

Heritage Impact Assessment

Site Location:

Land adjacent to Second Avenue,
Hightown Heights

Site reference number:

H198

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 description

3.1 The site is located in Hightown inside the Liversedge district. The borders are identified by a residential development and Second Avenue on the north side, Windy Bank Lane on the west side with agricultural land beyond this and to the south.

3.2 There are no structures on the site, however there are three designated heritage assets within 200 metres of the site which are included on the National Heritage List for England, these are namely Walton Cross Grade II* LB and SAM, Thornbush Farm Grade II LB and Windy Bank Farm Grade II LB.

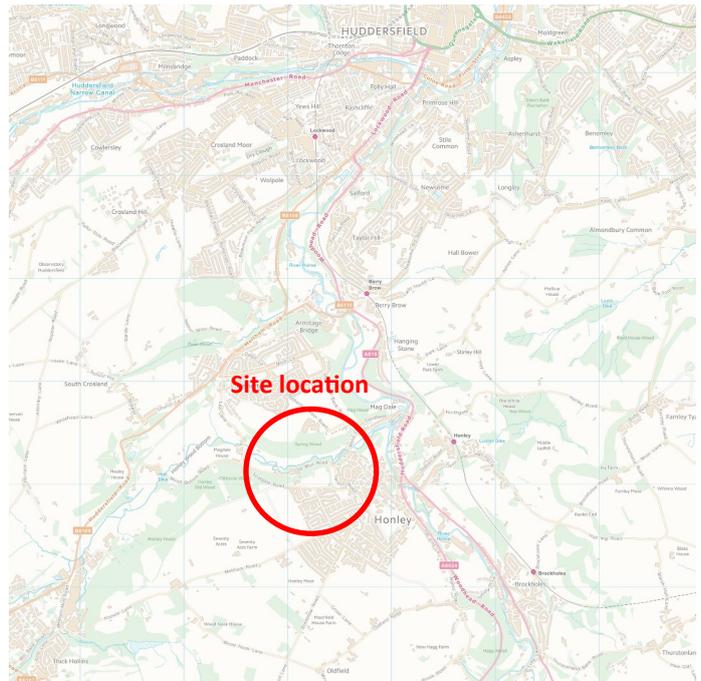


Figure 1: Location plan

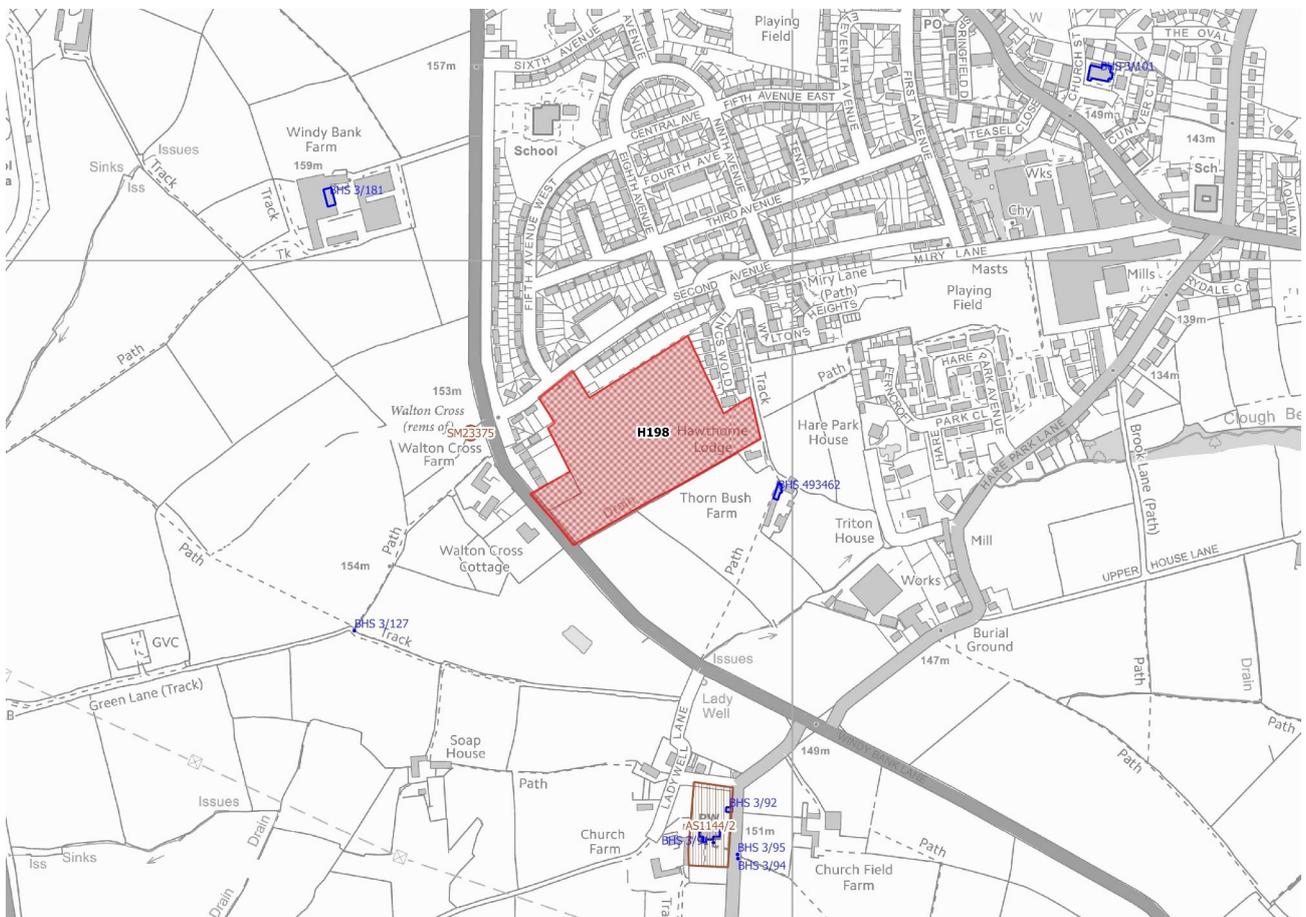


Figure 2: Site plan

3.0 SITE ASSESSMENT

Brief history of the site

- 3.3 The site has historically been used for farming until the late 20th Century when a school was constructed off Second Avenue. This school has since been demolished leaving no remaining structures on the site.
- 3.4 The site is situated to the west side of the settlement of Hightown. Hightown forms part of the township of Liversedge and within the parish of Birstall. The exact origins of Hightown are not known, however, it is thought that a Roman road followed the line of the current Halifax Road which goes through the centre of Hightown. The Walton Cross, on Windy Bank Lane, dates to the 11th Century and would have formed a focal point within the settlement at that time. Further to the south is St. Peter's Church on Church Lane, this church has Norman origins but has since been largely rebuilt.
- 3.5 The area has traditionally been farmed with a number of historic farmsteads found in and around Hightown. Windy Bank Farm, to the west of the site, dates from the 17th Century. Thornbush Farm, to the south-west of the site, dates to the 18th Century.
- 3.6 The settlement of Hightown increased in size in the 19th Century with the construction of mills and stone terraced housing. In 1870 it was common to find both worsted and cotton mills in Hightown.
- 3.7 In the 20th Century, modern housing developments were constructed to the west of Hightown. Windy Bank Council Estate is located to the north of the site, it is shown on the 1949 OS map as being constructed on farmland with the streets being built upon in the subsequent years.
- 3.8 Housing developments have continued into the 21st Century, with a small housing development being permitted in 2003 to the west of the site and constructed in 2009.

Identification of Historical Assets

- 3.9 Following consultation, the heritage assets that have been identified as requiring assessment by Kirklees Council are the Grade II listed Name: THORNBUSH FARM List entry Number: 1391722
- 3.10 The listing for Thornbush Farm states:

"Also Known As: Lousy Farm, OFF WINDY BANK LANE & SECOND AVENUE, Hightown Farmstead, Late C18 with later additions and alterations, coursed rubble, some brick, stone slate roof and brick ridge chimney stacks. Two storeys, main range of single room depth, and ruinous wing to left.

EXTERIOR: Original pair of cottages with end ridge stacks, central adjoining doors, each with two-light stone mullioned ground floor window, one with surviving shutter but both without glazing, plus one two-light and one three-light stone mullioned windows on first floor, with later sash frames, glazing gone. Two light first floor window has been altered. Left hand door blocked with stone, right hand doorway has six-panelled wooden door. Further cottage added to right, with end ridge stack, having a door to the left, and a three-light stone mullioned window to ground

3.0 SITE ASSESSMENT

and first floor. Wing to the left, largely ruinous, remaining gable to front in C20 brick with large stone quoins and window opening on ground and first floor, right return to main range of coursed rubble with doorway to left and ground floor window opening, rest demolished. Rear elevation has one single light to first floor in earliest part, one ground floor window to later cottage. To the right are the remains of a lean-to building in brick.

INTERIOR: not inspected: information from photographs supplied with application. Stone flag floors, original cornices and skirting boards. C19 range in cottage to right, other fireplaces, doors etc said to survive elsewhere.

HISTORY: The farm, then known as Lousy Farm, was occupied by Reverend Patrick Bronte, father of the Bronte sisters, at the beginning of the nineteenth century. He lodged there with his landlords, Mr and Mrs Bedford, at the start of his ministry at Hartshead, from 1811 to around 1815. He met his wife Maria Branwell while living here, and published "Cottage Poems", his first major work. It is possible that Maria and Elizabeth were also born here. There is also a connection to the Luddite riots, with a march to Rawfolds Mill passing the door; an event that Charlotte Bronte used in her novel "Shirley". It is not clear when Patrick left the farm, but it may not have been until his move to Thornton in 1815.

SOURCES Barker, J. "The Brontes" 1994 Oxford Dictionary of National Biography, T J Winnifrith, "Patrick Bronte"

SUMMARY OF IMPORTANCE This is a set of cottages dating to the late eighteenth century, converted into a single dwelling probably in the nineteenth century and little altered since. The building is partly derelict, with one wing mostly demolished, but it has significant historic interest as the home of Patrick Bronte when he took up his first full ministry, met and married his wife, published his first major work and where one or perhaps two of his children were born. It is in the main for this historic interest that the building should be listed.."

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

Assessment of significance of the heritage assets

- 4.1 Farmsteads in general are an important part of our historic environment as they are able to convey information about the historical development and operation of the farming industry in the United Kingdom.
- 4.2 As stated in the listing the significance of this asset is primarily related to the connections with Patrick Bronte and the Bronte Sisters. It is important that we protect and record sites that have connections to important Historical figures as it enables us to understand more about their influences and their backgrounds. In many cases this information provides vital information about their character and how they became so important to our culture and our History.



Figure 3 - View of the rear elevation to Thornbush Farm from the footpath



Figure 4 - View of the south elevation to Thornbush Farm from the footpath

Farmhouse and Barn:

- 4.3 **Evidential Value** - There is potential for the farmhouse to reveal more evidence about the uses of the buildings and to reveal further information from the occupation of the building by Patrick Bronte.
- 4.4 **Historical Value** - The buildings have a great deal of associative historical value due to the direct link with the Bronte family. As stated in the listing, this building was the home of Patrick Bronte at the time when he was undertaking his first ministry and when he met his wife. It is also possible that his two eldest children were born in the house. In addition it is understood that despite the condition of the building deteriorating, it has changed little since the 19th century.
- 4.5 **Aesthetic Value** - The buildings are located away from the public highway with a public footpath running to the rear of the property so it was not possible to undertake a detailed visual inspection of all elevations of the buildings. The building has aesthetic value as a former agricultural dwelling / cottage and has maintained the appearance of a rural structure although the building is in poor

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

condition which reduces this value somewhat. It is apparent from the lack of windows in the west elevation and from the Listed Building description that the front of the building was designed to face east and the rear of the building was designed to face the west. The most likely reason for this was due to the location of the footpath and wanting to maintain privacy.

- 4.6 **Communal Value**—The property has communal value due to its links with the farming community and the collective memory of the landscape although the primary value is through its link to the Bronte family.

Level of importance

- 4.7 The buildings are 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.
- 4.8 Of the values listed above it is the Historic and the Communal values that most strongly contribute to the significance of the building.

Landscape setting:

- 4.10 **Evidential Value** - There is potential for the land in the vicinity of the properties to reveal more evidence about the uses of the buildings. Excavation could reveal further evidence relating to the site of the Walton Cross or to the presence of the Brontes.
- 4.11 **Historical Value** - The age of the buildings indicate that the construction of these farms in the late 18th century may have been as a result of the enclosure act. The majority of the field boundaries around the site have been lost but the boundaries in the immediate vicinity and the boundary in line with the quarry provide associative historical value. The footpath running to the rear of the property could have existed prior to the construction of the cottage and as such has some historic value.
- 4.12 **Aesthetic Value** - The open nature of the land immediately surrounding the farmstead provides a rural setting to the asset and contributes positively to the significance of the buildings. From the design of the building and the lack of any windows in the west elevation it is apparent that the primary outlook was towards the brook and the mills to the East.

Level of Importance:

- 4.13 In general the setting provides a positive contribution to the heritage asset.

5.0 ASSESSMENT OF THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE ASSET

5.1 The exact form of the development is not yet known so the following is a general assessment of the effect of developing H198.

5.2 **Footpath: High Significance** - The footpath to the rear of the property is a historic route and as such is a heritage asset. Loss of this elements of the setting would cause substantial harm to the Asset.

5.3 **Views towards the heritage assets: Negligible Significance** - There are very few

opportunities to view the heritage asset from Second Avenue to the north-west. The picture opposite was taken from the entrance to site H198 which is located off Second Avenue. It is virtually impossible to see the heritage asset from this location and it does not appear that this was an important historic view due to the orientation of the building. There are limited long distance views from outside the allocated site such as from Hare Park Lane to the south.

These views are important as they are the only location from which you can see the primary elevation to the building. There are good vantage points from Windy Bank Lane towards the historic asset but these are only accessible when almost along side the asset.



Figure 3 - View towards Thornbush Farm from Second Avenue

5.4 **Immediate setting to the East: High significance** - The yard to the front of the building and the fields beyond reaching to Clough Beck are of high significance to the building. This was the primary view from the cottage and one that the Brontes would have been very familiar with. These areas are not within the allocated site boundary and as such will not be affected by the development.

5.5 **Immediate setting to the West: High Significance** - The open, agricultural nature of the fields immediately to the west of the asset are of high significance. These areas are not within the allocated site boundary and as such will not be affected by the development.

5.6 **Wider setting to the west: Slight Significance** - The location of H198 contributes to the open nature of the setting but it is sufficiently removed from the asset to ensure that the loss of these areas would have little effect on the significance to the asset.

5.0 ASSESSMENT OF THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE ASSET



Figure 4 - Site Plan

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 Areas of the site which have been identified as having slight significance 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.
- 6.3 It is the conclusion of this report that the development of H198 will have little effect on the setting of the heritage asset.
- 6.4 The importance of the asset is not immediately obvious and it would enhance the significance if, as part of the development, an information board was installed at some point along the footpath in order to give more information about the history of the structure. It would also enhance the setting if the footpath was more clearly defined.

LIST DESCRIPTIONS



Historic England

THORNBUSH 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: THORNBUSH FARM

List entry Number: 1391722

Location

THORNBUSH FARM, OFF WINDY BANK LANE & SECOND AVENUE

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

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised

records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

Date first listed: 24-Jul-2006

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: 493462

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

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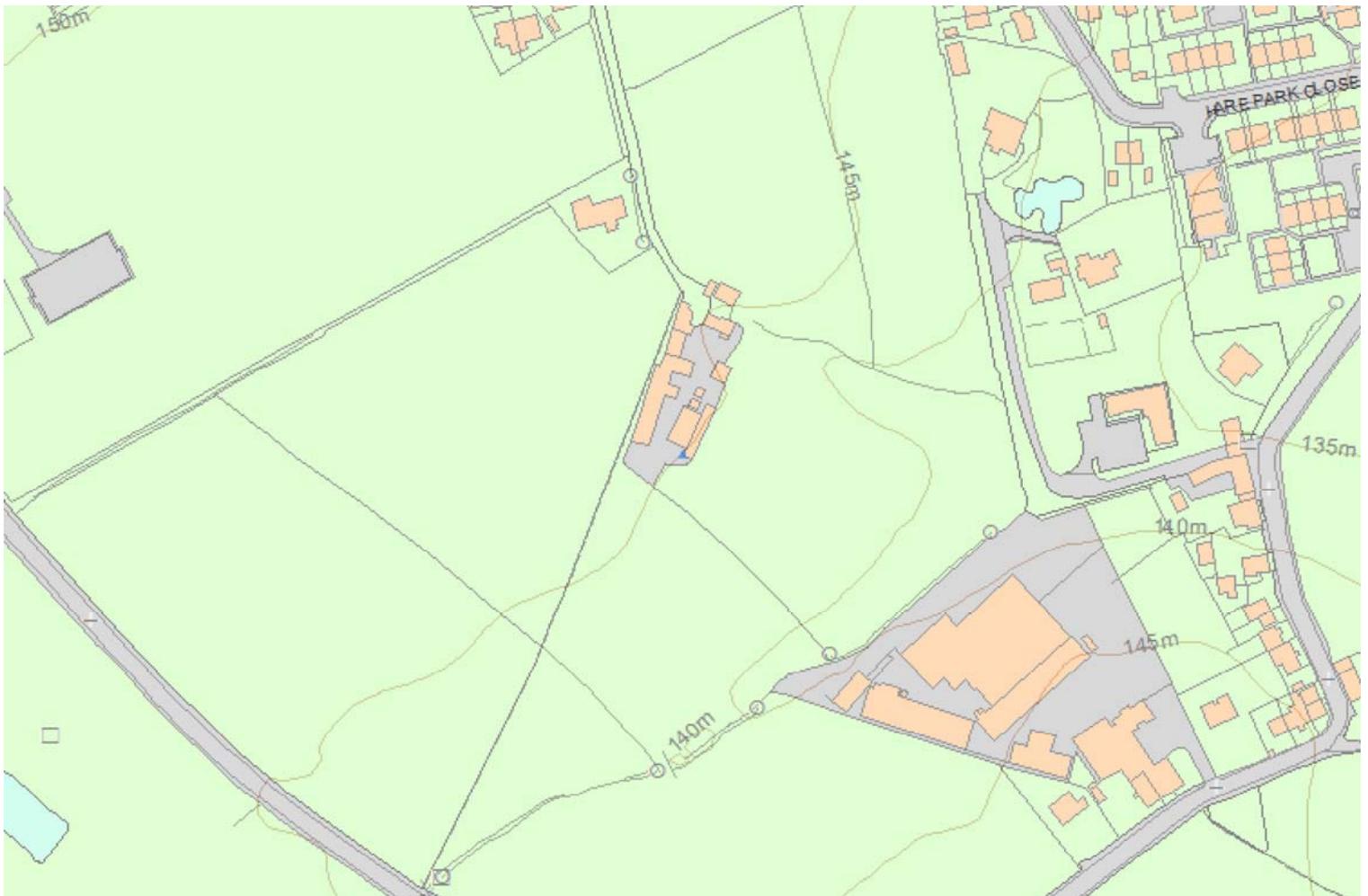
Selected Sources

Books and journals

Oxford Dictionary of National Biography: Patrick Brontë
Barker, J, The Brontës, (1994)

National Grid Reference: SE 17984 23675

Map



The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1391722 .pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/353045/HLE_A4L_Grade|HLE_A3L_Grade.pdf) (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/353045/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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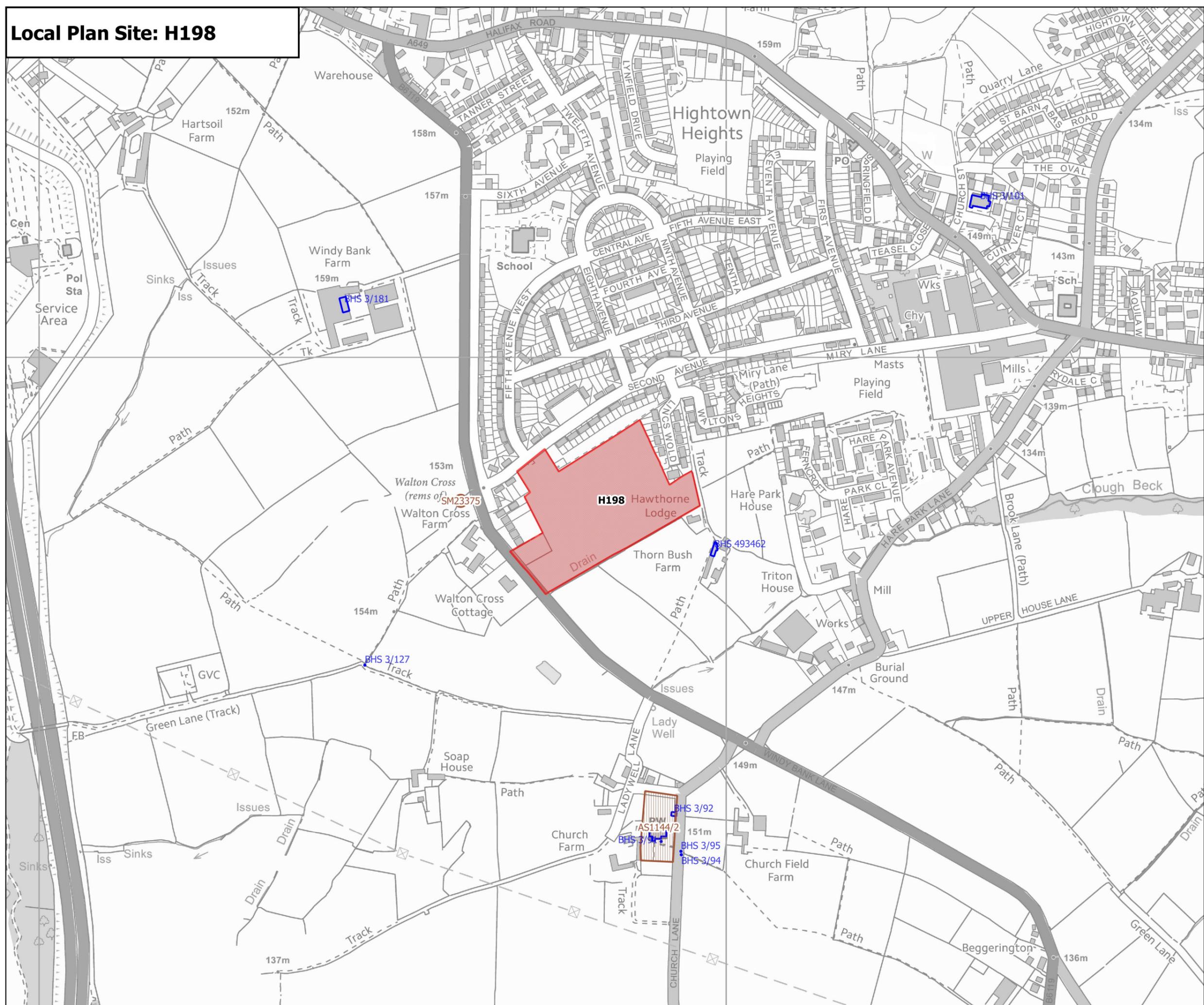
SITE PLANS / DRAWINGS

Local Plan Site: H198

- 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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HISTORIC MAPS



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