

Heritage Impact Assessment

Site Location:

Land at the former Gomersal
Primary School, Oxford Road,
Gomersal, Cleckheaton

Site reference number:

H2667

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 in Gomersal in the Cleckheaton district. The site boundary includes the former Gomersal First School on the western side of the site and bounded by Oxford Road. The rest of the site is enclosed by hedges and fencing along the site boundary.
- 3.2 The site sits partially inside a conservation area which includes the buildings for Gomersal First School, the fields to the east of the site sit outside the conservation area boundary. There are several listed buildings around the site in the conservation area. The closest of these are Grove Congregational Church and Sunday School and its forecourts walls, gate piers and gates to the north which are Grade II Listed, Gomersal Public Hall to the west which is Grade II Listed and Red House to the south west which is Grade II* Listed.
- 3.3 The site is currently a school building as per its original function, with the school fields to the back of the site in the east and a play area between the main building and the open fields. The site is flat and contains smaller outbuildings and areas of hardstanding used as sports courts enclosed with fencing.

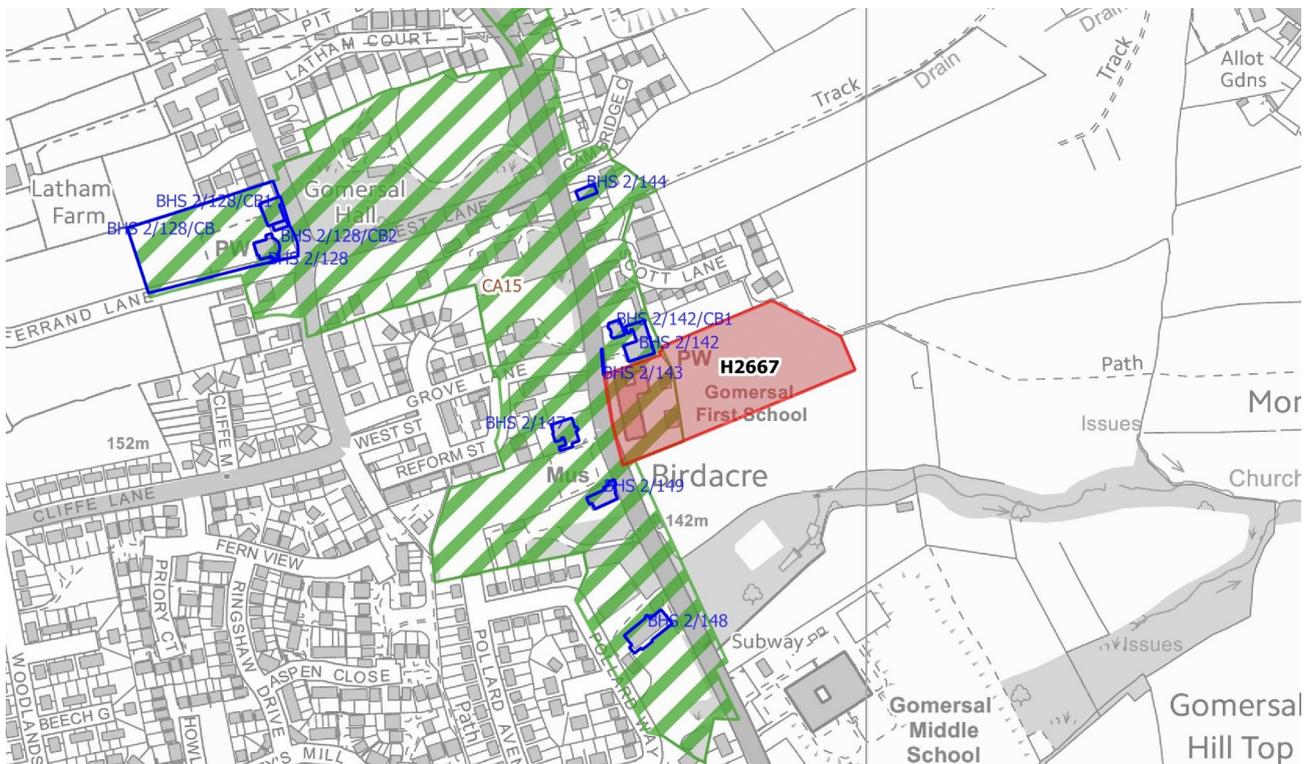


Figure 1 - Site Location

3.0 SITE ASSESSMENT

Brief Site History

- 3.4 Gomersal has a long history, it is considered that the place name originates from the Anglian period (post Roman) when it was referred to as Guthmers Hahl, ("hahl" corner of land). The area was also used by the Anglo-Saxons as a burial ground, the site is now where St Peter's Church is located.
- 3.5 In the 16th Century, the area was predominantly used for agriculture. The nearby Oakwell Hall was constructed during this period and has a large farmstead associated with the hall. Other hall houses include Spen Hall, Pollard Hall, Red House, Sigsden House and Cross House which date from the 16th and 17th Centuries. The existence of these large hall houses show that there was great wealth within this area during this period.
- 3.6 In the 19th Century, the area was still farmed and had large areas of woodland, one such wood was located to the south-east of the site and was called Church Wood. With the Grove Chapel located to the north of the site, the whole area to the south-east was owned by the church and named after the church, such as Church Wood and Church Beck. On the 1854 OS map, development in this area was sparse with the centre of the Gomersal settlement to the north and Gomersal Hill Top to the south. A bank of trees are shown across the middle of the site.
- 3.7 Coal mining was being carried out around Gomersal and the 1854 maps shows a number of coal pits and collieries such as Drub Coal Pit and Mean Field Colliery to the north-west and Little Gomersal Colliery to the south. The mining of coal resulted in the building of larger mill buildings for the manufacturing of woollen cloth, blankets and worsted yarn. The mills of Cloth Hall Mill and Butts Mill were constructed to the south-west of the site with the addition of Upper Spen Mills by 1894.
- 3.8 Gomersal continued to grow with the construction of many fine and historic houses such as Gomersal Hall (to the north-west of the site). Ratten Hall, which was located opposite the site, was demolished and replaced by Gomersal Public Hall in 1860. By 1870 there were also a number of churches and chapels within Gomersal including facilities for Independents, Wesleyans, Primitive Methodists, Free Methodists, and Moravians.
- 3.9 The development of the railway in the mid-19th Century, although did not provide in a station in Gomersal, resulted in the construction of the Gomersal Tunnel which was constructed for the LNWR between Leeds and Manchester. The tunnel stretches under the Oxford Road and is around 810 metres long and 9 metres deep.
- 3.10 In 1912, Gomersal First School was constructed on the site, the stone built structure fronts onto Oxford Road and reflects a traditional school building of this period with gable detailing, large windows, low stone boundary wall and decorative iron railings.

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3.11 In the 20th Century, numerous housing developments were constructed throughout Gomersal and the area to the west of Oxford Road (to the west of the site) was extensively developed. This resulted in the former large plots of the large dwellings being built upon by streets such as Pollard Avenue, Pollard Way, Grove Close and Latham Court. The cul-de-sac developments of Cambridge Chase and Scott Lane were constructed to the north of the site.

Identification of Historical Assets

3.11 As part of the consultation process, the following assets were identified as having the potential to be affected by the development and required assessment in order to ascertain the impact of developing the sites: Gomersal Conservation Area; Grove Congregational Church and Sunday School (Grade II listed building); walls, gatepiers and gates of Grove Congregational Church (Grade II listed building); Gomersal Public Hall (Grade II listed building) and Red House (Grade II* listed building). These buildings will be assessed within the Impact Assessment section of this report.

3.14 The listing for Grove Congregation Church states:

“United Reformed Chapel with adjoining Sunday School. 1825-6. Sunday School possibly earlier. Dressed stone. Stone slate roof. Two storeys with plinth and 1st floor sill band. 3-bay pedimented front to hall, 5 bays long. Central doorway in architrave, with frieze and cornice over. Double door with narrow fielded panels. Rectangular fanlight with marginal glazing. Round arched ground floor windows in round-arched recessed panels which extend to plinth. Round-arched windows to 1st floor, the centre one in recessed panel. All with marginal glazing. Oculus in tympanum of pediment. Galleried interior partly refurbished in the 1860s. The Sunday School wing is of 2 storeys, with hipped stone slate roof. Four bays and round-arched sashes with glazing bars.”

3.14 The listing for walls gatepiers and gates of Grove Congregation Church states:

“Dwarf stone wall gate piers and gates. Circa 1825-6. Central ashlar gate piers with panels and cornice cap. Cast iron gates with dog rails and ornamental cresting.”

3.14 The listing for Gomersal Public Hall states:

“Public Hall. Circa 1860. Ashlar with rusticated quoins and ground floor. Hipped slate roof. Two storeys. 5-bay symmetrical facade with deep eaves cornice with carved brackets of heads of lion-like beasts, with panels between. Heavily detailed central porch with round arched doorway. Massive carved consoles and extended moulded keystone support heavy cornice with balcony over with turned balusters to front. Flat arched sashes to left and right with architrave and raised

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key. Large sashes to 1st floor with architrave and segmental pediment on elaborately carved console brackets. Blind balustrade under with turned balusters.”

3.14 The listing for Red House states:

“Summary of Building

House with barn and coach house, dating to c.1660, with alterations of the C18 and early C20, formerly belonging to the Taylor family and having close association with Charlotte Brontë.

Reasons for Designation

The Red House is designated at Grade II for the following principal reasons: **

*Architecture: the house contains some good survivals of the Georgian period, including a staircase, fireplaces and windows, embedded in a late C17 core; **

*Function/industrial interest: the architecture of the house, barn and coach house reflects the function and development of this hub for the emerging and developing woollen cloth industry through the C17, C18 and C19; * Historic interest: Mary Taylor, a radical feminist of the mid C18, was born and brought up in the house; **

Literary interest: Charlotte Brontë based the house 'Briarmains' and the 'Yorke' family in her novel 'Shirley' on the Red House and the Taylor family, with whom she stayed as a friend of Mary Taylor.

History

The Red House is reputed to date from 1660, when William Taylor built a new red brick house next to an existing 'old' house. The Taylor family were present in Gomersal for more than a century before, originally small farmers and clothiers, later successful cloth finishers and merchants. Inventories of 1689 and 1713 show both old and new houses still standing, with workshops and items associated with cloth manufacture. The old house is thought to have been demolished in the mid C18, and the existing barn to the west of the house also dates to this period.

Improvements to the Red House of this period included the rebuilding of the main front, raising the ceiling height of the Parlour and opening up the housebody to install a new staircase with gallery and arches. The family continued to prosper through the C18 and early C19, being pioneers in the mechanisation of woollen processing and the use of steam.

In the 1830s Charlotte Brontë became a close friend of Mary Taylor, the daughter of Joshua Taylor, and the rest of the family, and frequently visited the Red House. The house and the Taylors featured centrally in the novel Shirley, as 'Briarmains' and the 'Yorke' family, with the house described in detail, including reference to a painted window still evident. Mary Taylor (1817-1893) was a radical feminist who

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promoted independence from men and who wrote articles and a novel after extensive foreign travels.

An 1840 valuation itemises the 'house, kitchen, garden, lawn, shrubberies and plantation, Press shop, pearking shop, packing shop, counting house, coach house, cart shed, barn, stable and yard'. The owners, the Taylor family, were involved in the domestic cloth working industry, where work was carried out in cottages and brought to the finishing and distribution centre at the Red House, and they oversaw its development into the factory system through the early C19. The counting house was evidence of the bank that the Taylors owned and ran.

The first edition OS 1:10560 map of 1853 shows the house, coach house and barn in their current locations. By 1894 the 1:2500 map shows that by then the front had two canted bay windows.

In the first quarter of the C20, the house was sold out of the Taylor family, and the new owners extended the house to the west, adding a bay to the Parlour and introducing large windows to both the west and east ends of the ground floor, with other minor additions to the east end of the house. The house was purchased by Spensborough Council in 1969, and opened as a museum in 1974. Serious structural problems at the rear (north) wall led to its complete reconstruction in 1995-7, using matching bricks.

Details

MATERIALS: the house is constructed of red brick with stone quoins and a stone slate roof.

PLAN: the two-storey house has six bays aligned east-north-east to west-south-west. The roof is hipped to the front (south-facing), with four gables to the rear, the westernmost gable extending beyond the line of the front. An attached square block with a hipped roof is situated to the north-east of the main house. A coach house and barn are situated to the west beyond gardens.

EXTERIOR: the main elevation has an off-centre entrance doorway with small flanking windows and a double semi-circular fanlight with glazing bars. To either side is a six-over-six unhorned sash window, and beyond those a canted bay window with stone dressings. On the first floor are three two-light sash windows and two single sashes, all six-over-six, alternating. To the left is a further bay, slightly recessed, added in the early C20 with one first-floor sash window. The left return (west side) has a large, five-light ground-floor window and a single sash window above. Towards the rear is a projecting section without windows. The right return (east side) has a two-light window with stone dressings to the left and a large window in a square bay under a slate roof to the ground floor, and two first-floor windows with stone dressings. To the right is an attached building in

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coursed dressed stone with a hipped roof. It has two-light pointed arch windows at first-floor level on the south, east and north sides; the west side which extends beyond the rear wall of the house is brick above with two first-floor windows and a recessed ground floor with two doors. The rear wall of the house, rebuilt in 1995-7, has four gables and a range of modern sash windows in each bay.

INTERIOR: the front door opens into a spacious hall from which the main staircase rises to the right, with an open galleried landing to the rear. The staircase has slender wooden balusters. Below the gallery the ground floor has been opened out with three round arches leading to a shop area to the rear. To the left is the parlour, extended in the early C20, with decorative plasterwork and alcoves to either side of the fireplace, and a kitchen and scullery to the rear, each with a range. A back stair leads up from the kitchen. To the right is a study at the front with a dining room behind, both having a similar fireplace with white marble surrounds and cast iron grates; the grates appear late C18 but the surrounds are in a mid Victorian style. The dining room contains the stained glass window described in Charlotte Bronte's 'Shirley'. On the first floor is a series of rooms, of which three are dressed as bedrooms. These all have fireplaces including an attractively decorated all-in-one cast iron grate and surround. Other rooms are used as offices, meeting room and exhibition room. All doors, including the main front door, are modern replacements.

SUBSIDIARY ITEMS: the barn, situated to the west of the house and aligned at right angles to it, is a two-storey building in stone with quoins and a hipped stone slate roof. The east elevation, facing the house, has a central cart entrance with a large two-light window above flanked by a circular window to either side, and three further smaller doors. The north end, facing the coach house has a central doorway and a loading door above, and the west side has a single doorway and a row of ventilation slits above. Internally the barn has two floors with modern partitions on the ground floor, open above with exposed roof structure of pegged trusses.

The single-storey coach house is also in stone with a stone slate roof, and consists of four open-fronted arches, the right hand one blocked, with a doorway to the left. The interior has been restored with new and reused timbers.

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

Gomersal Conservation Area

4.1 The layout of Gomersal follows a primarily linear route running north-south along the former Home Lane End and Heckmondwike turnpike which is now known as Oxford Road. The majority of the building frontages address the main road and are set back from the edge of the carriageway.

4.2 The village is located on an easterly facing slope of land which faces the town of Birstall. This area of land would have been heavily treed and there are areas of Gomersal which have retained these areas of landscaping, primarily to the west.

4.3 Gomersal has 8 listed buildings within the Conservation Area, five of which are Grade II and 3 of which are Grade II*:

- Manor House, Peel Street - Grade II*
- Gomersal Methodist Church - Grade II
- Sigston House - Grade II
- Grove Congregational Church and Sunday School - Grade II
- Walls, gatepiers and gates of Grove Congregational Church - Grade II
- Gomersal Public Hall - Grade II
- Red House - Grade II*
- Pollard House - Grade II*

4.4 Oxford Road is the key feature of the conservation area, the character of which changes depending on the location. Towards the south the road is heavily tree lined with strong boundary walls both to the east and the west, concealing large houses in substantial grounds such as the Grade II* listed Pollard House. The road begins to open up as it approaches the allocated site and allows views down the hill towards the ridge line beyond. In this location there are a number of large properties located adjacent to the roadside which give an air of wealth and prosperity such as the Red House, Gomersal Public Hall and the Grove Congregational



Figure 2 - view of The Red House from the north



Figure 3 - Gomersal Public Hall



Figure 4 - Grove Congregational Church

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Church (Gomersal First School is also within this area but this property is not considered to be a key historic feature).

4.5 These buildings act as a opening or a gateway into the village and as the road progresses further north the areas of tree lined road with the strong boundary walls re-appear but these are mainly limited to the west. The areas to the east of Oxford Road are populated by a more residential type of property interspersed with some small retail units at ground floor.



Figure 5 - Gomersal First School

These residential dwellings vary in age from a 17th century farmhouse up to 20th century terraced properties and the majority of which face Oxford Road.

4.6 One area of particular interest is adjacent to the Grove Congregational Church and is a U-shaped collection of 19th century terraced cottages which extend to three storeys in areas. This collection of cottages has the appearance of a detached dwelling with a converted shop unit at ground floor level but when viewed from the north it becomes apparent that this property extends out to the rear. It is possible that these buildings formed part of the Grove Foundry as shown on the OS map of 1944. Further research has found that this foundry was owned by Heywood & Porteus Limited who were iron founders and engineers. The company was dissolved in 1971 but it appears that the foundry (or at least the foundry building) was retained, as the structure appears on the OS map of 1984 - 86 and is labelled foundry. By the OS map of 1991 - 95 the section which was adjoining the north elevation of the extant building has been demolished and according to a planning application in 2000 for the construction of the dwellings on the most easterly section of Scott Lane, the building which was directly to the east of the extant structure was called Grove Farm. Whilst not listed, these cottages relate directly to the industrial heritage of Gomersal.

4.7 As Oxford Road reaches the northern edge of the village the key building which signals the end of the conservation area is the Grade II* listed Manor House Peel Street. This building dates from the 17th century and is a 3 gabled stone manor house typical of that era and is possibly one of the oldest buildings in the village along with the Grade II listed Sigstone House which is set back from Oxford Road and dated 1634.

4.8 The historic buildings in the villages have the following materials and palette:

- Walls: Hammer dressed & dressed stone, ashlar and brick
- Window reveals: Stone headers and cills

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

- Gateposts: Decorative stone posts
- Roofing: Slate and stone slate
- Windows: Timber
- Pavements: tarmac with stone kerbs
- Surfaces: Tarmac
- Boundary Walls: Coursed stone (dressed in areas) with semi-circular, Triangular or square copings. The exception to this are the boundary walls to the Red House and the Grove Congregational Church, both of which have more elaborate dressed stone copings.

Significance of open space

4.9 The open land visible to the east of Oxford Road Opposite the Red House is significant to the conservation area as it allows an appreciation of the wider setting. This is particularly noticeable in the field to the south of the allocated site as it is in a prominent position at the junction between the village and the heavily tree lined approach from the south. The view over this section of the open land is highly significant to the conservation area and to Red House as it forms a historic view from the first floor of this Grade II* listed structure.

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

Grove Congregational Church and Sunday School

4.10 Grove Congregational Church is located on Oxford Road and is situated directly to the north of the allocated site. The building comprises of the main church and a Sunday school to the north which is set back from the main elevation. There is a churchyard that extends out to the rear which is also adjacent to the allocated site.



Figure 6 - The Grove Congregational Church

4.11 James Burnby, the deacon at Heckmondwike Upper Independent Church led a group of Congregationalists who built the Grove Congregational Church in 1825 - 1826. The construction of the church was shortly followed by the Sunday school to the rear of the church in 1828, the construction of which was funded in its entirety by James Burnby.



Figure 7 - The stone tooling

4.12 **Evidential Value** - There is potential for the building to have evidential value as there seems to have been relatively few amendments to the building fabric since the refurbishment of the galleried landing in the 1860's.

4.13 **Historic Value** - The building has illustrative historic value as a classical late Georgian façade.

4.14 **Aesthetic Value** - The classical design of the southern façade and the symmetry of the elevation provides aesthetic value as does the uniformity of the window openings with the arched heads. The tooling on the stonework also contributes to the aesthetic value of the building.

4.15 **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.

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

Level of importance

- 4.16 The building is included on the List of Buildings of Special Architectural or Historic Interest at Grade II and as such are of national importance and more than special interest.
- 4.17 Of the values listed above it is the aesthetic and communal values which contribute most strongly to the significance of the asset.

Immediate setting of the graveyard and the surrounding walls

- 4.18 The graveyard is located to the rear of the church and has high historic and communal value to the significance of the heritage asset. The graveyard has been separated from the main church by a boundary wall to create what appears to be a thoroughfare or a footpath between the church and the graveyard.
- 4.19 This footpath begins to make more sense when compared to the OS map from 1938 which shows the location of a number of structures to the north of the Church as discussed in the conservation area assessment section. This footpath is evident in this arrangement and strengthens the link between the extant buildings and the church. The church owned a large amount of land to the south and it is possible that this footpath was allowed access to this land. The break in this wall is still evident on site and the historic line of the field boundary wall is still extant in places.

- 4.20 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. The boundary walls surrounding the church also give more information about the historical setting of the church.



Figure 8 - The west wall of the graveyard

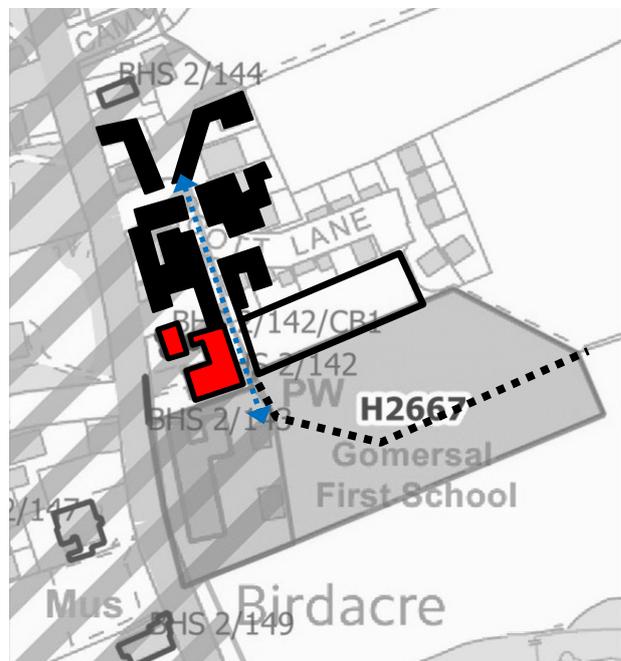


Figure 9 - Existing location plan with building layout from 1938 map overlaid in black



Figure 10 - Photograph of the existing gateway between the church and the land adjacent

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

The Red House

4.21 The list description gives the following reasons for the designation of the Red House as a grade II* listed structure:

Architecture: *the house contains some good survivals of the Georgian period, including a staircase, fireplaces and windows, embedded in a late C17 core; **

Function/industrial interest: *the architecture of the house, barn and coach house reflects the function and development of this hub for the emerging and developing woollen cloth industry through the C17, C18 and C19; **

Historic interest: *Mary Taylor, a radical feminist of the mid C18, was born and brought up in the house; * Literary interest: Charlotte Brontë based the house 'Briarmains' and the 'Yorke' family in her novel 'Shirley' on the Red House and the Taylor family, with whom she stayed as a friend of Mary Taylor.*



Figure 11 - view of The Red House from the north



Figure 12 - view of The Red House from the east

Level of importance

4.22 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.

Setting

4.23 The significance of the setting to the heritage asset is based primarily on the arrangement of the buildings and their relationship with each other. The gardens and approaches to the north, west and the south of the heritage asset are of considerable significance to the heritage



Figure 13 - View of the land adjacent to the Red House showing the southern boundary to the allocated site

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

asset as are the boundary walls and associated outbuildings.

- 4.24 The open land to the west is of high significance as it would have formed a historic view from the first floor of the building.
- 4.25 With regards to the potential harm the proposal may have on the asset, the proposed development is not attempting to alter the immediate setting of the building, nor will it result in the loss of the open land to the east which forms the long distance views. As a result this report has concluded that the proposed development will have no impact on the heritage asset.

Gomersal Public Hall

- 4.26 Gomersal Public Hall is an imposing Victorian Hall designed in the Classical style typical of the type of public buildings which were being designed in the 1860's, particularly in semi-rural locations (Skipton Town Hall is similar in style and design).



Figure 14 - Gomersal Public Hall

- 4.27 Public buildings, particularly in the Victorian Era, were designed to be prominent structures which symbolised the wealth and prosperity of the town in which it is located. In this situation, although the building is now a public hall, it was originally designed as a Mechanic's Institute. Records for the Institute are available up until the 1960's which is possibly when the building was converted to a Public Hall.
- 4.28 The building has undergone a number of internal alterations and was extended in the 1890's. The building was purchased in 1936 by Kirklees Council and now operates as a Public Hall.
- 4.29 The balanced symmetrical façade and the quality of the detailing on the building provides aesthetic value. The history of the building as a Mechanic's Institute provides both illustrative and associative historical value. The building has been designed as, and is still used as a public building which provides communal value.

Level of importance

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

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

4.31 The immediate setting of the Public Hall has undergone a number of alterations including the removal of a large section of the boundary wall to the east along Oxford Road, and the boundary wall to the south of the hall to create access for the car park. The historical setting can be seen in the historical image shown adjacent, where the gate piers and the dwarf wall with railings are still extant.



Figure 15 - Historic Postcard of the Gomersal Public Hall

Extended Setting

4.32 At some point in the early 20th century the building was converted to a Public Hall but prior to this it was an educational establishment. It may be that there is some significance in the construction of the Gomersal First School in 1915 directly opposite the former Mechanics Institute but as the buildings share little except for location and usage the value is communal and is limited. Further research may be able to corroborate this assumption.

4.33 With regards to the potential harm the proposal may have on the asset, the only element of the site which is of significance to the asset is the school building but this link is speculative and as such is of medium to low value. As a result, this report has concluded that the proposed development will have a limited impact on the heritage asset.

5.0 ASSESSMENT OF THE CONTRIBUTION OF THE ALLOCATED SITE

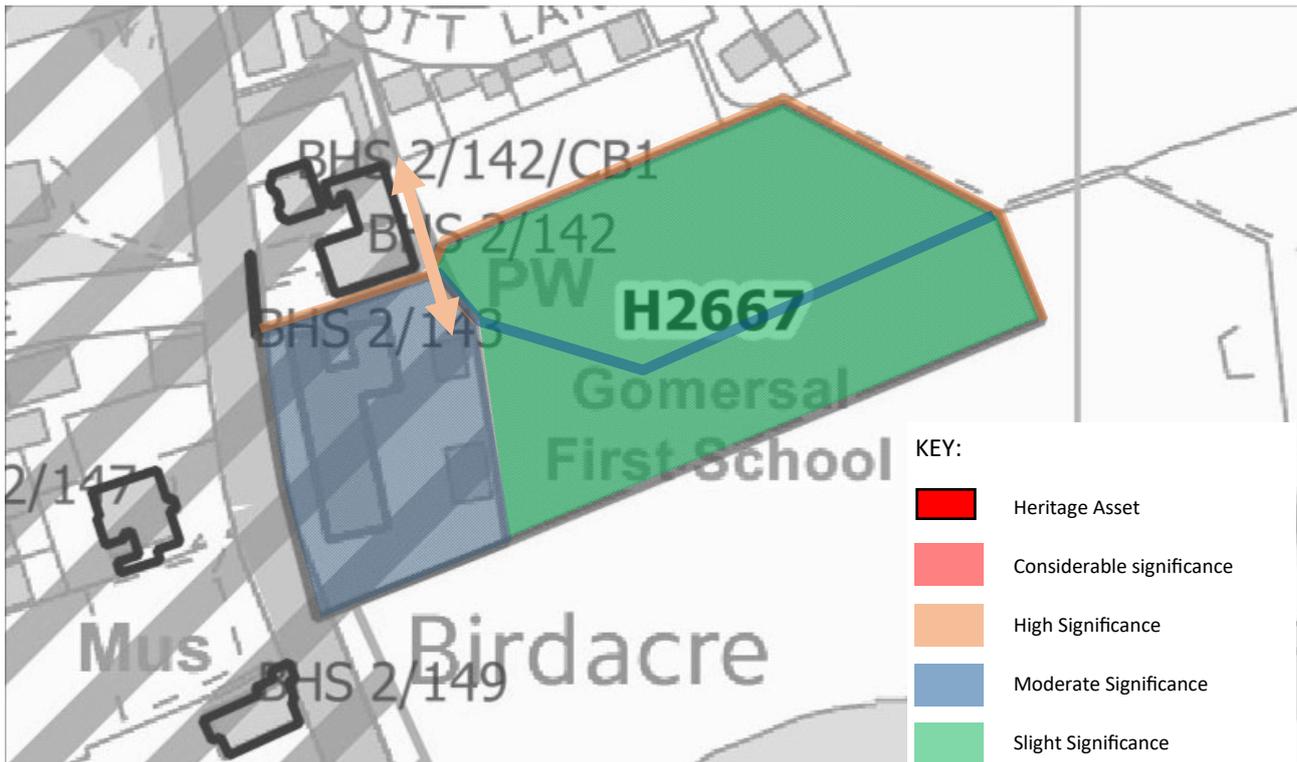


Figure 16 - Plan showing the significance of allocated site

- 5.1 **Boundary Walls: Moderate / High Significance** - The boundary walls around the site vary in age from the early 19th century stone walls with pointed copings to the north of the site defining the extent of the church and the historic field boundaries, to the early 20th century stone walls with the semi-circular stone copings and the dwarf walls with railings and stone pillars which define the boundaries of the school to the west of the site. The older stone walls to the north have the most historical significance as they are associated with the listed Grove Congregational Church and they define a historical field boundary which was previously linked with the church. The remaining 20th century walls are also of significance as they are contemporary with the stone walls associated with the Grade II Public Hall and they show the historical progression of the site and the area. Loss of the 19th century walls would cause substantial harm to the Grove Congregational Church, loss of the early 20th century walls and railings would cause less than substantial harm to the Gomersal Conservation Area.
- 5.2 **Location of Gomersal First School: Moderate Significance** - The Gomersal First School is typical of an early 20th century primary school constructed in the late Victorian/Edwardian style. It has been extended in the late 20th century and contributes little to the Conservation Area or the setting of the surrounding heritage assets. The area of land containing the school is of significance as it has the potential to have a negative impact on the conservation area should the school be demolished and the site re-developed.

5.0 ASSESSMENT OF THE CONTRIBUTION OF THE ALLOCATED SITE

- 5.3 **Access into site from the Churchyard: Considerable Significance** - This access into the site is a historic access which re-enforces the link between the church and land it once owned. This link is essential to our understanding of the arrangement of the graveyard to the rear of the church and the link with the adjacent buildings. It would benefit the heritage asset if this link was retained and possibly re-enforced (although this report accepts that there could be a number of security issues with this proposal and this would need to be addressed).
- 5.4 **Area of open land to rear of allocated site: Slight / Moderate Significance** - Area of land to the rear of the site was historically open land and would have formed part of the setting to the graveyard and possibly fell under the ownership of the church. It has been assessed as having slight significance as the former field boundaries have been lost and the field boundary that now runs along the southern border to the allocated site is not a historic boundary. If this open land was lost it would not cause harm to any of the heritage assets including the conservation area. The former field boundary is of moderate significance and it would benefit the site if this field boundary was referenced in the design of the site in order to make sense of the link to the footpath running to the rear of the church.

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 such as the boundary walls and the access to the footpath to the rear of the church require retaining and incorporating into the design for the scheme on the site.
- 6.3 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. This mitigation is required in order to not cause harm to the conservation area.
- 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 adjacent heritage assets. 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.
- 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.
- 6.6 There is the potential to enhance the site by making reference to / re-instating the historic field boundary line which would then link with the footpath to the rear of the church.

LIST DESCRIPTIONS



Historic England

RED 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: RED HOUSE

List entry Number: 1135404

Location

RED HOUSE, 281 OXFORD ROAD, GOMERSAL, KIRKLEES

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

County:

District: Kirklees

District Type: Metropolitan Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 12-Jan-1967

Legacy System Information

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

Legacy System: LBS

UID: 341056

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

House with barn and coach house, dating to c.1660, with alterations of the C18 and early C20, formerly belonging to the Taylor family and having close association with Charlotte Brontë.

Reasons for Designation

The Red House is designated at Grade II* for the following principal reasons: * Architecture: the house contains some good survivals of the Georgian period, including a staircase, fireplaces and windows, embedded in a late C17 core; * Function/industrial interest: the architecture of the house, barn and coach house reflects the function and development of this hub for the emerging and developing woollen cloth industry through the C17, C18 and C19; * Historic interest: Mary Taylor, a radical feminist of the mid C18, was born and brought up in the house; * Literary interest: Charlotte Brontë based the house 'Briarmains' and the 'Yorke' family in her novel 'Shirley' on the Red House and the Taylor family, with whom she stayed as a friend of Mary Taylor.

History

The Red House is reputed to date from 1660, when William Taylor built a new red brick house next to an existing 'old' house. The Taylor family were present in Gomersal for more than a century before, originally small farmers and clothiers, later successful cloth finishers and merchants. Inventories of 1689 and 1713 show both old and new houses still standing, with workshops and items associated with cloth manufacture. The old house is thought to have been demolished in the mid C18, and the existing barn to the west of the house also dates to this period. Improvements to the Red House of this period included the rebuilding of the main front, raising the ceiling height of the Parlour and opening up the housebody to install a new staircase with gallery and arches. The family continued to prosper through the C18 and early C19, being pioneers in the mechanisation of woollen processing and the use of steam.

In the 1830s Charlotte Brontë became a close friend of Mary Taylor, the daughter of Joshua Taylor, and the rest of the family, and frequently visited the Red House. The house and the Taylors featured centrally in the novel Shirley, as 'Briarmains' and the 'Yorke' family, with the house described in detail, including reference to a painted window still evident. Mary Taylor (1817-1893) was a radical feminist who promoted independence from men and who wrote articles and a novel after extensive foreign travels.

An 1840 valuation itemises the 'house, kitchen, garden, lawn, shrubberies and plantation, Press shop, pearking shop, packing shop, counting house, coach house, cart shed, barn, stable and yard'. The owners, the Taylor family, were involved in the domestic cloth working industry, where work was carried out in cottages and brought to the finishing and distribution centre at the Red House, and they oversaw its development into the factory system through the early C19. The counting house was evidence of the bank that the Taylors owned and ran.

The first edition OS 1:10560 map of 1853 shows the house, coach house and barn in their current locations. By 1894 the 1:2500 map shows that by then the front had two canted bay windows.

In the first quarter of the C20, the house was sold out of the Taylor family, and the new owners extended the house to the west, adding a bay to the Parlour

and introducing large windows to both the west and east ends of the ground floor, with other minor additions to the east end of the house. The house was purchased by Spenborough Council in 1969, and opened as a museum in 1974. Serious structural problems at the rear (north) wall led to its complete reconstruction in 1995-7, using matching bricks.

Details

MATERIALS: the house is constructed of red brick with stone quoins and a stone slate roof.

PLAN: the two-storey house has six bays aligned east-north-east to west-south-west. The roof is hipped to the front (south-facing), with four gables to the rear, the westernmost gable extending beyond the line of the front. An attached square block with a hipped roof is situated to the north-east of the main house. A coach house and barn are situated to the west beyond gardens.

EXTERIOR: the main elevation has an off-centre entrance doorway with small flanking windows and a double semi-circular fanlight with glazing bars. To either side is a six-over-six unhorned sash window, and beyond those a canted bay window with stone dressings. On the first floor are three two-light sash windows and two single sashes, all six-over-six, alternating. To the left is a further bay, slightly recessed, added in the early C20 with one first-floor sash window. The left return (west side) has a large, five-light ground-floor window and a single sash window above. Towards the rear is a projecting section without windows. The right return (east side) has a two-light window with stone dressings to the left and a large window in a square bay under a slate roof to the ground floor, and two first-floor windows with stone dressings. To the right is an attached building in coursed dressed stone with a hipped roof. It has two-light pointed arch windows at first-floor level on the south, east and north sides; the west side which extends beyond the rear wall of the house is brick above with two first-floor windows and a recessed ground floor with two doors. The rear wall of the house, rebuilt in 1995-7, has four gables and a range of modern sash windows in each bay.

INTERIOR: the front door opens into a spacious hall from which the main staircase rises to the right, with an open galleried landing to the rear. The staircase has slender wooden balusters. Below the gallery the ground floor

has been opened out with three round arches leading to a shop area to the rear. To the left is the parlour, extended in the early C20, with decorative plasterwork and alcoves to either side of the fireplace, and a kitchen and scullery to the rear, each with a range. A back stair leads up from the kitchen. To the right is a study at the front with a dining room behind, both having a similar fireplace with white marble surrounds and cast iron grates; the grates appear late C18 but the surrounds are in a mid Victorian style. The dining room contains the stained glass window described in Charlotte Brontë's 'Shirley'. On the first floor is a series of rooms, of which three are dressed as bedrooms. These all have fireplaces including an attractively decorated all-in-one cast iron grate and surround. Other rooms are used as offices, meeting room and exhibition room. All doors, including the main front door, are modern replacements.

SUBSIDIARY ITEMS: the barn, situated to the west of the house and aligned at right angles to it, is a two-storey building in stone with quoins and a hipped stone slate roof. The east elevation, facing the house, has a central cart entrance with a large two-light window above flanked by a circular window to either side, and three further smaller doors. The north end, facing the coach house has a central doorway and a loading door above, and the west side has a single doorway and a row of ventilation slits above. Internally the barn has two floors with modern partitions on the ground floor, open above with exposed roof structure of pegged trusses.

The single-storey coach house is also in stone with a stone slate roof, and consists of four open-fronted arches, the right hand one blocked, with a doorway to the left. The interior has been restored with new and reused timbers.

Selected Sources

Books and journals

Brontë, C, Shirley, (1849)

Pevsner, N, Radcliffe, E, The Buildings of England: Yorkshire: The West Riding, (1967)

Websites

Taylor, Mary (1817-1893), accessed from

<http://www.oxforddnb.com/view/article/53213>, 

Map



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Historic England

GOMERSAL PUBLIC HALL

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: GOMERSAL PUBLIC HALL

List entry Number: 1135403

Location

GOMERSAL PUBLIC HALL, OXFORD 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: 341054

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

SE 22 NW SPENBOROUGH MB OXFORD ROAD (west side) GOMERSAL 2/147
Gomersal Public Hall

II

Public Hall. Circa 1860. Ashlar with rusticated quoins and ground floor.

Hipped slate roof. Two storeys. 5-bay symmetrical facade with deep eaves cornice with carved brackets of heads of lion-like beasts, with panels between. Heavily detailed central porch with round arched doorway. Massive carved consoles and extended moulded keystone support heavy cornice with balcony over with turned balusters to front. Flat arched sashes to left and right with architrave and raised key. Large sashes to 1st floor with architrave and segmental pediment on elaborately carved console brackets. Blind balustrade under with turned balusters.

Listing NGR: SE2075526314

Selected Sources

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

National Grid Reference: SE 20755 26314

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End of official listing



Historic England

GROVE CONGREGATIONAL CHURCH AND SUNDAY SCHOOL

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: GROVE CONGREGATIONAL CHURCH AND SUNDAY SCHOOL

List entry Number: 1135399

Location

GROVE CONGREGATIONAL CHURCH AND SUNDAY SCHOOL, OXFORD 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: 30-Apr-1982

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: 341049

Asset Groupings

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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

SE 22 NW SPENBOROUGH MB OXFORD ROAD (east side) GOMERSAL 2/142
Grove Congregational 30.4.82 Church and Sunday School

United Reformed Chapel with adjoining Sunday School. 1825-6. Sunday School possibly earlier. Dressed stone. Stone slate roof. Two storeys with plinth and 1st floor sill band. 3-bay pedimented front to hall, 5 bays long. Central doorway in architrave, with frieze and cornice over. Double door with narrow fielded panels. Rectangular fanlight with marginal glazing. Round arched ground floor windows in round-arched recessed panels which extend to plinth. Round-arched windows to 1st floor, the centre one in recessed panel. All with marginal glazing. Oculus in tympanum of pediment. Galleried interior partly refurbished in the 1860s.

The Sunday School wing is of 2 storeys, with hipped stone slate roof. Four bays and round-arched sashes with glazing bars.

Listing NGR: SE2081726388

Selected Sources

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

National Grid Reference: SE 20817 26388

Map



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FORECOURT WALLS, GATEPIERS AND GATES TO GROVE CONGREGATIONAL CHURCH

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: FORECOURT WALLS, GATEPIERS AND GATES TO GROVE
CONGREGATIONAL CHURCH

List entry Number: 1135400

Location

FORECOURT WALLS, GATEPIERS AND GATES TO GROVE CONGREGATIONAL
CHURCH, OXFORD 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: 30-Apr-1982

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

Legacy System Information

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Legacy System: LBS

UID: 341050

Asset Groupings

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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

SE 22 NW SPENBOROUGH MB OXFORD ROAD (east side) GOMERSAL 2/143
Forecourt walls, gatepiers 30.4.82 and gates to Grove Congregational Church

G.V. II

Dwarf stone wall gate piers and gates. Circa 1825-6. Central ashlar gate piers with panels and cornice cap. Cast iron gates with dog rails and ornamental cresting.

Listing NGR: SE2078626372

Selected Sources

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

National Grid Reference: SE 20786 26372

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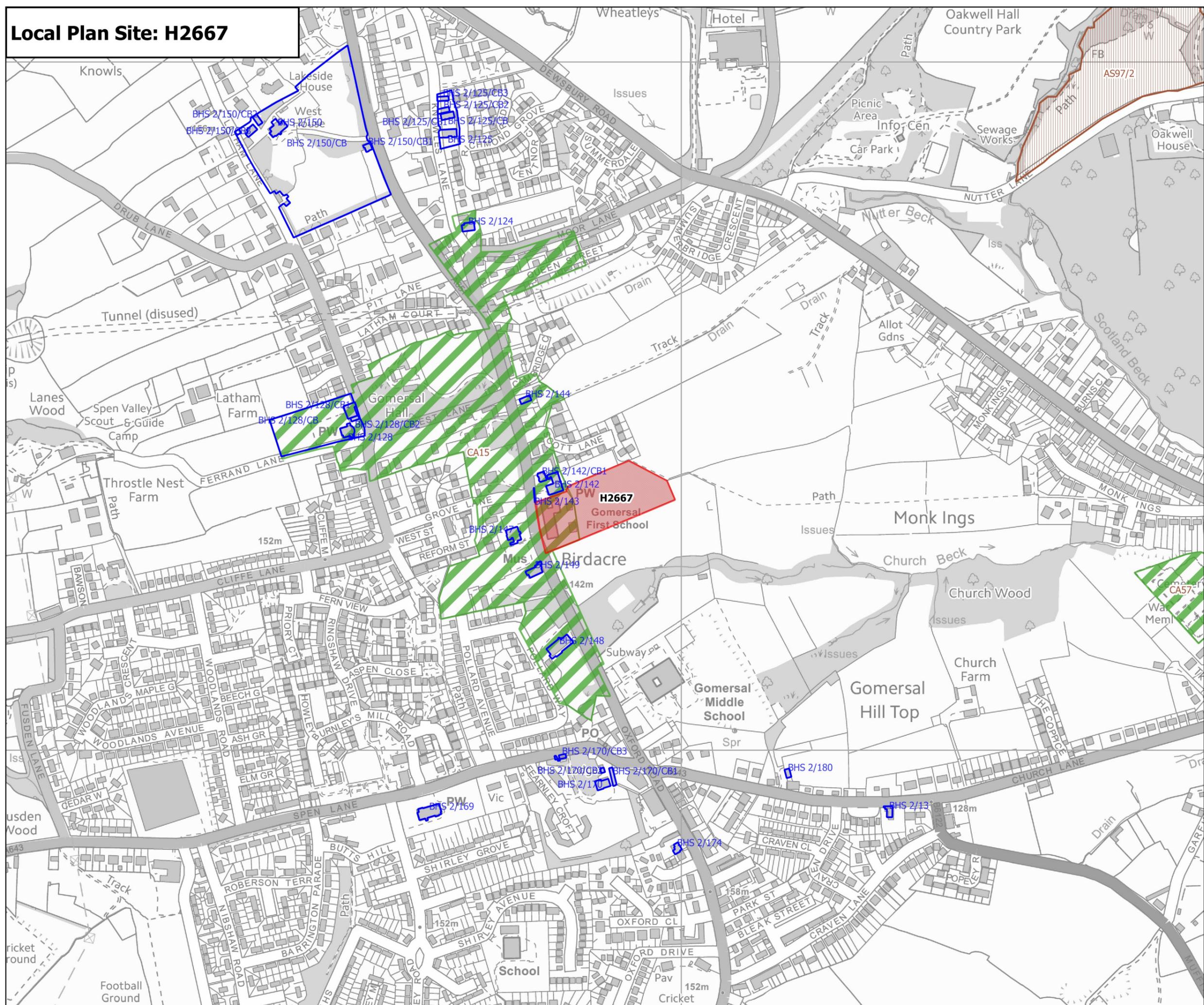
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SITE PLANS / DRAWINGS

Local Plan Site: H2667



Legend

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



Planning Policy

Scale: 1:5000

Date: January 2017

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