

Heritage Impact Assessment

Site Location:

Land adjacent to Scotgate Road,
Honley

Site reference number:

H664

On behalf of

Kirklees Council

CONTENTS

1.0 Introduction

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

2.0 Methodology

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

3.0 Site assessment

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

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

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

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

6.0 Options for mitigation / enhancement

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

1.0 INTRODUCTION

Scope of the Study

- 1.1 This study has been carried out on behalf of Kirklees Council by Farrell and Clark Architects LLP. At the time of writing, the Council have identified sites in the Kirklees area for inclusion in their 2015 Kirklees Local Plan which has recently been approved. Following consultation with the relevant statutory bodies the Council have identified a selection of allocated sites which may have a potential impact on the Historic Environment. A number of these sites have been rejected as they were deemed to cause significant harm to a heritage asset which could not be mitigated. The remaining sites require independent assessment of the potential impact on the Historic Environment.
- 1.2 Farrell and Clark Architects have been appointed to assess this impact and, where possible, to advise on any mitigation which may be required. Kirklees Conservation Officer, Nigel Hunston, Historic England and West Yorkshire Archaeology Advisory Service (WYAAS), have been consulted on the proposed allocations.
- 1.3 This report has been informed by a review of historic mapping and secondary source material in addition to undertaking a site visit. The conclusions made as part of this report relate solely to the impact of the development on the Historic Environment.

Relevant Policy - National Planning Policy Framework (NPPF):

- 1.4 This statement has taken into account Chapter 126 of the NPPF which provides guidance for local planning authorities on the strategy for site selection/allocation and states:

“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

- 1.5 This statement has been prepared in accordance with the requirements under paragraph 129 which states:

“... Local planning authorities should identify and assess the particular significance of

1.0 INTRODUCTION cont.

any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1.6 In addition to the above the NPPF states that :

"...local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance..."

1.7 In the case of sites which have the potential to contain archaeological finds, the NPPF advises that the developers of the site submit an appropriate desk based assessment and where necessary a field evaluation.

1.8 The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset. Significance can be harmed not just by a material change to the asset but also to it's setting which can be of great value to the significance. If the proposal is deemed to cause harm to the asset, a robust justification will need to be presented to and assessed by the local planning authority.

1.9 If the development will lead to substantial harm, paragraph 133 indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

1.10 If the development leads to less than substantial harm, paragraph 134 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

2.0 METHODOLOGY

General approach

2.1 This report has been prepared in accordance with “The Setting of heritage assets” published by Historic England and seeks to assess the impact on a heritage asset using four steps:

- Step 1:** Identify the heritage assets and their settings affected by the allocation.
- Step 2:** Assess the contribution of the setting to the heritage asset.
- Step 3:** Assess the effect of the proposed allocation on the significance of the asset.
- Step 4:** Assess the options for mitigation in order to maximise the enhancement and minimise harm.

Identifying the heritage asset

2.2 As part of the consultation process Historic England, WYAAS and the Conservation team at Kirklees Council Identified the allocated sites which had the potential to affect the Historic Environment. This report has assessed the potential impact of the development of the allocated site on the heritage asset(s) identified.

Assessing the contribution of the setting

2.3 Once the asset has been identified as having the potential to be affected by the development, the significance of the asset is assessed in order to determine the contribution of the setting to the significance. The significance of the heritage asset has been assessed in accordance with “Conservation Principles Policies and Guidance for the sustainable management for the historic environment”. This document advises that in order to understand the significance of the Asset, it is necessary to first understand the perceived “heritage value” of the Asset.

2.4 These heritage values can be arranged in four groups, which may be attached to places. These are:

- Evidential:** The potential of a place to yield evidence about past human activity.
- Historical:** The ways in which past people, events and aspects of life can be connected Through a place to the present – it tends to be illustrative or associative.
- Aesthetic:** The ways in which people draw sensory and intellectual stimulation from a place.
- Communal:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.5 Once the heritage value has been ascertained, the significance of that heritage value to the asset can be determined in order to assess the contribution the setting has to the significance. In the case of large numbers of listed buildings the significance of the setting will be presented in table form. If the site is particularly large it may not be possible to assign a single level of significance to the whole site and as such the varying levels of significance will be shown on a map.

2.0 METHODOLOGY (cont.)

- 2.6 The general level(s) of significance of the contribution made by the overall setting to the asset will be discussed and assessed in terms of a positive or negative contribution to the asset.

Assessing the potential impact of developing the proposed allocated site

- 2.6 The purpose of this Heritage Impact Assessment is to provide guidance with regards to the potential impact of developing the allocated site. It is not possible to assess the impact of the various aspects of the design such as the form and appearance of the development as this has not yet been determined but it is possible to provide guidance on the likelihood that the development will harm the heritage asset. This will in turn will assist Kirklees Council to ascertain the level of justification required should an applicant wish to submit a planning application on the site.
- 2.7 In order to assess the level of harm of the development or elements of the development, the level of significance of the contribution made by the allocated site will be assessed and defined as follows:

- Negligible:** The allocated site provides little or no contribution to the heritage asset.
- Slight:** The allocated site provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.
- Moderate:** The allocated site is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.
- High:** The allocated site is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated .
- Considerable:** The allocated site is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that setting would be constitute substantial harm to the heritage asset and would require full justification.

- 2.8 For the larger sites it is possible that the contribution of the site will vary depending on the proximity of the site to the heritage asset. In this situation the contribution of the various areas of the site will be shown on a plan of the site.

Assessing the options for mitigation and/or enhancement

- 2.7 Options for enhancement and mitigation are considered in response to the particular needs of the heritage asset and as such vary from site to site. It is important that these are assessed at this stage so that any decisions made regarding the setting of the asset can be used to agree the scope and form of the development. The options outlined in this assessment are by no means finite and further discussions should be held with Kirklees Planning and Development team in order to ascertain the potential options for this particular site.

2.0 METHODOLOGY (cont.)

2.8 Options for enhancement include:

- Removing or re-modelling an intrusive building or feature
- Replacement of a detrimental feature by a new and more harmonious one
- Restoring or revealing a lost historic feature or view
- Introducing a wholly new feature that adds to the public appreciation of the asset
- Introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- Improving public access to, or interpretation of, the asset including its setting.

2.9 Options for mitigation include:

- The creation of buffer zones within the area for development
- Limiting building heights within certain areas of the site
- The use of sensitive design including the use of vernacular materials

2.10 Screening is also an option which can be considered when assessing the options available for mitigating the negative impact of a development on a heritage asset. Screening should only be used in addition to other options for mitigation and should not be used as a substitute for good design or buffer zones. Screening requires careful consideration with regards to the impact of the screening on the heritage asset. This can potentially have a greater impact on the asset than the development itself, if used incorrectly or insensitively.

Glossary

2.11 The following terms have been used in this report with the definitions taken from the NPPF and from the Historic England publication “ The Setting of Heritage Assets”

Conservation area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Designated heritage asset:

A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Historic environment record

Information services that seek to provide access to comprehensive and

2.0 METHODOLOGY (cont.)

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

Setting of a heritage asset

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

Significance (for heritage policy)

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

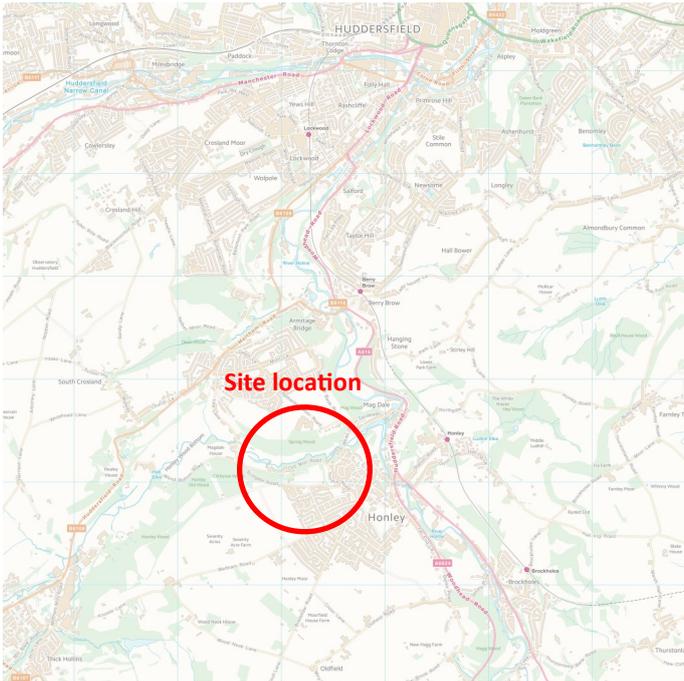
Value

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

Harm

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

3.0 SITE ASSESSMENT

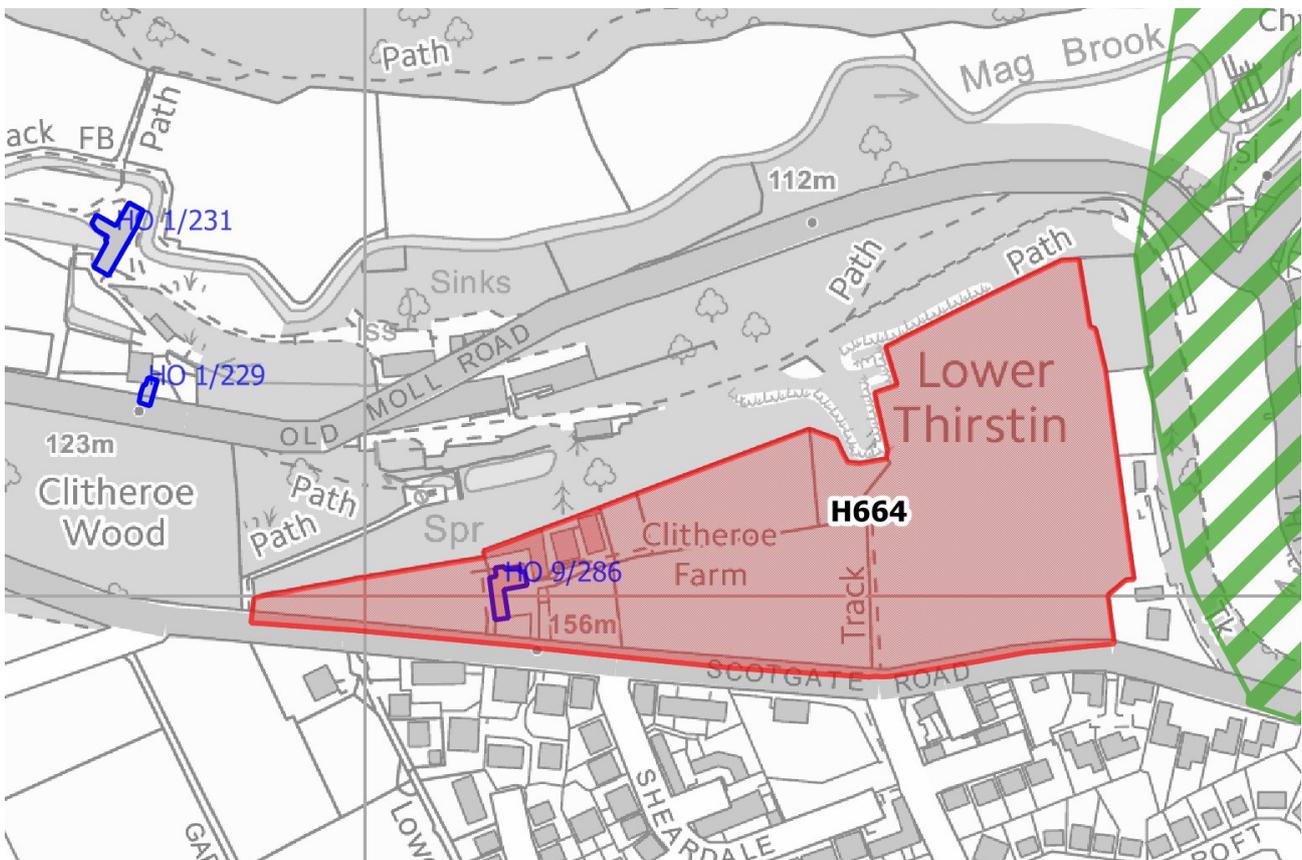


Site description

3.1 The site is a triangular portion of open agricultural land located between Mag Brook to the north and the village of Honley to the south. The site contains a Farmhouse and associated barn which are included on the list of buildings within the western section of the site

3.2 The site is defined by Scotgate Road along the southern boundary with the northern and eastern boundaries defined by the woods to Mag Brook.

3.3 Access to the site is along Scotgate Road.



3.0 SITE ASSESSMENT

Brief history of the site

- 3.4 The majority of the site is currently agricultural land with the Grade II listed Clitheroe Farmhouse and Barn located within the site towards the west. This property is surrounded by a number of 20th century agricultural buildings and the farm historically provided access into Clitheroe Wood. The name Clitheroe relates to an association with “the Free Grammar School of Clitheroe” which dates back to not long after the dissolution of the monasteries. Henry VII had granted the tithes of Almondbury to the College of Jesus in Rotherham but when the school was dissolved the rectory was granted to the Grammar School in Clitheroe. In 1782 the Honley Inclosure Act sought to divide the common areas of Honley and due to the long history with Clitheroe, the school were granted 2 parcels of land, one 25 acres and one 75 acres. Clitheroe Farm and the woodland was part of one of these parcels of land and this is the reason for the rather unusual name. (*Names and History: People, Places and Things by George Redmonds*)
- 3.5 Honley has a long history, it is considered that there has been human activity in this area since the Bronze Age (2000-700 BC). To the south of Honley is a Bronze Age Cairnfield which is a scheduled monument. The cairns were built with stone cleared from the surrounding land which improved the surface for farming. There has also been evidence of Roman activity in the area as Roman coins were found in the Thirstin area during the 18th Century. Street and place names reflect the history of Honley, Northgate, Eastgate, Westgate and Southgate date back to the Danes.
- 3.6 In the Domesday Survey, Honley was listed as “Haneleia” which translates as a dwelling in a woodland clearing. The settlement is recorded as having water powered corn and fulling mills.
- 3.7 For many centuries the small settlement would have relied on farming, sheep and wool for its livelihood. The raw wool was spun and woven in cottage industries. Evidence is all around in the old stone houses with their long, mullioned upper windows affording good lighting.
- 3.8 The historical center of Honley has a cruciform pattern of streets which lead from the Market Place towards Church Street, Southgate, Eastgate and Westgate. The buildings in St. Mary’s Square are considered to be the oldest in Honley and date from the late 17th Century. The majority of buildings date from the 18th Century. Distinctive features in Honley are the folds such as Brooke Fold, France Fold, Jessop Fold, Doctor Fold and Swift’s Fold. The buildings in these folds were used as places of work as well as dwellings.
- 3.9 Although farming was still prevalent on the outskirts of Honley, in the 18th and 19th Centuries, the weaving of woollen cloth became the primary method of employment. In the 18th Century the weaving took place in weaver’s cottages, these cottages range from two to three stories in height and have long rows of stone mullioned windows. Two examples of these buildings can be found

directly to the east of the site in Well Hill and on Scotgate Road. Close to the weavers cottages were tenters, these were timber frames set outside and used to stretch and dry the woollen cloth and prevent shrinkage. Tenters are shown on the site on the 1854 OS map.

- 3.10 With the discovery of coal measures to the east, coal mines increased in size along with the scale of the mill buildings, this resulted in textile production moving from the weaver's cottages into the larger mills located along the river for washing and dying processes. Close to the mills are tenters, these Thirstin Mills are shown on the 1894 OS map to the north and Crossley and Neileys Mills are shown on the 1907 OS map to the east.
- 3.11 In the 20th Century, Honley expanded with housing. The 1907 OS map shows housing extending along Southgate with the addition of a cricket and recreation ground. By 1950 the southern side of Honley was being developed, West Avenue to the south of the site had been laid out as well as Roundway and Bradshaw Avenue. Housing estates, River Park and Station Approach, were constructed in the late 20th Century followed by housing developments at Stoney Lane and Grasscroft in the 1990s.
- 3.12 As part of the consultation process the site was identified as being adjacent to a conservation area and as such a Heritage Impact Assessment is required to understand the potential impact. As a conservation area assessment has not been undertaken for Honley, this Heritage Impact Assessment has made an preliminary assessment of the conservation area for the purposes of understanding the impact of the development of the allocated site.

Identification of Historical Assets

- 3.13 Following consultation, the heritage assets that have been identified as requiring assessment by Kirklees Council are the Grade II listed Name: CLITHEROE FARMHOUSE AND BARN List entry Number: 1228468

- 3.14 The listing for Clitheroe Farmhouse and Barn states:

"Handed pair, with barn at 90°. Late Cl8. Hammer dressed stone. Quoins. Stone slate roof. Gable copings on carved kneelers. Two storeys. South elevation: 2 central doors with one 4-light stone mullioned window to each side (each with 2 mullions removed). To first floor: four 4-light stone mullioned windows (each with 2 mullions removed). Barn at 90°: coursed rubble. Quoins. Gable copings on carved kneelers. East elevation: large door to right with round arch with small light over. Small doorway. Later single light at high level. West elevation: central doorway. One 3-light stone."

4.0 ASSESSMENT OF THE SETTING AND IT'S CONTRIBUTION TO THE HERITAGE ASSETS

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 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 historic research in order to assess the significance.

Farmhouse and Barn:

- 4.3 **Evidential Value** - There is potential for both properties to reveal more evidence about the uses of the buildings.
- 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.
- 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. Both the farmhouse and the barn have aesthetic value as former agricultural dwellings 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.

20th Century Structures to the rear of the property

- 4.9 These structures, whilst agricultural in nature are constructed from modern materials and are of no significance to the farmstead and detract from the setting of the farmhouse.

Landscape setting:

4.0 ASSESSMENT OF THE SETTING AND IT'S CONTRIBUTION TO THE HERITAGE ASSETS

- 4.10 **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.
- 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.
- 4.12 **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:

- 4.13 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 H664.

5.2 **Access Road: Considerable Significance** - Scotgate Road is a historic highway and as such is a heritage asset. The driveway leading away from Scotgate Road and into the site is also of significance as this was historically a route through to the mill beyond and Honley Quarry. Loss of these elements of the setting would cause substantial harm to the Asset.

5.3 **Views towards the heritage assets: Moderate Significance** - There are very few vantage points along the Scotgate Road into the site. The only view of the historic asset from the road is directly along the driveway into the farmstead. There are no other views of the building from the road due to the stone boundary wall and dense foliage that has been planted along the perimeter of the site. There are views towards the building from the remainder of the site to the east and to the west. Loss of these views would be less than substantial harm and mitigation is required in order to retain some views of the farmhouse from the surrounding area.

5.4 **Immediate setting to the south: Considerable significance** - The courtyard immediately to the south of the asset adjacent to the access drive provides illustrative historic value as an "L" shaped smallholding. This courtyard would have acted as the main access into the dwellings and the adjacent barn. Loss of this courtyard would cause substantial harm to the asset and requires retention.

5.5 **Agricultural buildings directly adjacent to the farmhouse: Slight Significance** - The agricultural nature of the structures adjacent to the asset have slight significance to the setting. Loss of these structures would not cause harm to the asset.

5.6 **Fields directly adjacent to the farmhouse: Moderate Significance** - The agricultural nature of the fields and field boundaries immediately adjacent to the asset are of

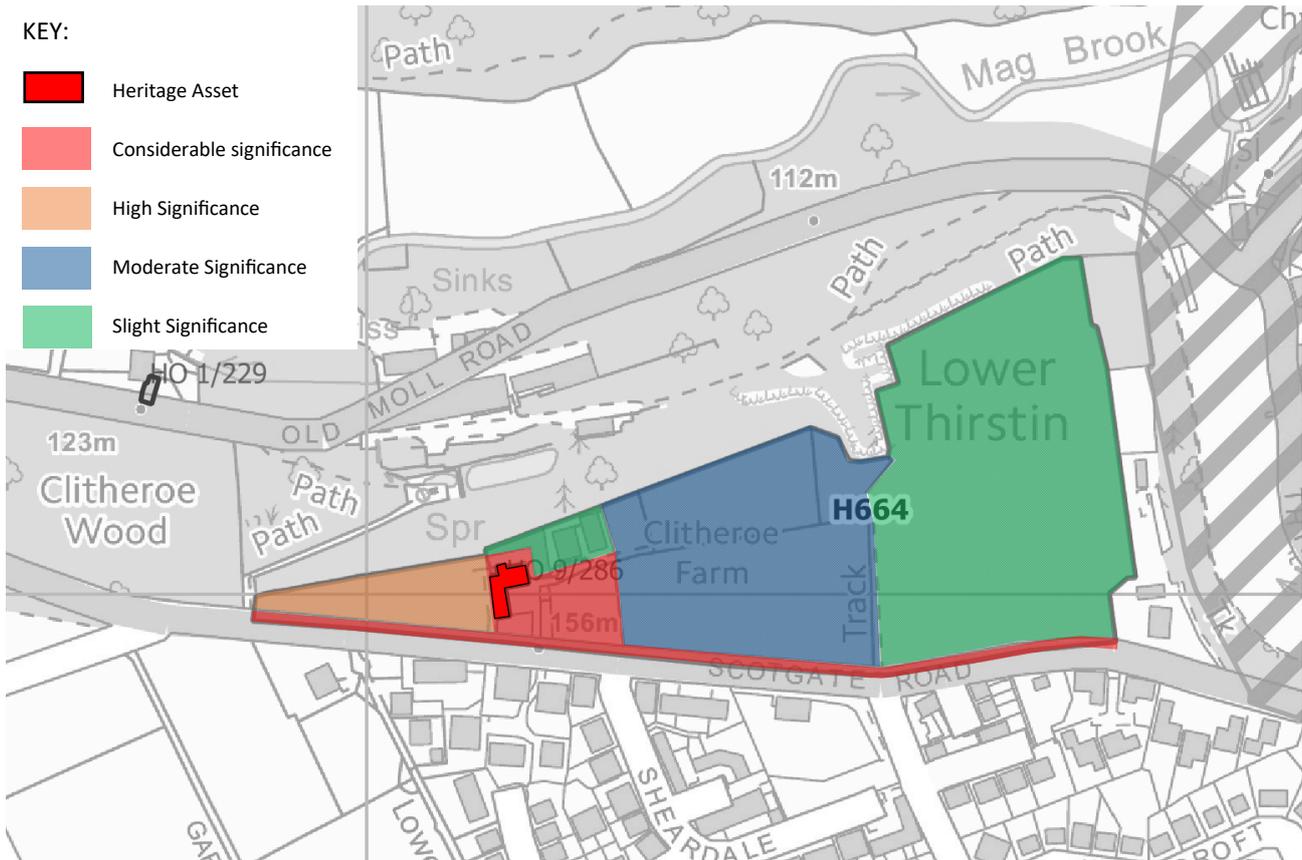


Figure 3 - View of Clitheroe Farmhouse and Barn from Scot Gate Road



Figure 4 - View of the site from Scot Gate Road

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



moderate significance. Loss of these areas would lead to less than substantial harm and would require mitigation.

- 5.7 **Wider setting to the east: 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.

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 considerable significance are essential to our understanding of the heritage asset and loss / development of these areas would cause substantial harm.
- 6.3 The areas of the site that have been identified as having high significance are very important to the significance of the heritage asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated. It is the opinion of this report that any development in this area will require careful planning in order to maintain the open agricultural nature of the land. One way of achieving this would be to retain the majority of this area as communal space.
- 6.4 The areas of the site that have been identified as having moderate significance are important to the significance of the asset and require assessment with the assumption that any harm will be less than substantial and can be mitigated. The areas of open fields adjacent to the asset require careful design in order to retain the agricultural feel of the small holding. Mitigation could be in the form of smaller clusters of structures in courtyard settings to give the impression of outbuildings subservient to the main farmstead with opportunities for views back towards the farmstead at strategic points. Retention of the field boundaries will also go some way to mitigating the loss of the open fields
- 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 Replacement of the 20th century portal frame structures with carefully designed dwellings constructed in traditional materials would be an enhancement to the setting of the listed buildings. There are a number of options to enhance the views towards the heritage assets and to open up the views into the site. The stone boundary walls require retention but the removal of the dense foliage lining the boundary at strategic points would allow for increased appreciation of the heritage asset.

LIST DESCRIPTIONS



Historic England

CLITHEROE FARMHOUSE AND BARN

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: CLITHEROE FARMHOUSE AND BARN

List entry Number: 1228468

Location

CLITHEROE FARMHOUSE AND BARN, SCOTGATE ROAD

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

County:

District: Kirklees

District Type: Metropolitan Authority

Parish: Holme Valley

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 04-Aug-1983

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

Legacy System Information

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

Legacy System: LBS

UID: 340513

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 1312 SCOTGATE ROAD SE 1311 (Honley) 9/286 10/286 Clitheroe Farmhouse and Barn II

Handed pair, with barn at 90°. Late C18. Hammer dressed stone. Quoins. Stone slate roof. Gable copings on carved kneelers. Two storeys. South elevation: 2 central doors with one 4-light stone mullioned window to each side (each with 2 mullions removed). To first floor: four 4-light stone mullioned windows (each with 2 mullions removed). Barn at 90°: coursed rubble. Quoins. Gable copings on carved kneelers. East elevation: large door to right with round arch with small light over. Small doorway. Later single light at high level. West elevation: central doorway. One 3-light stone

mullioned window. At high level: two 3-light stone mullioned windows (blocked). Later extension to south.

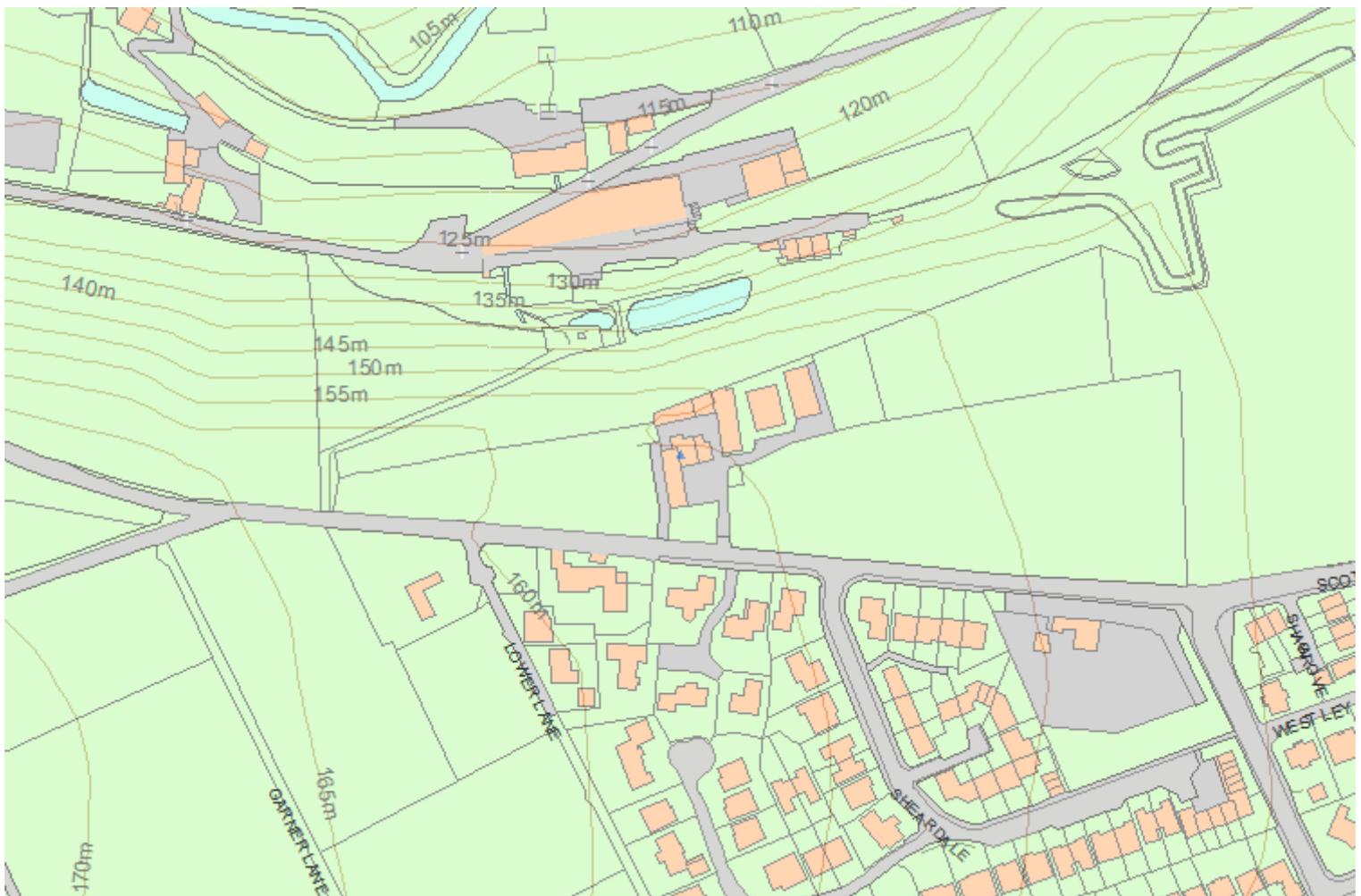
Listing NGR: SE1307012008

Selected Sources

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

National Grid Reference: SE 13070 12008

Map



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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 - [1228468 .pdf \(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/210367/HLE_A4L_Grade|HLE_A3L_Grade.pdf\)](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/210367/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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

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End of official listing

SITE PLANS / DRAWINGS

HISTORIC MAPS



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