

Heritage Impact Assessment

Site Location:

Land to the west of, Heathwood
Drive, Golcar, Huddersfield

Site reference number:

H738

On behalf of

Kirklees Council

Rev A—09-02-2018

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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 Golcar in the Huddersfield district. The borders are identified terraced housing accessed via Slades Road and its intersection with Swallow Lane to the north, Heatwood Drive to the east, by a wooded area on the west side and by a boundary wall separating fields to the south.
- 3.2 There are no structures within the boundary of the site, there are grade II listed buildings located to the north of the site on Slades Road which are designated heritage assets which are included on the National Heritage List for England and as such will be assessed as part of this Impact Assessment.
- 3.3 The site is currently used as agricultural land and slopes down towards the south boundary.

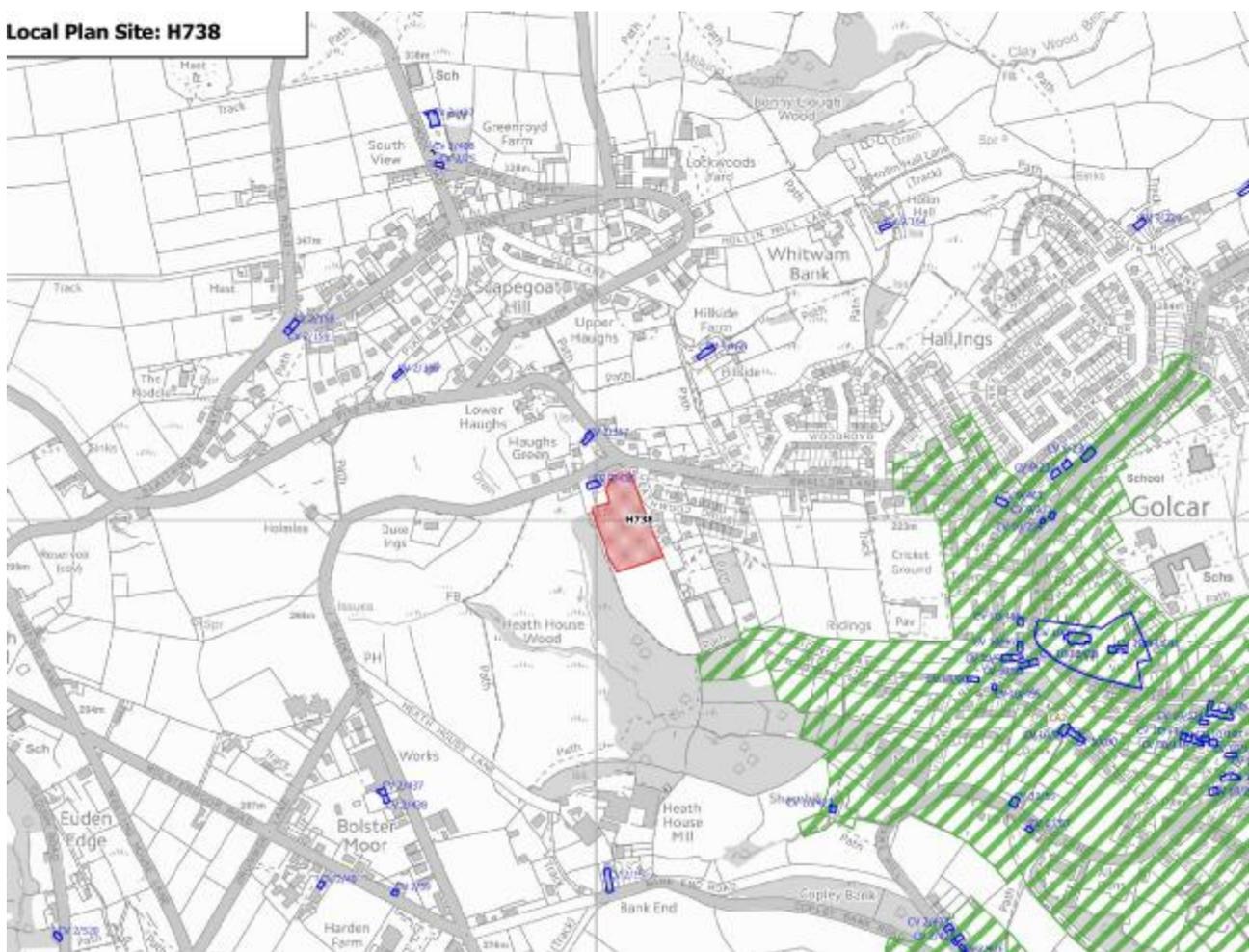


Figure 1 - Site Location

3.0 SITE ASSESSMENT

Brief site history

- 3.4 The site has no history of development, it has historically been used for farming. To the west is Ridings Lane, now a footpath, this track lead into Golcar centre. Directly to the north-west of the site is a group of 19th Century stone terraced weaver's cottages which are also grade II listed buildings. These three storey cottages have long rows of stone mullioned windows to the upper floors which would have contained weaving looms which were used in woollen manufacturing. The group of buildings also include barns to the rear which show that the occupants also farmed the surrounding land. These cottages face south and overlook the site.
- 3.5 Golcar was recorded in the Domesday Survey of 1086 as "Goullakarres" and is said to be named after St. Guthlac, a preacher from the 8th Century. The area was described as having agricultural land and wooded areas. The settlement initially comprised of small farms and small holdings, such as Lower Haughs, Green Haughs, Upper Haughs and Hill Side which are all located to the north of the site.
- 3.6 The manufacturing of textiles grew steadily from the 16th Century with a fulling mill being recorded within the locality. Although a larger sized mill is noted, the majority of weaving was still carried out within weaver's cottages which were built along the steep hillside. The weaver's cottages, on average 3 or 4 storeys in height, had traditional entrances on the ground floor which accessed the lower rooms. The upper floors could only be accessed to the rear and further up the hillside. Wider doorways are found on the upper floors to allow for machinery and weaving equipment to be moved easily. The upper floors were used as workshops and were not generally accessed through the lower floors which were used for residential.
- 3.7 The majority of households would have been engaged in the textile industry. This small scale domestic industry continued until the 18th Century. The Industrial Revolution saw Golcar become an important centre for weaving. The topography made it difficult for larger scale mills to be constructed in Golcar, and so they were constructed lower down the hillside. Two examples were Victoria Mills and Heath House Mil which were located to the south-west of the site.
- 3.8 In the 20th Century, many of the weaver's cottages were demolished on the hillside, such as those on Ridings Lane. Some were demolished to make way for modern housing. New housing was constructed along Swallow Lane in the 1930s and 1940s and small housing estates appear to the north and south of Swallow Lane in the 1970s and 1980s.

3.0 SITE ASSESSMENT

Identification of Historical Assets

3.9 As part of the consultation process, 23,25,27,27A, Slades Road - List Entry Number: 1267025 was identified as having the potential to be affected by the development and required assessment in order to ascertain the impact of developing the site.

3.10 The listing for 23,25,27,27A, Slades Road states:

“Mid C19. Terrace of weavers houses. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets to gutter with string course below. Three chimneys. 3 storeys. South elevation: Ground floor; one door with stone surround. One 4-light stone mullioned window. Modern porch and various windows and blocked openings. First floor; one 9-light stone mullioned window (3 lights blocked). One 7-light stone mullioned window (1 light blocked). One 4-light stone mullioned window. One 6-light stone mullioned window with glazing bars. Second floor; two 4-light stone mullioned windows (one has 1 mullioned removed). One 14-light stone mullioned window (2 lights blocked). One 9-light stone mullioned window (6 lights blocked). Continuous sill band to first and second floor windows. East elevation: first floor; loading door with stone surround. Second floor; one 2-light stone mullioned window (blocked). North elevation (Nos 23 and 25): Ground floor; two doors with stone surrounds. One window with stone surround. First floor; one 3-light stone mullioned window. One window with stone sill and head (later). Second floor; one 4-light stone mullioned window. One 3-light stone mullioned window (second floor windows probably former 8-light stone mullioned window with 1 light now blocked).”

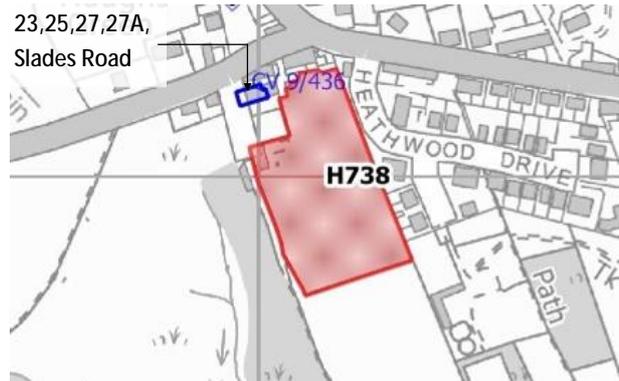


Figure 2 - Location of Historic Asset

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

4.1 Weavers' cottages are an important part of our heritage and they require protection as part of our industrial past. They signify a time before the industrial revolution when the Cottage Industry was thriving within the villages and the towns of Kirklees due to a good supply of wool and fast running soft water. Yorkshire became well known for the production of fine fabrics that could be traded throughout the country. The tradition was for the weavers to live in the lower storeys of the house with the looms located on the top floor where there was an abundance of light. In this building the top two floors have the long ranges of mullioned windows that you would expect to see on a weavers cottage but as stated previously there are barns to the rear which indicate that the occupants may have been farmers who supplemented their incomes by weaving.



Figure 3 - View of the Asset from the south

4.2 These cottages are thought to have been constructed towards the middle of the 19th century which was a time of turbulence within the textile industry. Textile workers were considered to be skilled artisan weavers who were known for producing high quality fabrics. In 1811 a group of activists known as the Luddites were becoming increasingly aggrieved at the move towards industrialising the textile industry. A group of hosiers from Nottinghamshire objected to the introduction of larger stocking frames which resulted in a lower quality product and which could be operated by novice weavers which resulted in the lowering of wages for the more skilled weavers. The Luddite rebellion spread to Yorkshire where the cause was taken up by the "croppers" whose were skilled in the art of trimming and finishing the fabric. Their livelihood was being threatened by the introduction of the shearing frame, a machine which would eventually make the role of the cropper obsolete.

4.3 The Luddite response was to break the machines which were threatening their livelihood. One of the well know phrases from this era was "Enoch has made them and Enoch shall break them". This was a reference to one of the leading manufacturers of the textile machines who also made a large lump hammer which the Luddites used to break them. As they became more bold in their activities, their tactics moved from wrecking machines in transit to threatening the local mill owners to remove the machines from their properties or the Luddites would enter the properties and destroy the machines.

4.4 One of the most famous attacks on a local Mill took place in April 1812 and was the inspiration for a

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

scene Charlotte Bronte's novel Shirley. The croppers from the Huddersfield area decided to target one of the largest mill owners in the area - William Cartwright who owned Rawfold mill in Liversedge near Cleckheaton. Over a hundred croppers and textile workers gathered at the Dumb Steeple near Kirklees Park at midnight on the 11th April and walked on mass to the Mill armed with various weapons including guns, hatchets and hammers, intent not only on wrecking the machines but also of murder. Cartwright had been forewarned of the attack and was well prepared for retaliation. The night ended with a number of Luddites shot and killed and with no entry gained into the mill they eventually retreated.

- 4.5 As stated previously, the location of these weavers cottages is ideal for their purpose with the stream running to the west and the former road leading to the village of Golcar also to the west. There were a number of "out weavers" at this time who worked for the local mill owners. It is possible that the inhabitants of this weaver's cottage would have undertaken "out weaving" services for the mills in surrounding villages of Longwood Quarmby and Linthwaite.
- 4.6 Evidential Value - There is potential for the property to reveal more evidence about the Historic uses of the building.
- 4.7 Historical Value - As a weavers' cottage the building has associative value due to the direct link with the historical weaving community and textile industry in the area. The building also have illustrative historical value to the separate access into the first floor which has been retained and can be seen on the east elevation. This again indicates that the occupants were weaver / farmers as this separate access into the workshops above allows the separation of the two usages. It also indicates a more industrial weaving operation as it seems likely that there were non-resident weavers operating in the building, thus the need to keep the access separate. The south facing orientation of the building also has illustrative historical value as it indicates the requirement for light into these upper floors, this is further supported by the long ranges of windows which maximise this light.
- 4.8 Aesthetic Value - The building has retained the appearance of a row of weaver's cottages with the long runs of windows within the south elevation at first and second floor. The farm buildings to the rear are of some significance to the building as they indicate a link with the farming community and gives an indication of the farmer / weaver occupation.
- 4.9 Communal Value— The heritage assets have communal value due to the links with the textile community and the collective memory and industrial identity of Golcar and the surrounding area.

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

Immediate Setting

4.10 **Evidential Value** - The site has the potential to provide more evidence regarding the historical uses of the land including the possible location of any former tenter frames.

4.11 **Illustrative Historical Value** - The stream running to the west provides a great deal of illustrative historical value, as does the footpath running along the western boundary of the site. The views from this footpath also contribute to the Illustrative Historical value.

4.12 **Aesthetic Value** - The land gently slopes away to the south allowing views of the building from the footpath which was historically a continuation of Ridings Lane and was a thoroughfare into the village of Golcar. These views have Illustrative historical value to the building.



Figure 4 - View of the south facing elevation



Figure 5 - View of the setting to the asset

Wider Setting

4.13 It is the opinion of this report that the inhabitants of these cottages would have been weaver / farmers and would have had a close connection to the agricultural land to the south. As such the agricultural land which forms the allocated site contributes to the historical significance of the weavers cottages.

4.14 Historic maps show that the land to the south of the building, which forms the allocated site, has always been agricultural. The field boundaries which enclose the allocated site have illustrative and associative historic value to the heritage asset.

5.0 ASSESSING THE IMPACT OF THE ALLOCATION 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 H738 and whether or not this will cause harm to the heritage assets.
- 5.2 Agricultural Land to the south-east: Moderate significance - The Weavers cottage appears to have been occupied by a weaver / farmer and as such the allocated site is of moderate significance to the heritage asset as it shows the link between the weaving and farming activities.
- 5.3 Views from the adjacent footpath: Moderate significance - At the time of visiting it was not possible to access this footpath and as such this view requires assessment. Based on the prominence of the heritage asset and the gradient of the land it is fair to assume that this would have been a historic view of the asset and as such it has been assigned moderate significance
- 5.4 Boundary Walls: High significance - The walls which define the boundary of the site indicate the historic field boundaries and are important to the history of the site and the assets. If these boundary walls were to be lost this would cause substantial harm to the heritage assets.
- 5.5 Land to the east: High Significance - The last remaining views of the asset within it's setting are from Heathwood Drive and as such development of this area of the site would result in substantial harm to the setting of the heritage asset.

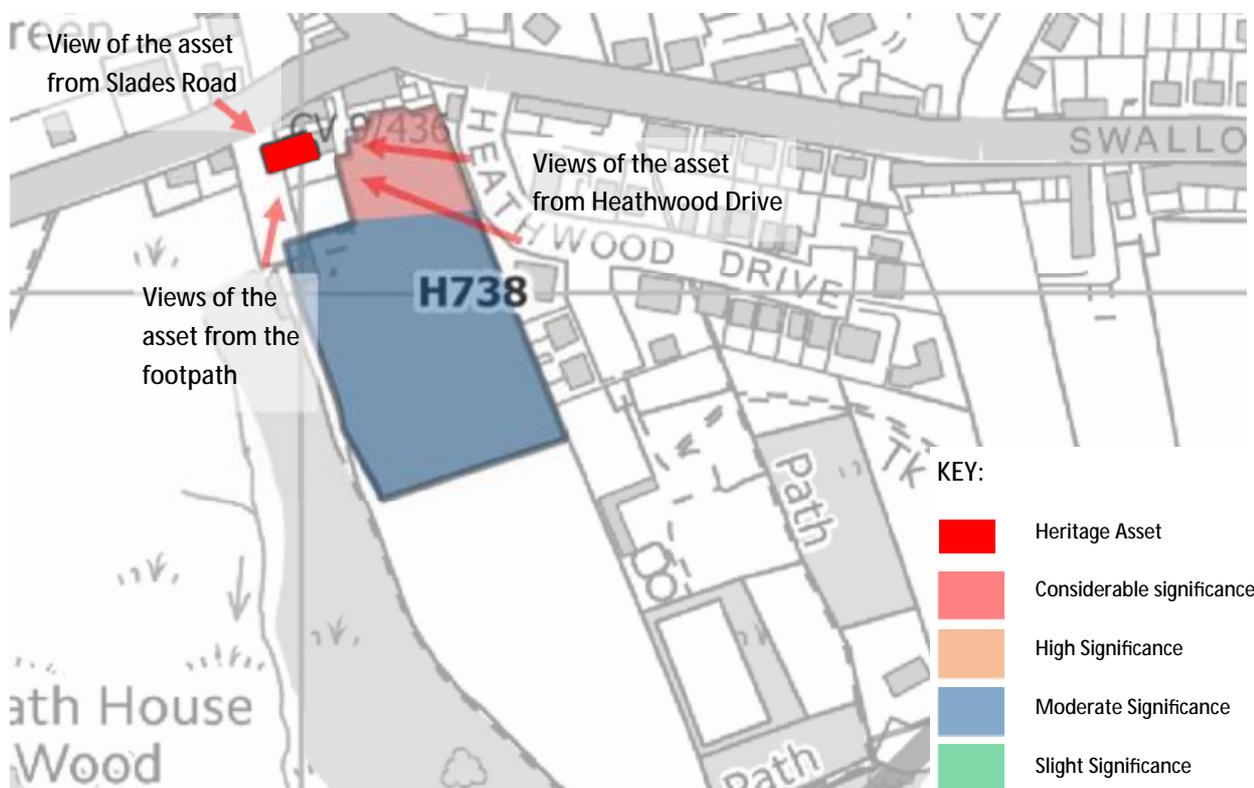


Figure 6 - Significance layout

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 contribution of the site to the heritage asset has been assessed as moderate which is defined in 2.7 as:
“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.”
- 6.3 Weavers Cottages were designed with large windows at the upper floor levels in order to maximise the light levels into these spaces in order to assist the weavers at their looms. Structures positioned to the south which limit the light into these spaces would result in significant harm to the asset. In order to mitigate this harm it is the opinion of this report that any dwellings located to the south of the weavers cottages must not restrict the light levels into these spaces. Without the benefit of a design for the buildings located within the allocated site, this report suggests that the eaves heights of the structures on the site should not exceed the cill level of the windows to the first floor.

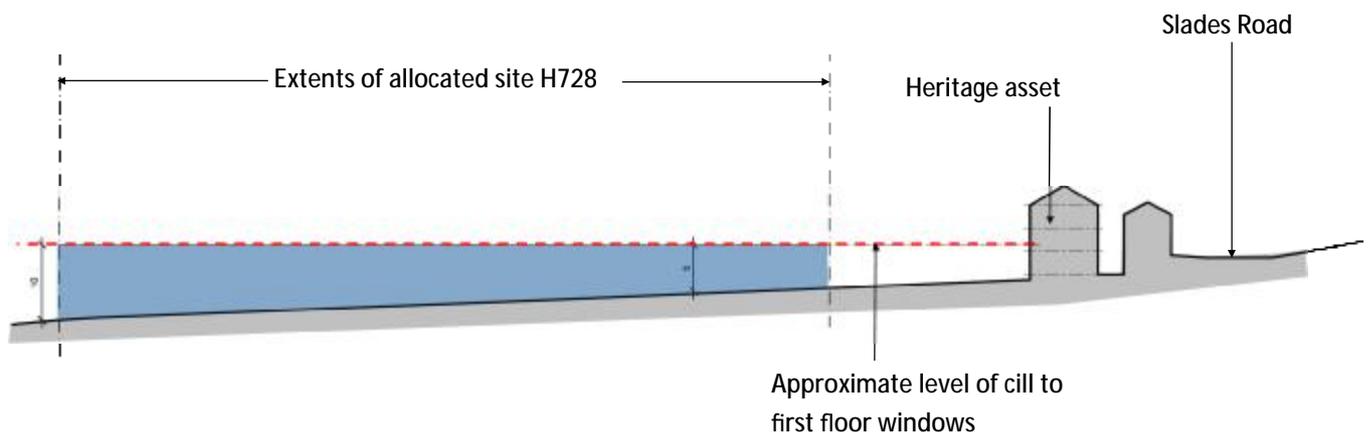


Figure 7 - Section through the site

6.0 OPTIONS FOR MITIGATION / ENHANCEMENT

- 6.4 In order to retain the agricultural nature of the land, especially when viewed from the footpath to the west, the land directly adjacent to the footpath should be retained as open land. This will also ensure that the views of the asset (in particular the views of the upper floor levels) from the footpath are retained. The design of the housing should be in keeping with the local vernacular in terms of materials, scale and density and the existing boundary walls retained and made good.
- 6.5 There are options to enhance these views by the removal of the existing single storey shed adjacent to the footpath.
- 6.6 In order to protect the views of the asset in its setting the area of land to the east of the heritage asset should remain undeveloped.

LIST DESCRIPTIONS



Historic England

23,25,27,27A, SLADES ROAD

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: 23,25,27,27A, SLADES ROAD

List entry Number: 1267025

Location

23,25,27,27A, SLADES ROAD

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

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jul-1985

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: 420010

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 0916 SLADES ROAD Golcar 9/436

- Nos 23,25,27 & 27A

- II

Mid C19. Terrace of weavers houses. Hammer dressed stone. Pitched stone slate roof. Coped gables. Stone brackets to gutter with string course below. Three chimneys. 3 storeys. South elevation: Ground floor; one door with stone surround. One 4-light stone mullioned window. Modern porch and various windows and blocked openings. First floor; one 9-light stone mullioned

window (3 lights blocked). One 7-light stone mullioned window (1 light blocked). One 4-light stone mullioned window. One 6-light stone mullioned window with glazing bars. Second floor; two 4-light stone mullioned windows (one has 1 mullioned removed). One 14-light stone mullioned window (2 lights blocked). One 9-light stone mullioned window (6 lights blocked). Continuous sill band to first and second floor windows. East elevation: first floor; loading door with stone surround. Second floor; one 2-light stone mullioned window (blocked). North elevation (Nos 23 and 25): Ground floor; two doors with stone surrounds. One window with stone surround. First floor; one 3-light stone mullioned window. One window with stone sill and head (later). Second floor; one 4-light stone mullioned window. One 3-light stone mullioned window (second floor windows probably former 8-light stone mullioned window with 1 light now blocked.)

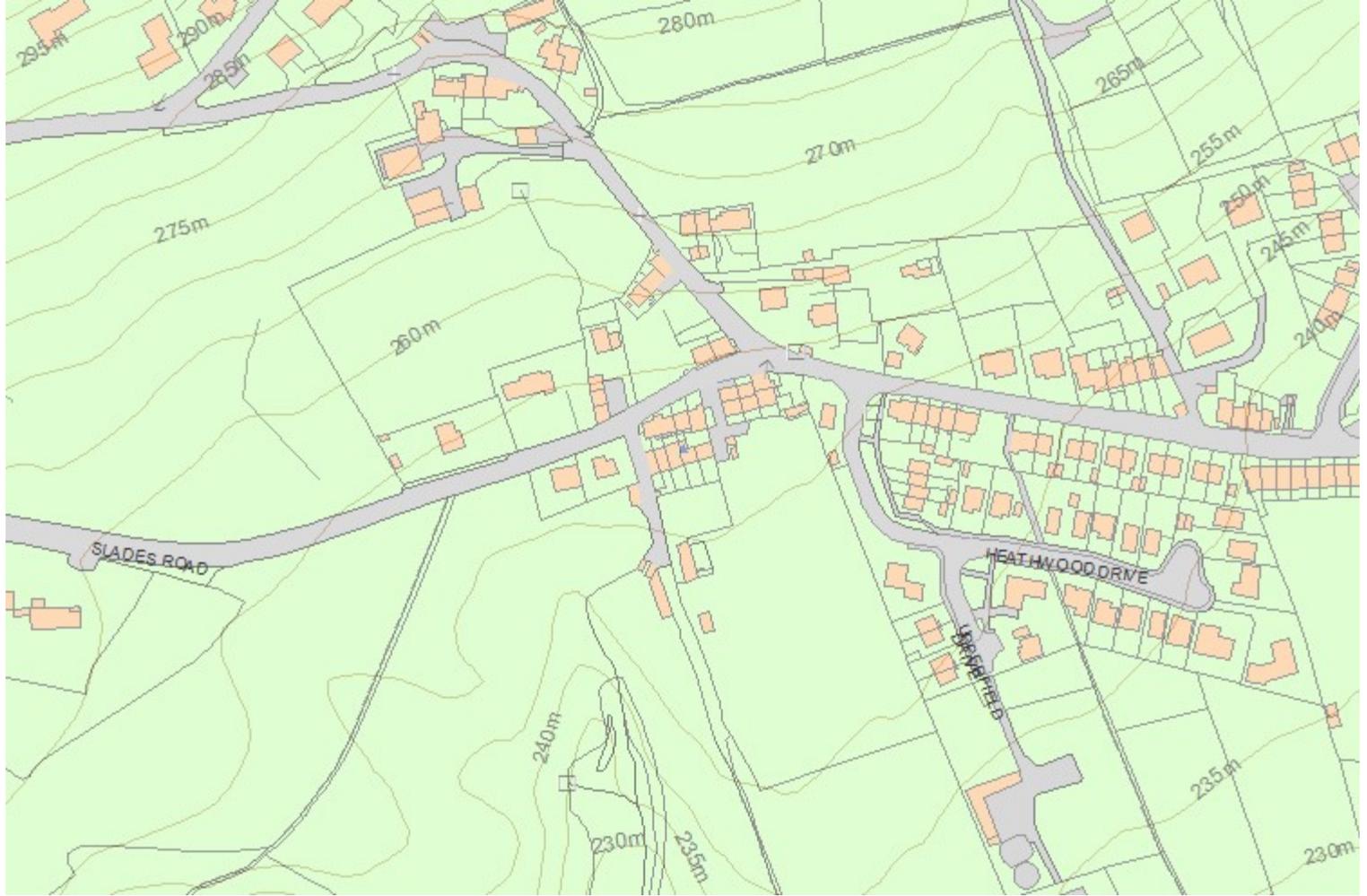
Listing NGR: SE0900116053

Selected Sources

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

National Grid Reference: SE 09001 16053

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 - [1267025.pdf](#) (http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/243962/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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