

Heritage Impact Assessment

Site Location:

Land to the West of, Wesley
Avenue, Netherthong, Holmfirth

Site reference number:

H715

On behalf of

Kirklees Council

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1.0 INTRODUCTION

Scope of the Study

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

Relevant Policy - National Planning Policy Framework (NPPF):

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

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

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

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

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

1.0 INTRODUCTION cont.

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

1.6 In addition to the above the NPPF states that :

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

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

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

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

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

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

2.0 METHODOLOGY

General approach

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

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

Identifying the heritage asset

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

Assessing the contribution of the setting

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

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

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

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

2.0 METHODOLOGY (cont.)

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

Assessing the potential impact of developing the proposed allocated site

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

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

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

Assessing the options for mitigation and/or enhancement

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

2.0 METHODOLOGY (cont.)

2.8 Options for enhancement include:

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

2.9 Options for mitigation include:

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

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

Glossary

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

Conservation area

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

Designated heritage asset:

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

Historic environment record

Information services that seek to provide access to comprehensive and

2.0 METHODOLOGY (cont.)

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

Setting of a heritage asset

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

Significance (for heritage policy)

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

Value

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

Harm

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

3.0 SITE ASSESSMENT

Site Location

- 3.1 The site is located in the village of Netherthong in the Holmfirth district. The borders are identified by Miry Lane to the north, a residential estate adjacent to the site and accessed via Wesley Avenue to the east, a residential estate facing the site to the south and open fields to the west.
- 3.2 The site is located on the border of the village of Netherthong. It lies to the south of Dean Brook, a wooded area that separates residential areas. The site is currently divided with old dry stone walling and drops gradually to the west but is mostly flat.
- 3.3 The site is on the edge of a conservation area boundary to the north of the site which extends further east around the residential area. This contains a large number of listed buildings however they are of reasonable distance away from the site boundary.

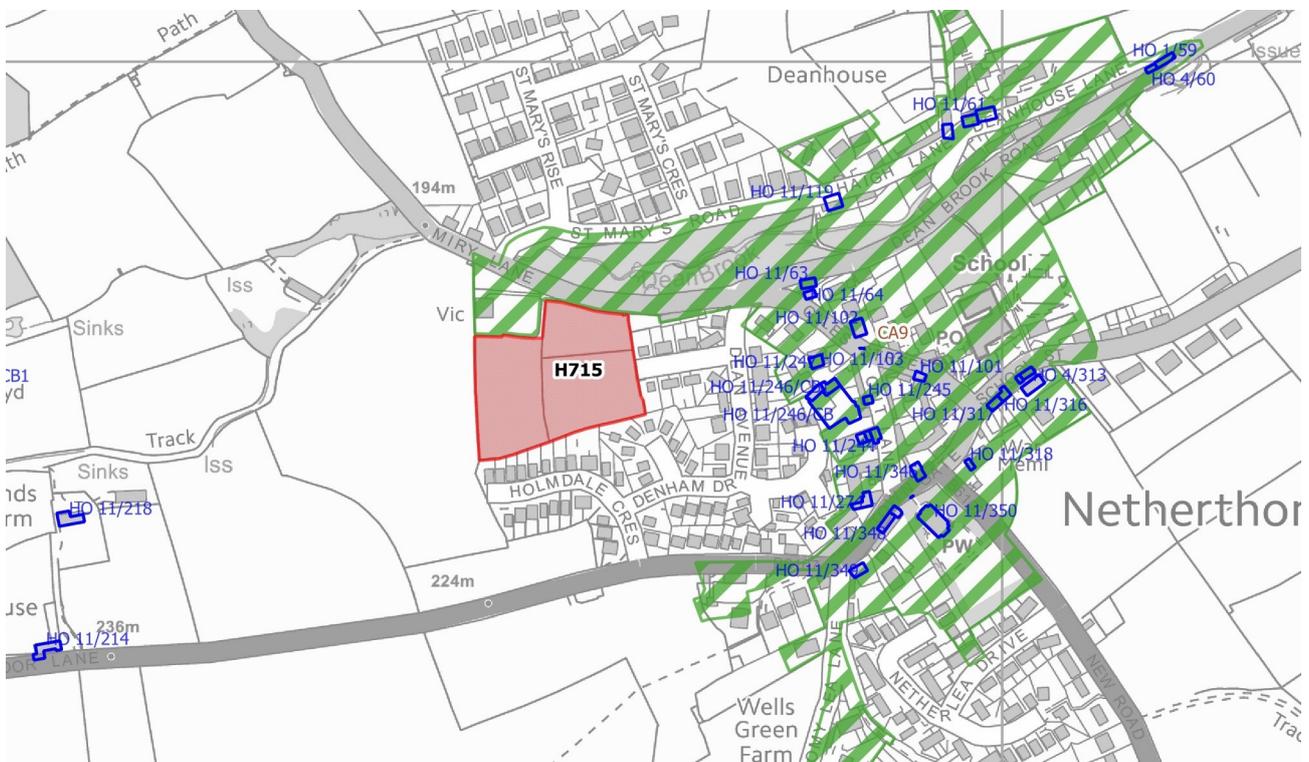


Figure 1 - Map showing site location

3.0 SITE ASSESSMENT

Brief Site History

- 3.4 The site has no history of any development, it has been an open green site utilised for agriculture. To the west is the former vicarage to the east is a terrace of 19th Century housing and to the south is a 20th Century housing development.
- 3.5 The village of Netherthong is believed to have originated when the Norse settled in this area. Norsemen settled throughout the Holme Valley and integrated with the local population. They specialised in sheep farming and developed settlements in the upper moorlands including Netherthong. Their language influenced numerous place names, the word Thoac translates to a strip of land and was used for villages such as Upperthong, Netherthong and Thongsbridge.
- 3.6 Netherthong developed first as an agricultural settlement followed by the establishment of the domestic woollen cloth industry. It is a nucleated settlement which has been shaped around the topography and the weaving industry which has influenced the design and form of the buildings of Netherthong. Weaver's cottages were used for the woollen cloth production and date to the 18th Century. These buildings would have contained hand looms on the top floor and the long rows of mullioned windows would have provided plenty of light to carry out the work.
- 3.7 Netherthong has links to the Wesleyan Methodism faith and the Deanhouse Wesleyan Chapel, which was erected in 1771, is considered to have been the first constructed in the area. Deanhouse developed later than Netherthong as a result of industrialisation of textile manufacturing in the 19th Century. It is a linear settlement which developed along the Dean Brook, the larger scale mill, which was constructed in Deanhouse, utilised the water from the brook in the production of woollen cloth. There is also a concentration of mill workers cottages in Deanhouse. Up until the late 20th Century, there was a workhouse located to the north of the site. This huge historic structure which was constructed in 1861, was replaced with the new streets of St. Mary's Crescent and St. Mary's Road.
- 3.8 In the 20th Century, new housing has been constructed to the south, west and north-west of the historic core of Netherthong. Housing developments include Wesley Avenue, Dean Avenue and Holmdale Crescent located to the south of the site and to the west of the village centre; and Netherlea Drive, Leas Avenue and Netherfield Drive which are located to the south of the village. Due to the close knit centre of Netherthong new development remains on the periphery of the village.
- 3.9 As part of the consultation process the site was identified as being adjacent to Netherthong and Deanhouse 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 Netherthong

3.0 SITE ASSESSMENT

and Deanhouse , 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.

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

4.1 There are over 25 listed buildings in Netherthong and Deanhouse with the oldest structures dating to the early 18th century. The Netherthong and Deanhouse areas were historically separate with Deanhouse running east to west along the line of Dean Brook and Netherthong located towards the south on the road between Meltham and Thomas Bridge. In order to ensure that this Heritage Impact Assessment is relevant to the development site, the assessment will only provide a brief overview of the conservation area.



Figure 2 - Map showing site location

4.2 When assessing the contribution of the development site to the conservation area, this section will focus mainly on the Deanhouse area of the conservation area.

4.3 There are a large variety of historic building types in the conservation area which vary in density and scale loosely according to the location. There are areas of tightly packed housing and commercial properties in the historic centre of Netherthong village which include three storey cottages, two storey courtyard developments and rural structures such as barns. The Deanhouse area is much more focussed in and around Dean Brook and the association of this area to the Mills and the more industrial processes.



Figure 2 - Photograph showing development in location of former mill

4.4 Both Netherthong and Deanhouse have undergone a period of expansion throughout the 20th century with a number of housing developments constructed. The majority of these developments are located outside the conservation area but there is a development which has been constructed towards the east of the Deanhouse valley area and which



Figure 3 - Image of mill prior to demolition in the late 20th century

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

follows the line of the main road through Deanhouse. This new development in the location of a former mill comprises mainly of new three storey terraced structures. This development has taken a bold approach by replicating the scale massing and details of the former mill but designing the properties as terraced housing. This housing estate has a positive impact on the conservation area.



Figure 5 - Photograph of 20th century development in location of former mill

4.5 The remaining developments which are outside the conservation area are primarily semi detached or detached housing and vary in style and materials depending on when they were constructed. The St Mary' development was constructed in the 1970's and is on the site of the former workhouse. The workhouse was converted into St Mary's hospital in 1938 and was eventually closed in 1968. This estate is primarily one and a half storey bungalows constructed of a variety of materials. Holmedale Crescent which is located adjacent to the development site is comprised of single storey and 2 storey detached and semi-detached properties faced in stone but with no discernible stone detailing such as window surrounds and mullions etc. and concrete tiled roofs. The majority of these developments have a neutral impact on the conservation area.

4.6 The historic structures within the conservation area use similar materials which can be characterised as follows:

- Walls - Hammer dressed stone with earlier structures coursed rubble
- Roof - Stone slate
- Window reveals - Stone surrounds with stone mullions
- Window frames - Painted timber casements
- Footpaths - tarmacadam with stone kerbs & yorkstone flags
- Roads - Tarmacadam with some side roads constructed from stone cobbles
- Boundary Treatments - Coursed and dry stone walls with a variety of copings

4.7 There is a large area of open land within the conservation area which follows the path of Dean Brook. This section of open land is highly significant to the understanding of the history and development of the conservation area.

5.0 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

5.1 The allocated site is located on a raised section of land adjacent to Wesley Avenue to the east and Miry Lane to the north. Wesley Avenue is a 20th century housing development comprising of single and two storey detached and semi-detached dwellings. The predominant construction material is brick with sections of timber panelling.

5.2 **Area adjacent to Miry Lane: Moderate Significance** - The only locations from which it is possible to view the allocated site from the conservation area is from Miry Lane to the north. At this point the site is elevated above the road and the terraced properties adjacent. Figure 6 Shows the view towards the conservation area from Miry Lane with the allocated site to the right of the picture. The landscaping to the site boundary provides aesthetic value to the conservation area by contributing to the rural setting. This view also provides historic value as this approach is along a historic route which eventually connected with Oldfield to the north.



Figure 6 - Photograph looking east along Miry Lane

5.3 There is the potential to be able to view the allocated site from the vicarage but as this land is under private ownership it was not possible to access this area in order to assess the views. It is fair to say that the Vicarage is well screened from Miry Lane and from the site, to the point where it was not possible to clearly view the building from either location. This is apparent from the photograph below (figure 7) taken at the entrance to the allocated site from the end of Wesley Avenue.

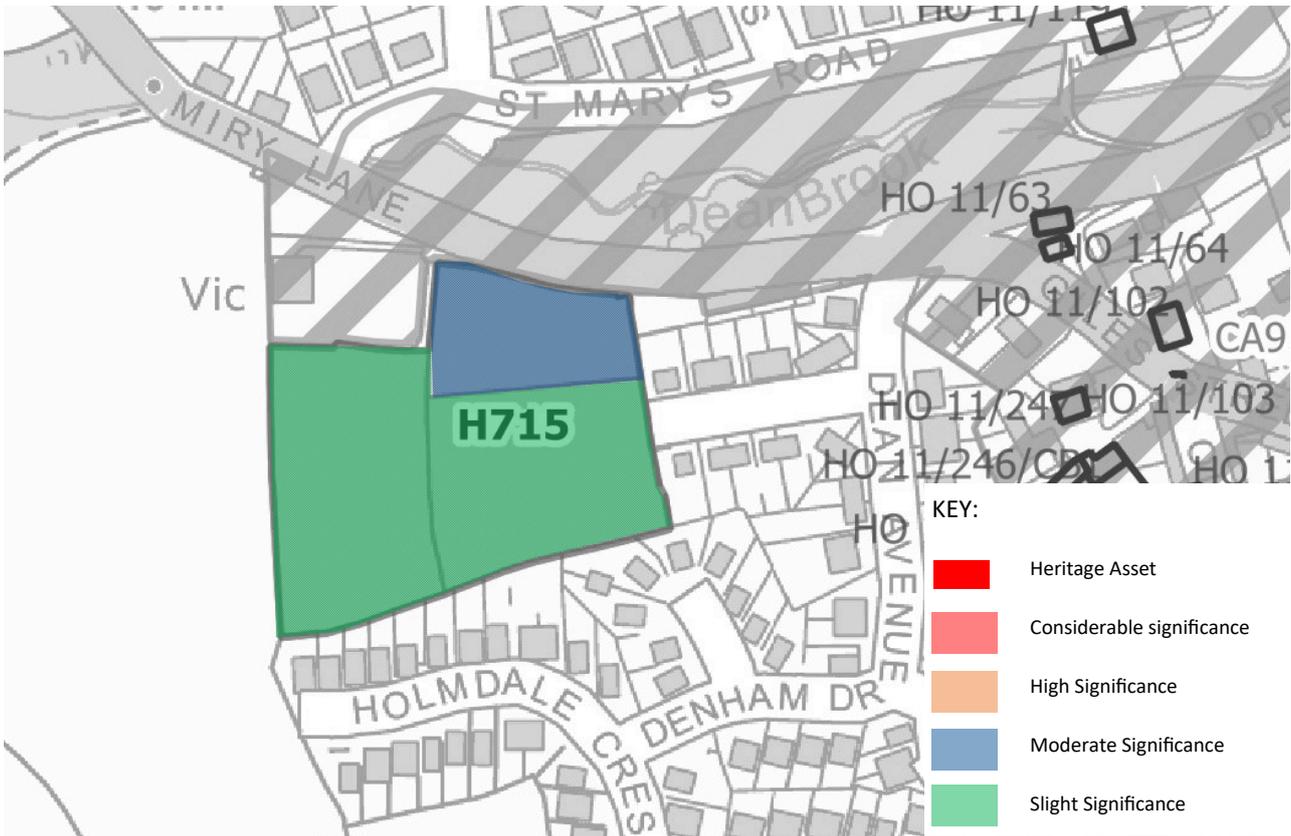
5.3 The views of the conservation area from within the allocated site are limited to the line of trees adjacent to Miry Lane. These views are from private land and are not from a historic highway for footpath and as such do not contribute to our understanding of the conservation area.



Figure 7 - Panoramic photograph of the allocated site from the 20th century estate

5.0 ASSESSMENT OF THE CONTRIBUTION OF THE ALLOCATED SITE

5.4 **Remaining areas of the site: Slight significance** - As with any sites in the Kirklees area there is a long history of farming and agriculture in these rural villages and there is the potential for the site to have evidential value. As there do not appear to have been any structures on the site previously and it appears to have always been used for agricultural purposes the likelihood is medium to low.

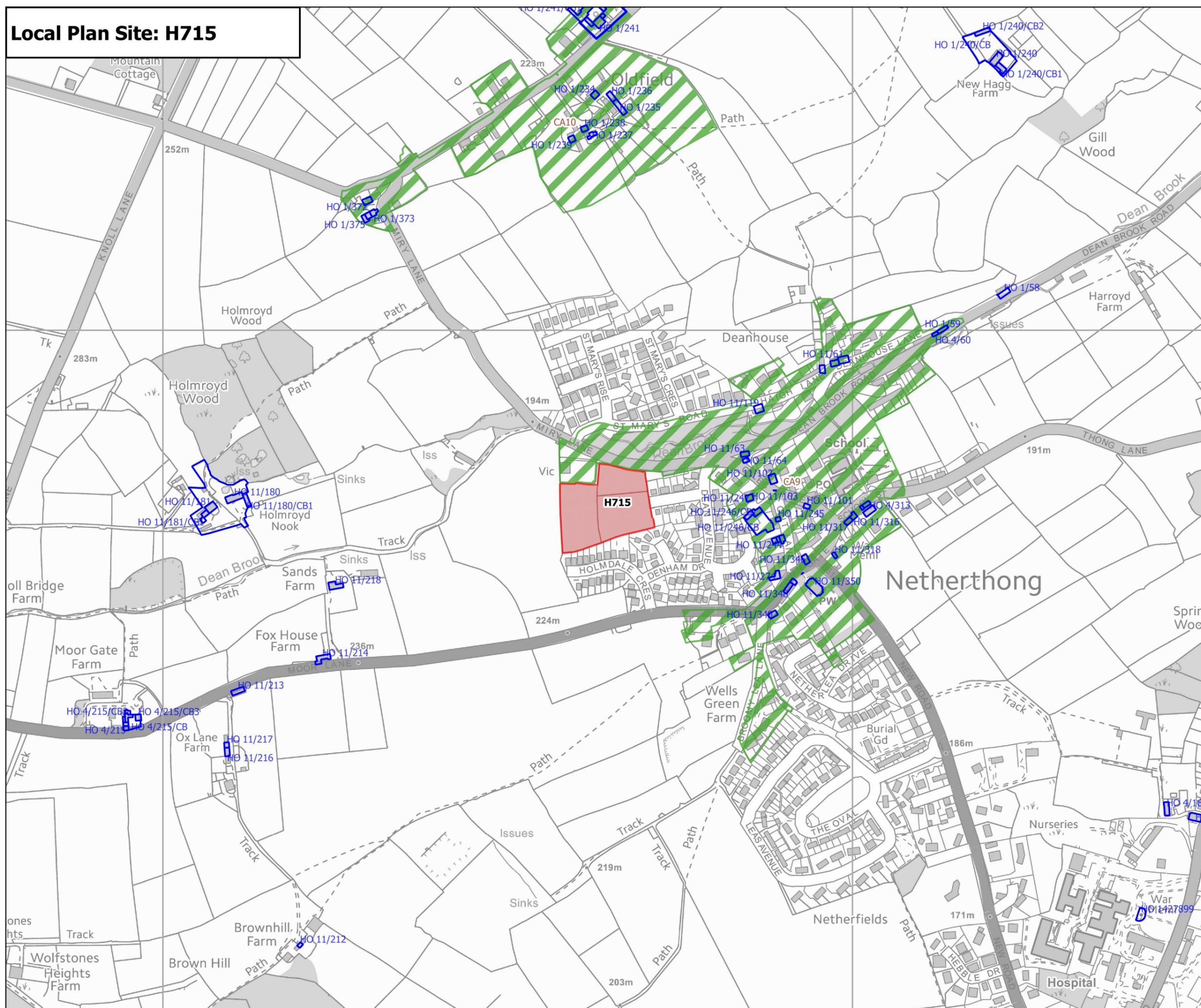


6.0 CONCLUSION

- 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 maintain the Rural approach to the conservation area. One way of achieving this would be to retain the boundary wall, landscaping and gradients of the northern boundary and setting the development back from the edge of the site.
- 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. The design should seek to make use of traditional or sympathetic building materials, forms and techniques and the proposed use of the buildings should respect the traditional character of the setting of the adjacent heritage assets.
- 6.4 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.

SITE PLANS / DRAWINGS

Local Plan Site: H715



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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