

Heritage Impact Assessment

Site Location:

Land east of Weather Hill Road,
Birchencliffe, Huddersfield

Site reference number:

H623

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

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

Setting of a heritage asset

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

Significance (for heritage policy)

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

Value

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

Harm

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

3.00 SITE ASSESSMENT

Site Location

- 3.1 The site is located to the north of Huddersfield. It is located to the east of Weather Hill Road and situated between the settlements of Lindley to the south, Birchencliffe to the south-east and Ainley Top to the north-east.
- 3.2 The site is bordered to the west by Weather Hill Road with the remaining borders to the north and to the south defined by 20th century housing developments with open land to the east. The site is currently open / grazing land and in addition to the 20th housing development to the north there is a Grade II Listed structure located in the north east corner of the land which is not included in the site allocation.
- 3.3 The site slopes gently from west to east and there is a large electricity pylon located in the south-east corner of the site to the south of the listed property and there is a footpath which runs north to south through the site. There is also a dyke which has formed a shallow ditch which runs from the north-west corner to the south-east corner along the line of the electricity pylons and can be seen exiting the site to the east on the map below. This dyke goes on to become the Grimescar Dyke as it progresses further down the valley.



Figure 1 - Site Location

3.00 SITE ASSESSMENT

Brief history of the site

- 3.4 There has been activity within this area dating back to the Bronze Age, archaeological finds were discovered in the area to the west of the site including axeheads. Evidence that the Romans travelled through this area have also been found with a fort at Slack and the remains of a Roman Road to the west as well as coins. The Roman Road is shown on historic maps such as the 1854 OS map. The road was subsequently used as a trackway in the Medieval period. The settlement of Lindley, to the south of the site, was mentioned in the Domesday Survey of 1086 and its name derives from a Saxon word for “meadow”.
- 3.5 In the post-medieval period, the Huddersfield area grew extensively. The growth of Huddersfield and surrounding settlements prompted the upgrading of roads and Lindley Moor Road was opened as a turnpike in 1806 linking Huddersfield to New Hey in Rochdale. There are guide stoops/ mileposts which pre-date the turnpike and mark a former crossroads on Crosland Road and on Weather Hill Road. The marker on Crosland Road is dated 1755.
- 3.6 The expansion of Huddersfield was due to the growth in the West Yorkshire textile industry. The 1854 OS map shows collieries such as Adkin Flats Colliery to the north and Burn Colliery to the east, the coal produced from these collieries helped to power the numerous textile mills, local mills included the woollen mill of Stone Mill to the east and Temple Street Mill to the south along with tenters which were used to stretch out the woollen cloth and prevent shrinkage. Other local industries included a pottery, a brewery and tan yard. Several small scale sandstone quarries are also shown to the south and east of the site.
- 3.7 The outer lying settlements around Huddersfield continued to expand into the 20th Century. To the south of the site is Lindley and to the south-east is Birchencliffe, both settlements have expanded northwards and resulted in a reduction in the amount of open countryside within this area. Birchencliffe saw expansion in the 1930s along Halifax Road and Yew Tree Road followed by small housing developments at St. Georges Avenue, Ainley Top and at Ainley Road and Lindley Avenue to the north of Lindley in the 1940s. Birchington Avenue, Weatherhill Crescent and Briarly Road extended from these housing developments in the second half of the 20th Century.
- 3.8 In the 21st Century, large scale housing developments to the north of Lindley, called Wadsworth Fold, further increased the size of this settlement.

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: NUMBERS 12 AND 13 AND BARN ADJOINING ON NORTH SIDE, 12 AND 13, WARREN HOUSE LANE List entry Number: 1266921

3.00 SITE ASSESSMENT

3.10 The listing for NUMBERS 12 AND 13 AND BARN ADJOINING ON NORTH SIDE, 12 AND 13, WARREN HOUSE LANE states:

“WARREN HOUSE LANE 1. Ainley Top 5113 Nos 12 and 13 and barn adjoining on north side SE 1119 15/1346 II 2. C18. Hammer dressed stone. Pitched stone slate roof. Coped gable ends on moulded kneel-ers. 2 storeys. 1st floor has (from left to right) one single-light win-dow, one 2-light stone mullioned window (mullion removed), one 3-light stone mullioned window (one mullion removed), one case-ment, one 3-light stone mullioned window (one mullion removed), one blocked single light. Ground floor has (from left to right) door, one 2-light stone mullioned window (mullion removed), door, one 3-light stone mullioned window (mullions removed), one 2-light stone mullioned window, one 3-light stone mullioned window (mulli-ons removed), door. Barn has barn doors with segment-headed reliev-ing arch.”

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

Assessment of significance of the heritage asset

- 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. In 2001 listed building consent was granted to convert the barn into a dwelling which has since been implemented and the building works completed.
- 4.2 As the asset is a private dwelling it was difficult to view the structures from the highway as such the report has relied on the building listing and general research in order to assess the significance.
- 4.3 **Evidential Value** - There is potential for the property to reveal more evidence about the uses of the buildings although considering the work that has been undertaken to convert the barn this could be limited.
- 4.4 **Historical Value** - As a smallholding the buildings have associative historical value due to the direct link with the farming, mining community in the area although this has been reduced by the conversion of the barn into a dwelling therefor removing the agricultural usage of the building. The date of the building also creates a direct link with the enclosure of Lindley as an area of agriculture. The location of the building adjacent to the historic route from Brighouse to Marsden and the listed 18th century guide stoop also adds associative historic value to the property.
- 4.5 **Aesthetic Value** - The buildings are located away from the public highway in private grounds so it was not possible to undertake a detailed visual inspection of the buildings. All three dwellings have aesthetic value as former agricultural properties and appear to have maintained the appearance of rural structures.
- 4.6 **Communal Value**—Both properties have communal value due to their links with the farming and mining community and the collective memory of the landscape.

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 aesthetic values that most strongly contribute to the significance of the building. The communal value does also contribute to the significance of the building but as we do not know anything about the former inhabitants of the farmhouse this is limited. The evidential value has the potential to yield more information about the development of the buildings also has the potential to contribute to the significance of the asset.

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

Landscape setting:

4.9 **Evidential Value** - There is potential for the land around the properties to reveal more evidence about the uses of the buildings. Excavation could reveal further evidence of the Roman occupation, particularly due to the proximity of the various Roman finds in the area. It is worth noting that the information obtained from the historic environment record shows that the majority of the archaeological finds in the immediate vicinity were in the location of the new housing development in the adjacent field and as such will have been investigated as part of the works. In addition to the finds on the adjacent site there is the potential for there to be a roman road running along the northern boundary of the site. The majority of this will have been lost following the construction of the M62 and the various link roads but it is important that a watching brief is implemented during the excavation phase of the project, should approval be granted for works in this area.



Figure 2 - View of the asset from Weather Hill Road showing the pylon and the boundary walls around the asset.

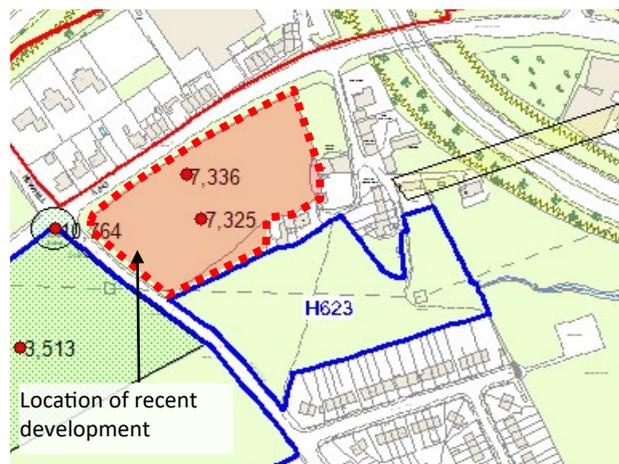


Figure 3 - Location of sites of archaeological interest

4.10 **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 footpath which runs through the site is contemporary with the construction of the historic asset and as such is of important to the asset. The boundary walls immediately adjacent to the asset are also of historical importance as these walls are indicated on the first edition OS map of 1855. The setting to the north of the asset and the location of the historic highway and former turnpike provides a high level of associative historical value.



Figure 4- Panoramic photograph of the site from Weather Hill Road

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

4.11 **Aesthetic Value** - The open nature of the land surrounding the farmstead provides a rural setting to the asset and contributes positively to the significance of the buildings

Level of Importance:

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

5.00 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 H623.
- 5.2 **Lindley Moor Road and setting to north : Considerable significance** - The approach to the property from the north and the Lindley Moor Road are of high significance to the asset as they add to our understanding of why the farm was located in this area and at this date. These areas are not within the allocated site boundary and as such will not be affected by the development.
- 5.3 **Fields boundaries directly to the south of the farmhouse: High Significance** - The field boundaries immediately adjacent to the asset are of high significance. Loss of these boundaries would lead to substantial harm to the asset and as such should be retained.
- 5.4 **Fields directly to the south of the farmhouse: Moderate Significance** - The open, agricultural nature of the fields to the south of the asset are of moderate significance. Loss of these areas would lead to less than substantial harm and would require mitigation.
- 5.5 **Wider setting to the west: Slight Significance** - The remaining areas of the site contribute to the open nature of the setting but they are sufficiently removed from the asset to ensure that the loss of these areas would have little effect on the significance of the asset.



Figure 5 - Site Plan showing significance of setting

6.00 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 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 retain the open agricultural setting.
- 6.3 Any development in an area of moderate significance needs to be in keeping with the scale, height, massing and alignment of the historic buildings in the vicinity with particular attention paid to the immediate setting of the heritage asset. The design should seek to make use of traditional or sympathetic building materials and techniques and the proposed use of the buildings in should respect the traditional character of the setting of the adjacent heritage asset which is in this case agricultural.
- 6.4 It is essential to retain the boundary walls to the east and the footpath running through the centre of the site as shown on figure 5.
- 6.5 Areas of the site which have been identified as having slight significance to the heritage asset have been assessed as providing some contribution to the asset. It is the opinion of this report that despite the slight significance of the area, it is still considered to be within the setting of a heritage asset and as such any proposals for this area should be in keeping with policy PLP35 of the Kirklees Local Plan, as stated above, in order for there to be no harm to the heritage asset.

LIST DESCRIPTIONS

NUMBERS 12 AND 13 AND BARN ADJOINING ON NORTH SIDE

historicengland.org.uk

List Entry Summary

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

Name: NUMBERS 12 AND 13 AND BARN ADJOINING ON NORTH SIDE

List entry Number: 1266921

Location

NUMBERS 12 AND 13 AND BARN ADJOINING ON NORTH SIDE, 12
AND 13, WARREN HOUSE LANE

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

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Sep-1978

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

Legacy System Information

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

Legacy System: LBS

UID: 420245

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

In the entry for: WARREN HOUSE LANE Ainley Top

15/1346 Nos 12 and 13 and barn adjoining on north side

WARREN HOUSE LANE Ainley Top

The numbering shall be amended to read: Nos 10, 11 and 12 and barn adjoining on north side

WARREN HOUSE LANE 1. Ainley Top 5113 Nos 12 and 13 and barn adjoining on north side SE 1119 15/1346 II 2. C18. Hammer dressed stone. Pitched stone slate roof. Coped gable ends on moulded kneelers. 2 storeys. 1st floor has (from left to right) one single-light window, one 2-light stone mullioned window (mullion removed), one 3-light stone mullioned window (one mullion removed), one casement, one 3-light stone mullioned window (one mullion removed), one blocked single light. Ground floor has (from left to right) door, one 2-light stone mullioned window (mullion removed), door, one 3-light stone mullioned window (mullions removed), one 2-light stone mullioned window, one 3-light stone mullioned window (mullions removed), door. Barn has barn doors with segment-headed relieving arch.

Listing NGR: SE1118419167

Selected Sources

National Grid Reference: SE 11184 19167

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 - [1266921 .pdf](#)

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

This copy shows the entry on 16-Feb-2017 at 04:03:51.

End of official listing

Historic England

SITE PLANS / DRAWINGS

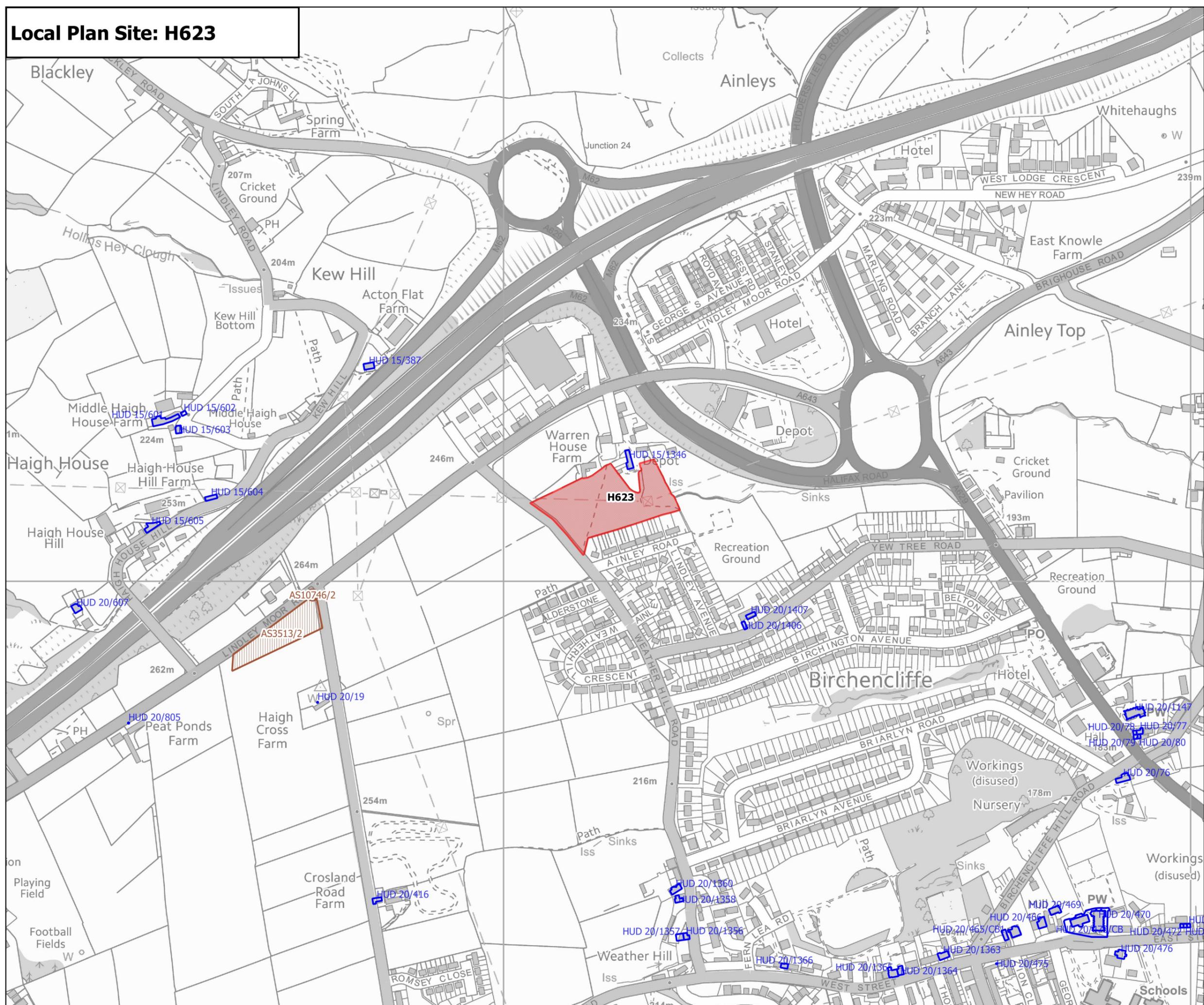
Local Plan Site: H623

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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