyright and database right 2016.
All rights reserved. Ordnance Survey Licence
number 100024900.

© British Crown and SeaZone Solutions
Limited 2016. All rights reserved. Licence
number 102006.006.

Use of this data is subject to [Terms and
Conditions](https://historicengland.org.uk/terms/website-terms-conditions/)
([https://historicengland.org.uk/terms/website-
terms-conditions/](https://historicengland.org.uk/terms/website-terms-conditions/)).

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 - [1313809.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/284863/HLE_A4L_Grade|HLE_A3L_Grade.pdf)
([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrin
t.svc/284863/HLE_A4L_Grade|HLE_A3L_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/284863/HLE_A4L_Grade|HLE_A3L_Grade.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 27-Oct-2016 at 02:12:10.

End of official listing



Historic England

FIRTH HOUSE

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: FIRTH HOUSE

List entry Number: 1133838

Location

FIRTH HOUSE, 7, FIRTH HOUSE LANE

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

County:

District: Calderdale

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 02-Dec-1983

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: 338833

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

BRIGHOUSE FIRTH HOUSE LANE SE 12 SE 4/90 No. 7 (Firth House)

G. V. II

A handed pair of cottages, now one. Mid to late C18. Hammer-dressed stone, stone slate roof. 2 span roof. 2 storeys. South front has paired doorways with large overlapping lintels and composite jambs, flanked by 4-light flat faced slightly recessed mullioned windows with overlapping heads and sills and 5-

light mullioned windows over. Quoins to left hand gable. To right hand is segmental headed cart entrance (solid) with 3-light mullioned window inserted with taking-in door over with composite jambs (is blocked) and 3-light mullioned window. North front has quoined angles, inserted entrance with timber porch (C20) and 5-light flat faced recessed mullioned window with 2 similar windows over, one stack to ridge.

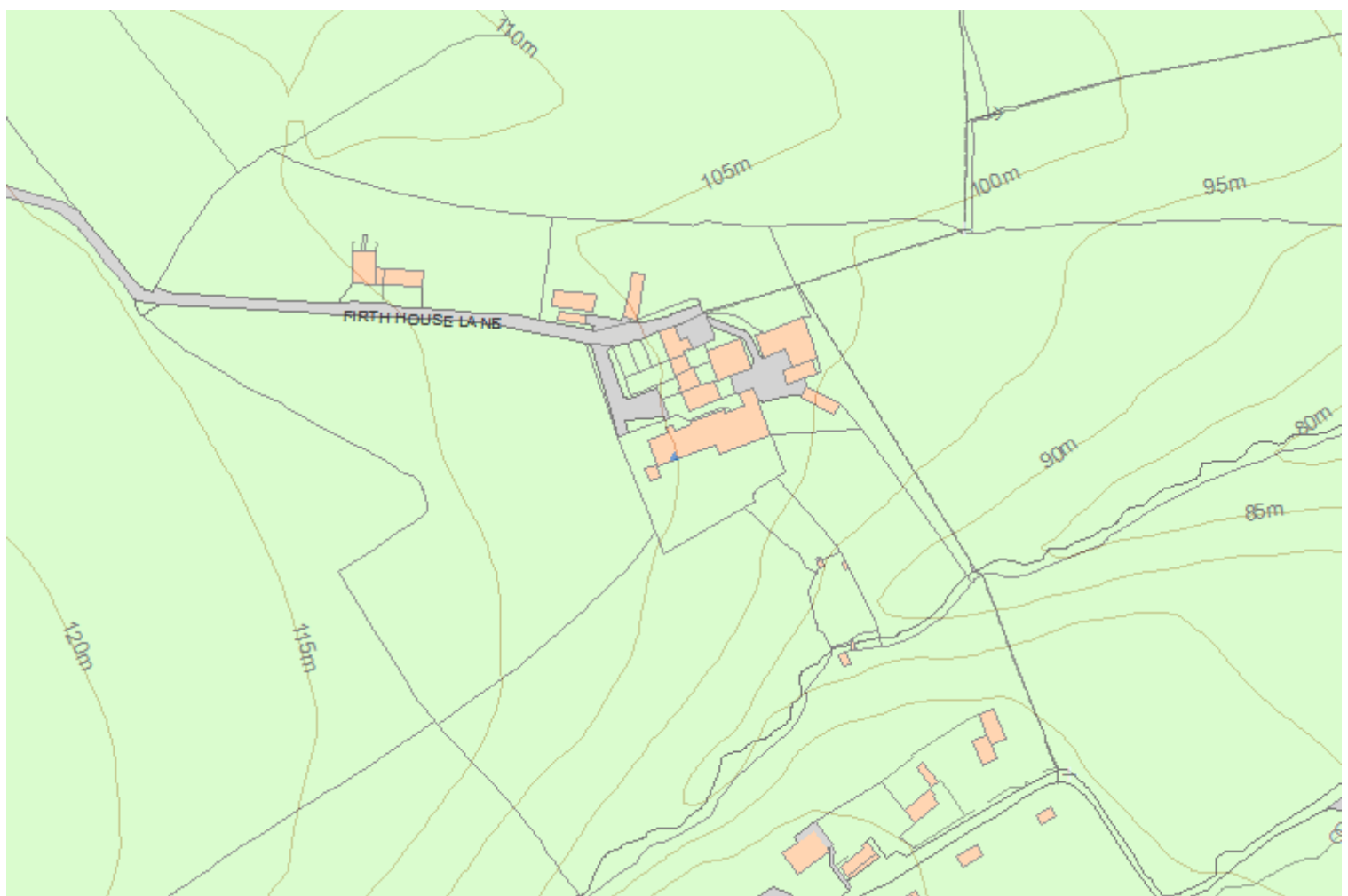
Listing NGR: SE1523121346

Selected Sources

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

National Grid Reference: SE 15231 21346

Map



© Crown Copyright and database right 2016. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2016. All rights reserved. Licence number 102006.006.

Use of this data is subject to [Terms and Conditions \(https://historicengland.org.uk/terms/website-terms-conditions/\)](https://historicengland.org.uk/terms/website-terms-conditions/).

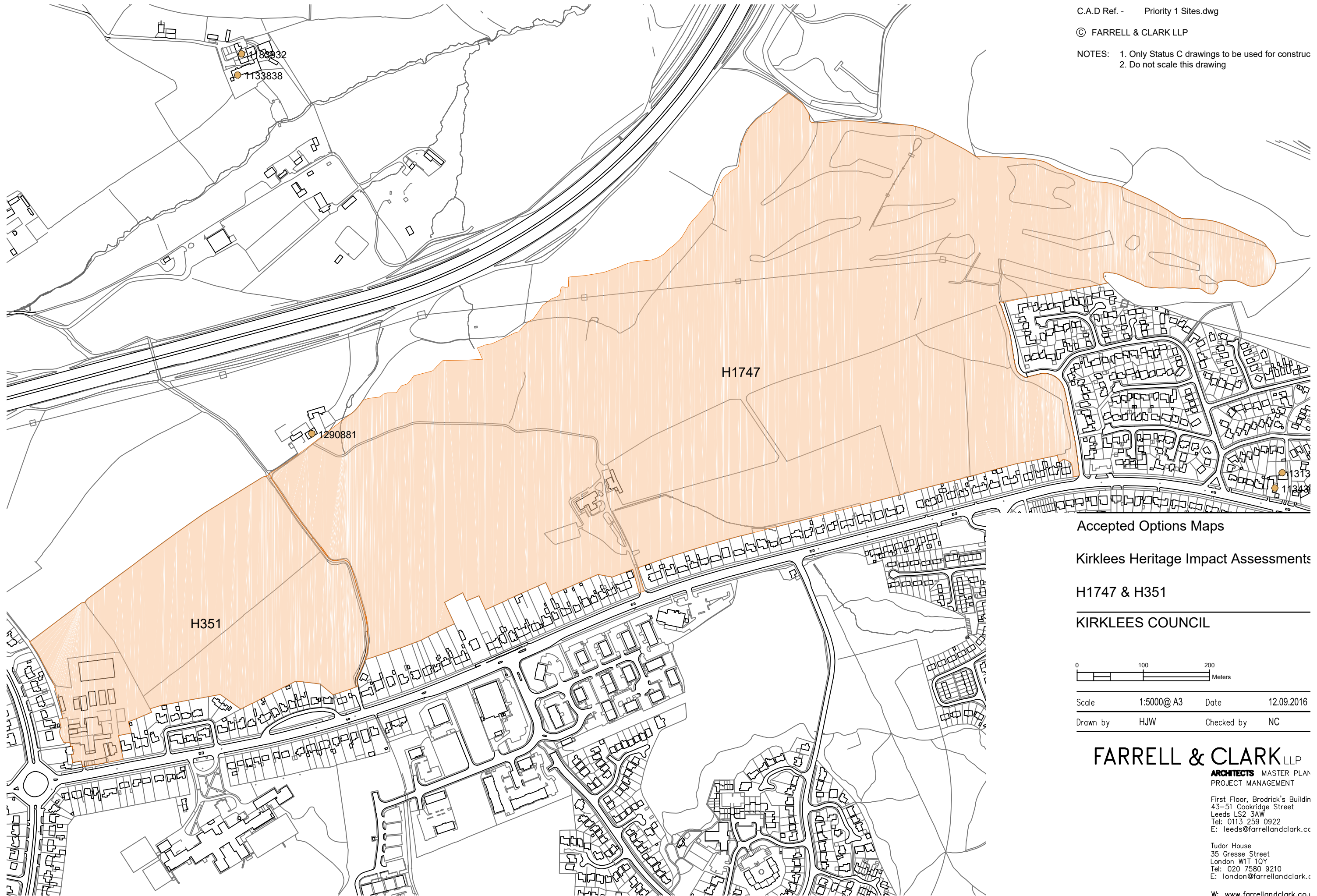
The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1133838 .pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/127619/HLE_A4L_Grade|HLE_A3L_Grade.pdf) (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/127619/HLE_A4L_Grade|HLE_A3L_Grade.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 27-Oct-2016 at 02:11:45.

End of official listing

SITE PLANS / DRAWINGS

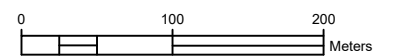


Accepted Options Maps

Kirklees Heritage Impact Assessments

H1747 & H351

KIRKLEES COUNCIL



Scale 1:5000@ A3 Date 12.09.2016

Drawn by HJW Checked by NC

FARRELL & CLARK LLP
ARCHITECTS MASTER PLAN
PROJECT MANAGEMENT

First Floor, Brodrick's Buildin
43-51 Cookridge Street
Leeds LS2 3AW
Tel: 0113 259 0922
E: leeds@farrellandclark.co.uk

Tudor House
35 Gresse Street
London W1T 1QY
Tel: 020 7580 9210
E: london@farrellandclark.co.uk

W: www.farrellandclark.co.uk

HISTORIC MAPS



Leeds@farrellandclark.co.uk
London@farrellandclark.co.uk
www.farrellandclark.co.uk

First Floor, Brodrick's Building,
43 -51 Cookridge St,
Leeds, LS2 3AW

Tudor House,
35 Gresse Street,
London, W1T 1QY