

Heritage Impact Assessment

Site Location:

Queens Road West, Milnsbridge,
Huddersfield

Site reference number:

H199

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 given the opportunity to comment 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

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 to the significance of a designated heritage asset, 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 to the significance of a designated heritage asset, 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.

1.0 INTRODUCTION

Relevant Policy - Planning (Listed Buildings and Conservation Areas) Act 1990 :

1.11 The desirability of preserving listed buildings and their settings is enshrined within Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which states (in part):

‘In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting’.

1.12 With regards to Conservation Areas, section 72(1) of the Act requires that:

‘In the exercise, with respect to any buildings or other land in a conservation area, of any powers under the provision mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

1.13 In primary legislation, the setting of conservation areas is not a statutory duty. However, the National Planning Policy Framework states that the setting of a designated heritage asset can contribute to its significance and this includes conservation areas.

2.0 METHODOLOGY

General approach

2.1 The following assessment is written with reference to the guidance issued by Historic England in 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (second edition)' (December 2017). It corresponds to the five step assessment process outlined in that document, referred to by Historic England as 'A staged approach to proportionate decision-taking' (with the exception of step 5, which is a matter for decision makers determining specific planning applications and is not addressed in this assessment):

- Step 1:** Identify which heritage assets and their settings are affected [by the proposed allocation];
- Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated [if any];
- Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- Step 4:** Explore the way to maximise enhancement and avoid or minimise harm;
- Step 5:** Make and document the decision and monitor outcomes.

Identifying the heritage assets

2.2 As part of the consultation process Historic England, WYAAS and the Conservation team at Kirklees Council were given the opportunity to identify the allocated sites which had the potential to affect the Historic Environment. Historic England commented as follows:

'The allocation of this area would bring development to within 40 metres of the former Church of St Luke and up to the curtilage of its vicarage. Both of these are Grade II Listed Buildings. The loss of this area and its subsequent development could harm elements which contribute to the significance of these buildings.'

By allocating this site for development, the Council is accepting that the principle of the loss of this currently-open area and its subsequent development is acceptable. However, there has been no evaluation of what contribution this site makes to the special architectural or historic interest or setting of these Listed Buildings or what harm might result to those elements which contribute to their significance by its eventual development.

Paragraph 126 of the NPPF requires Local Plans to set out a positive strategy for the conservation and enjoyment of the historic environment. In addition, there is a requirement under S66 of the Planning (Listed Buildings and Conservation Areas) Act that 'special regard' should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is eventually submitted for this area, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving this Listed Building or its setting may mean that, either, the anticipated quantum of development is undeliverable or the site cannot actually capable of being developed.

In the absence of any assessment of the degree of harm which this proposed Allocation might cause to these Listed Buildings, or, indeed, what measures the Plan might need to put in place in order to ensure that this harm is minimised,

2.0 METHODOLOGY (cont.)

the Plan cannot demonstrate that the allocation of this area is compatible the requirements of the NPPF, or that the site is capable of delivering the quantum of development anticipated.

Before allocating this area, therefore, there needs to be an assessment of what contribution this currently-undeveloped area makes to those elements which contribute to the special architectural or historic interest or setting of these Listed Buildings and what effect the loss of this site and its subsequent development might have upon the elements which contributes to their significance.

Before allocating this site for development:-

(1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Buildings in its vicinity and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.

(2) If it is considered that the development of this site would harm elements which contribute to the significance of these buildings, then the Plan needs to set out the measures by which that harm might be removed or reduced.

(3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of any of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 133 or 134).' (Comment ID: PDLP_AD3743, Historic England (Mr Ian Smith - 943957), 25/11/16.)

2.3 Kirklees Council noted in their online consultation that the site is within the Millsbridge Conservation Area (https://kirklees-consult.objective.co.uk/portal/pp/pd/pd/pd/pd_aod?pointId=ID-3889487-SITE-H549).

2.4 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 potential allocation site to the significance of the heritage assets

2.5 Once the asset(s) have been identified as having the potential to be affected by the development, the significance of the asset(s) is assessed in order to determine the contribution of the potential allocation site to the significance. The significance of the heritage asset has been assessed in accordance with 'Conservation Principles Policies and Guidance For the sustainable management of the historic environment'(Historic England 2008). This document remains current but is currently undergoing consultation to produce an updated version 'in more accessible format aligned with the language of the National Planning Policy Framework and legislation'(https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/). Conservation Principles Policies and Guidance advises that in order to understand the significance of the asset, it is necessary to first understand the perceived 'heritage value' of the asset.

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

2.0 METHODOLOGY (cont.)

- 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.

- 2.7 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 potential allocation site makes to the significance. In the case of large numbers of listed buildings, the contribution 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 contribution to the whole site and as such the varying levels of contribution will be shown on a diagrammatic map as recommended by Historic England in 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (second edition)' (December 2017).
- 2.8 The general level(s) of contribution made by the overall setting to the asset will be discussed and assessed in terms of a positive or negative contribution to the significance of the asset.

Assessing the potential impact of developing the proposed allocation site

- 2.9 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(s). This 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.
- 2.10 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.

2.11 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 or enhancement

2.12 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.

2.13 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.

2.14 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

2.15 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.

2.0 METHODOLOGY (cont.)

Glossary

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

Conservation area

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

Designated heritage asset:

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

Historic environment record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Setting of a heritage asset

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

Significance (for heritage policy)

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

Value

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

Harm

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

3.0 SITE ASSESSMENT

Site description

3.1 The site is located in woodland off Queens Road West, Milnsbridge, Huddersfield (Figure 1). It is bounded to the north by mixed historic and modern housing fronting the A62/Manchester Road and to the west by Queens Road West. To the south lies further wooded land and to the east is the graveyard of the former Church of St Luke. The site slopes gently down to the north and the land beyond the potential allocation boundary to the south rises more steeply up to Deep Lane and Crosland Moor beyond.

3.2 The site is filled with scrubby woodland, likely to be late twentieth century in origin as it is not shown as woodland on historic Ordnance Survey maps from 1854 to 1950. A gravel track in poor repair leads into the site from Queens Road West, which is secured by a locked gate and allows access to the rear of the properties on Manchester Road (Plate 1). Various drystone field boundaries in poor condition are to be found on the site. The only other structure on the site is a brick and stone-built reservoir at the eastern tip of the potential allocation site (Plate 2).

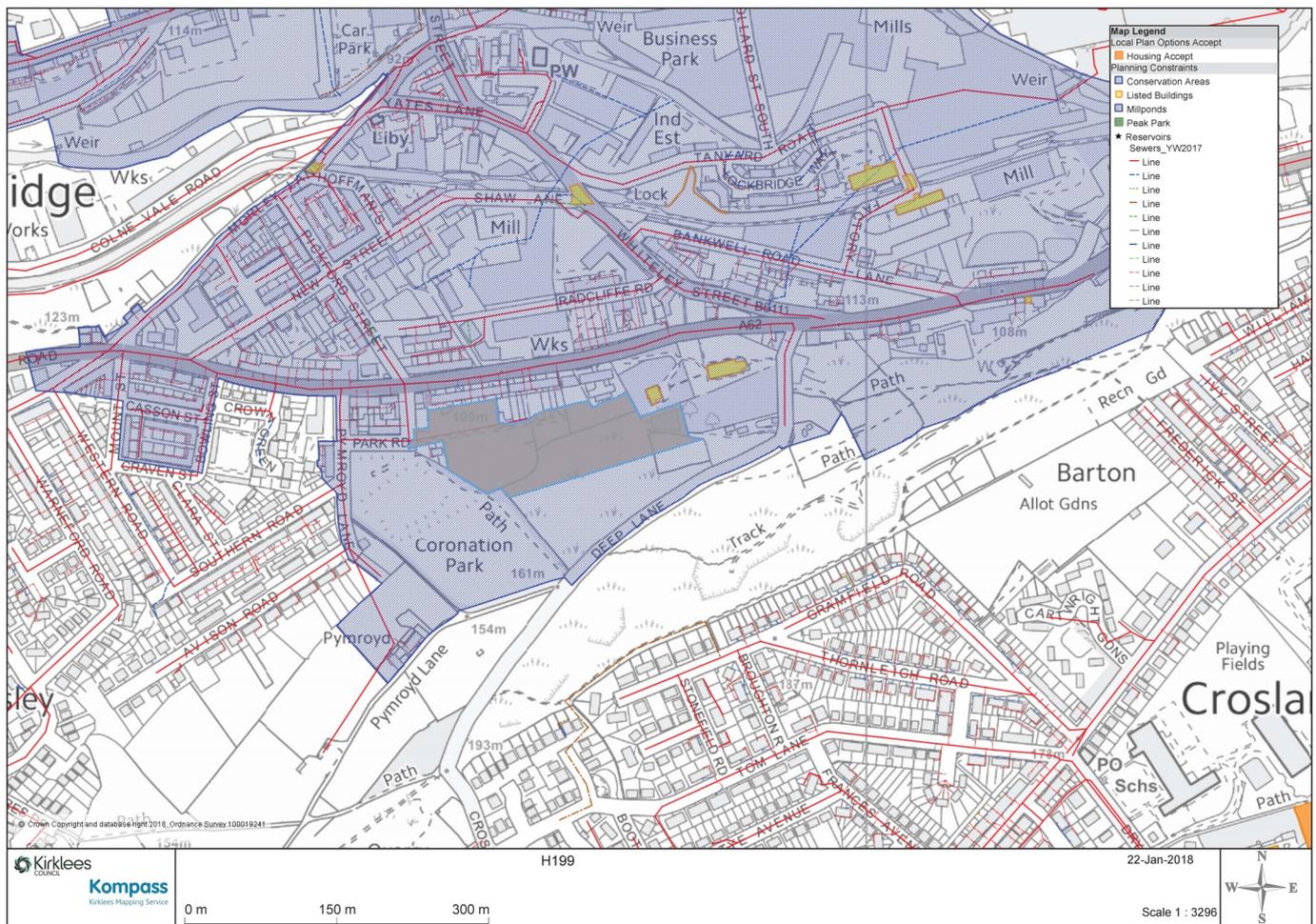


Figure 2. Site location

3.0 SITE ASSESSMENT



Plate 1. Overview of the site, looking east



Plate 2. The reservoir at the eastern end of the site, looking west

Brief history of the site

- 3.3 The area around the site expanded in the late nineteenth century and historic maps reveal the twin expansion of textile mills and their associated workers housing. The terraced housing fronting Manchester Road was built in phases after 1848 and was largely completed by 1904. It included a school, which has been since demolished and replaced by modern terraced houses. Both the church of St Luke and its vicarage were built in 1845. The church became redundant in 1982 and appeared to be disused when visited and the vicarage appeared at the time of the site visit to be in private ownership, although it was not clear whether it was a residence or business premises.
- 3.4 Historic maps reveal the reservoir at the eastern end of the proposed allocation site to have been built between 1848 and 1887 (although a possible forerunner is shown in a slightly different position on the Ordnance Survey map of 1854). It was related to water supply, initially managed by the Linthwaite Local Board, later by Linthwaite U.D. Council Water Works. It has not been identified as a heritage asset and it is not recorded in the West Yorkshire HER.
- 3.5 In general the site appears to have been farmland since at least the mid-nineteenth century and probably before, although its utility must have been limited due to its sloping nature. There is some visual evidence for small-scale quarrying in the steeply sloping land to the immediate south of the site, which is likely to have pre-dated the mid-nineteenth century and is not noted on historic Ordnance Survey mapping.

Identification of heritage assets

- 3.6 Two grade II listed buildings have been identified by Historic England as having the potential to be affected by development on the proposed allocation site, the Former Church of St Luke and St Luke's Vicarage. Kirklees Council have also identified that the site is within the Milnsbridge Conservation Area.
- 3.7 The listing descriptions of the two listed buildings are shown in Appendix A. The Conservation Area has a Conservation Area Appraisal (Kirklees Council, n.d.) that was originally written to support the designation of the new Conservation Area.

4.0 ASSESSMENT OF THE HERITAGE ASSETS AND THE CONTRIBUTION OF THE PROPOSED ALLOCATION SITE TO THEIR SIGNIFICANCE

Milnsbridge Conservation Area

- 4.1 The Conservation Area Appraisal (CAA) briefly mentions the area of land around the proposed allocation site. The rising land to the south of the site and approximately 30% of the site itself are shown as 'open space' labelled (B) on the map of the Conservation Area (p.9). This is described in the text (p.8) as:

'(B) Deep Lane acts as a natural boundary to the southern section of the Milnsbridge conservation area. Further south are quarries which do not enhance the overall character. North of Deep Lane, the open countryside, combined with the topography, provides a dramatic frame for the settlement. Due to the lack of green spaces and open countryside in Milnsbridge, this area of open land is important to the character of Milnsbridge, maintaining the 'rural' feel of the area' . .

- 4.2 The degree to which the proposed allocation site actually contributes to the 'dramatic frame' of the settlement is negligible, compared with the land to the south of the site boundary. The land to the south of the site boundary rises steeply, in contrast to the more gently sloping area of the proposed allocation. Undoubtedly the steep, tree-covered land to the south of the site will be visible from the north side of the Conservation Area on the other side of the Colne Valley but the site - being of lower altitude - is not so readily visible, especially when the distance involved is taken into account. These limited views of the site make a negligible contribution to the significance of the Conservation Area through aesthetic values. The recently-wooded nature of the land conceals its historical use as agricultural land, so the site does not contribute to the historical value of the Conservation Area.
- 4.3 Given the steeply rising, tree-covered nature of the land to the south of the site, the site is not visible from the south. It is only visible in glimpses from the public realm of Manchester Road or Queens Road West, through the infrequent gaps in the terraced housing fronting the road. These glimpsed views of the proposed allocation site make no contribution to the significance of the Conservation Area.
- 4.4 The CAA map identifies an 'important vista' looking north across the site from Deep Lane towards the centre of Milnsbridge and a 'gateway' to the Conservation Area from the cul-de-sac of Pymroyd Lane (possibly positioned inaccurately on the map, as the text refers to Deep Lane not Pymroyd Lane). This gateway is described as:
- 'Deep Lane: Entering Milnsbridge from Crosland Moor, this gateway point signifies the end of one settlement, whilst enjoying panoramic views of Milnsbridge' (p.7).*
- 4.5 From Deep Lane (or Pymroyd Lane) it is impossible to see the site of the proposed allocation due to the rapid fall of the land and the tree covered nature of the steep slopes to the south of the site, which block any visual connection. Therefore the site makes no contribution to the significance of

4.0 ASSESSMENT OF THE HERITAGE ASSETS AND THE CONTRIBUTION OF THE PROPOSED ALLOCATION SITE TO THEIR SIGNIFICANCE

the Conservation Area through the identified 'important vista' and 'gateway'.

Grade II listed Former Church of St Luke

- 4.6 By virtue of its listed status the church is of special architectural and historical interest, and is of a high level of heritage significance. Despite its poor condition and the heavily overgrown nature of the plot, much of the church's significance is derived from its built structure and the Neo-Norman architectural style which is an unusual departure from the usual style of the architect responsible, William Wallen, and also from its religious history.
- 4.7 The church's setting also makes a contribution to its significance, albeit of less importance than its built form and history. The listing description notes that one of the reasons the church is listed is due to the fact that, 'It is prominently sited above Manchester Road and, as such, is typical of churches of the C19 in Huddersfield that were carefully exploited to occupy commanding positions'. The church was sited on land that was donated by Sir Joseph Radcliffe, Bart. (CAA, p.5). Its general setting is not only important in terms of aesthetic value, but also historical value given the association with what would have been agricultural land, although this is diminished by the present-day wooded nature of the landscape that conceals its agricultural origin and former character, and the commanding position chosen for the site of the church.
- 4.8 The contribution that the proposed allocation site makes to the significance of the church is relatively slight, because of the distance that the site lies from the church. Views of the church from the Manchester Road do not include the site at all. Even for visitors to the church and its graveyard only the very eastern tip of the site (the area where the reservoir is sited) is visible and is only perceived as a generalised wooded backdrop to the church (Plate 3). The contribution of that part of the site to the church's significance is moderate.



Plate 3. Looking towards the site from the churchyard, looking west

4.0 ASSESSMENT OF THE HERITAGE ASSETS AND THE CONTRIBUTION OF THE PROPOSED ALLOCATION SITE TO THEIR SIGNIFICANCE

Grade II listed St Luke's Vicarage

4.9 By virtue of its listed status the Vicarage is of special architectural and historical interest, and is of a high level of heritage significance. Like the church, the vicarage derives most of its significance from its built form. Apart from its visual association with the contemporary church, the general setting of the vicarage is less important to its significance than is the case with the church as there is no particular historical association with vicarages and 'commanding positions'. However, as with the church, its general setting contributes in terms of aesthetic values and also in a small way in terms of historical value as the vicarage was also, presumably, built on former agricultural land donated by Sir Joseph Radcliffe .



Plate 4. The vicarage from Manchester Road, looking south-west

4.10 In the case of the vicarage, the proposed allocation site forms a slightly greater part of its setting although it is still a relatively small part. From the Manchester Road, the vicarage's setting is mainly made up of the land to the east of the proposed allocation, rising up to and beyond Moor Lane. However, a small part of the site - restricted to the area around and immediately to the east of the reservoir - is also visible and adds to the general impression of a wooded backdrop to the building (Plate 4). This part of the site makes a moderate contribution to the vicarage's significance.

5.0 ASSESSMENT OF THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE OF THE HERITAGE ASSETS

Milnsbridge Conservation Area

- 5.1 The proposed allocation site makes a negligible contribution to the significance (character or appearance) of the Milnsbridge Conservation Area. New housing on the site might be visible from the north side of the Colne Valley, but would be very unobtrusive considering the distance and the fact that the majority of the steeply sloping wooded hillside is beyond the site boundary to the south and would be unaffected by any development.
- 5.2 To an observer on Manchester Road, glimpses of any new development may be possible over or through the infrequent gaps in the terraced properties fronting Manchester Road, but any such glimpses would be limited in scope and would not affect the significance of the Conservation Area.
- 5.3 It would be advisable to limit development at the eastern end of the site, and as long as this is done, there will be no impact on the significance (character or appearance) of the Milnsbridge Conservation Area.

Grade II listed Former Church of St Luke

- 5.4 The proposed allocation site is a relatively small part of the church's setting, contributing to its significance to a moderate degree (Figure 2). There is no visibility when the church is viewed from Manchester Road. For a visitor to the church or its graveyard visibility is limited to the eastern end of the proposed allocation site and housing on the bulk of the site would not affect the setting of the grade II listed church. If housing were built at the eastern end of the site (on the site of the historic reservoir), this would be visible from the church and would negatively affect its significance.

Grade II listed St Luke's Vicarage

- 5.5 As with the church, the proposed allocation site is a relatively small part of the vicarage's setting, contributing to its significance to a moderate degree (Figure 2). Development at the eastern end of the site would be visible from Manchester Road, and to any visitors to the vicarage, and would impact negatively on the vicarage's significance. However, new dwellings on the bulk of the site would be much less visually intrusive and would not affect the significance of the vicarage.

5.0 ASSESSMENT OF THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE OF THE HERITAGE ASSETS

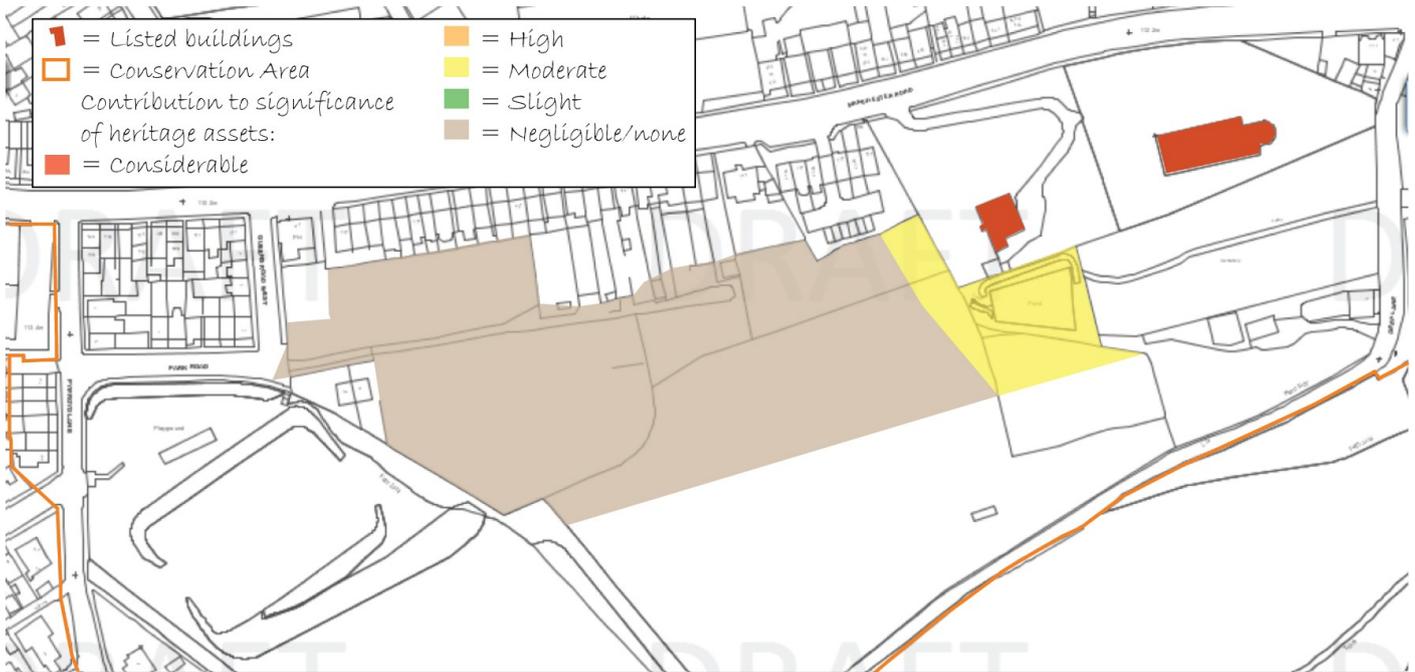


Figure 2. Map showing the contribution of the site to the significance of the heritage assets

6.0 OPTIONS FOR MITIGATION OR 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 local and national policy.

Milnsbridge Conservation Area

6.2 Development of the proposed allocation site will have no adverse impact on the significance (character or appearance) of the Milnsbridge Conservation Area, so no specific mitigation measures will be required, although it is advisable that the impact on the two grade II listed buildings should be mitigated as described below.

Grade II listed Former Church of St Luke and grade II listed St Luke's Vicarage

6.3 In the case of both buildings, only the eastern part of the site is within their setting and any development in that part of the proposed allocation has the potential to negatively affect the listed building's significance.

6.4 The following mitigation measures are recommended to avoid any heritage impact on the significance of the two listed buildings:

- Any development plans should include an undeveloped buffer zone at the east end of the site consisting of the area around the historic reservoir corresponding to the area of moderate contribution in Figure 2.
- Any proposals should include additional planting to form a screen at the eastern end of the development site, with the intention of screening the development from any visitors to the church or vicarage, and anyone viewing the vicarage from Manchester Road. In this case screening is an appropriate option because in addition to screening the development its purpose is to maintain the existing setting of the two listed buildings, which consists of a wooded hillside.

6.0 OPTIONS FOR MITIGATION OR ENHANCEMENT

Conclusion

- 6.5 It is the conclusion of this report that development of the proposed allocation site H199 will have no adverse heritage impact on the Milnsbridge Conservation Area and will preserve the character or appearance of that area, provided that the settings of the two listed buildings are protected as recommended.
- 6.6 Provided that the appropriate mitigation measures are carried out as recommended, it is the conclusion of this report that development of the proposed allocation H199 can be carried out in such a way that there will be no adverse heritage impact on the significance of the grade II listed buildings of the Former Church of St Luke and St Luke's Vicarage, and that the buildings and their settings will be preserved.
- 6.7 It is the conclusion of this report that development of the proposed allocation H199 can be accomplished in a way that is in accordance with paragraphs 126-141 of the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990, with respect to listed buildings and Conservation Areas.

LIST DESCRIPTIONS

LIST DESCRIPTIONS

St Luke's Vicarage**List entry Number: 1134954****Grade II**

MANCHESTER ROAD 1. 5113 (South Side) St Luke's Vicarage SE 1115 37/900 II 2. Neo-Norman, like St Luke's Church, so probably also by W Walton, and of 1845. Hammer-dressed stone. Hipped slate roof. 2 storeys. Band. 3 ranges of paired round-arched sashes with glazing bars, each set in semi-circular arched panels. Round-arched doorway with moulded frame, colonnettes with Norman capitals, and hoodmoulds with semi-circular scalloped edges.

FORMER CHURCH OF ST LUKE**List entry Number: 1313530****Grade II**

919/37/899 DEEP LANE 29-SEP-78 MILNSBRIDGE (South side) FORMER CHURCH OF ST LUKE (Formerly listed as: MANCHESTER ROAD MILNSBRIDGE CHURCH OF ST LUKE) (Formerly listed as: DEEP LANE MILNSBRIDGE CHURCH OF ST LUKE)

II Parish church of 1845 by W. Wallen, redundant since 1982.

MATERIALS: Coursed and hammer-dressed sandstone with freestone dressings, slate roofs.

PLAN: Nave with lower apsidal chancel.

EXTERIOR: Neo-Norman style with a tall and wide nave designed to accommodate a 3-sided gallery. The nave is 5 bays and has windows in recessed surrounds with sill band, pilasters and pseudo-machicolations. Round-headed windows have colonnettes with scalloped capitals, and an impost band carried over the windows as hood moulds. The north doorway is in a projecting surround, with 2 orders of shafts to roll-moulded arches and chevrons to the label. Above the doorway are high-relief representations of Agnus Dei, crossed keys and a bishop's mitre. The west wall has a large modern 5-part window of c1965. The lower apse has recessed panels and windows similar to the nave.

INTERIOR: Not accessible at the time of survey (June 2009). It originally had a rib-vaulted chancel. Chancel and apse arches are said to be on semi-circular responds with scallop capitals. There were a number of memorials within, including one to James Armitage (d.1803), shot by hostile natives in the River Waikato, New Zealand.

SUBSIDIARY FEATURES: The churchyard is entered through a Gothic gateway.

HISTORY: Parish church built in 1843-46 by William Wallen (1807-53), architect of Huddersfield. Wallen built several other churches in the locality, usually in a simple Gothic style. The neo-Norman style was therefore a departure for the architect although the interior with its galleries was more typical of his church work. Redundant since 1982, and used for storage in recent years.

SOURCES: Pevsner, *The Buildings of England: Yorkshire, West Riding* (1959), 368. Report by Council for the Care of Churches (1981). Lambeth Palace Library, Incorporated Church Building Society archives (plan of 1843). National Monuments Record, photo survey at time of redundancy.

LIST DESCRIPTIONS

REASONS FOR DESIGNATION: The former church of St Luke, Milnsbridge, is listed Grade II for the following principal reasons: * The church is built in the neo-Norman style that was fashionable in the 1840s, and retains its external character and detail. * It is prominently sited above Manchester Road and, as such, is typical of churches of the C19 in Huddersfield that were carefully exploited to occupy commanding positions.



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