

Heritage Impact Assessment

Site Location:

Land to the West of, Royds Avenue,
New Mill, Holmfirth

Site reference number:

H730

On behalf of

Kirklees Council

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1.0 INTRODUCTION

Scope of the Study

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

Relevant Policy - National Planning Policy Framework (NPPF):

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

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

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

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

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

1.0 INTRODUCTION cont.

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

1.6 In addition to the above the NPPF states that :

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

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

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

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

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

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

2.0 METHODOLOGY

General approach

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

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

Identifying the heritage asset

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

Assessing the contribution of the setting

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

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

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

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

2.0 METHODOLOGY (cont.)

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

Assessing the potential impact of developing the proposed allocated site

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

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

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

Assessing the options for mitigation and/or enhancement

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

2.0 METHODOLOGY (cont.)

2.8 Options for enhancement include:

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

2.9 Options for mitigation include:

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

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

Glossary

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

Conservation area

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

Designated heritage asset:

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

Historic environment record

Information services that seek to provide access to comprehensive and

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

Setting of a heritage asset

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

Significance (for heritage policy)

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

Value

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

Harm

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

3.0 SITE ASSESSMENT

Site Location

- 3.1 The site is located within Wooldale, a village situated on a hillside above Holmfirth to the south-west. There appear to be no solid structures on the site. There are sheds/greenhouses on the allotments to the south of the site. There are designated heritage assets located to the west of the site including Wooldale Conservation Area and Listed Buildings.

- 3.2 The site contains dry stone walls that indicate previous field partitions, these are currently in a poor state and not fully intact. To the east and west boundary, there is fencing and hedges to separate the private lawns of the housing behind. The site slopes down towards the east side and is mostly vacant apart from a small area of allotments within the boundary to the south.

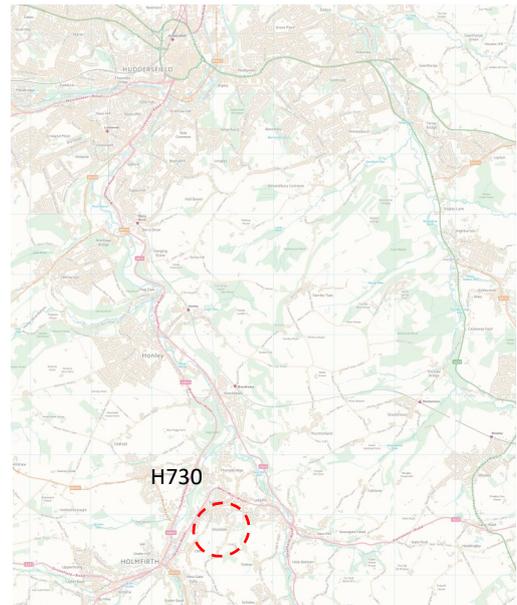


Figure 1: Location Plan

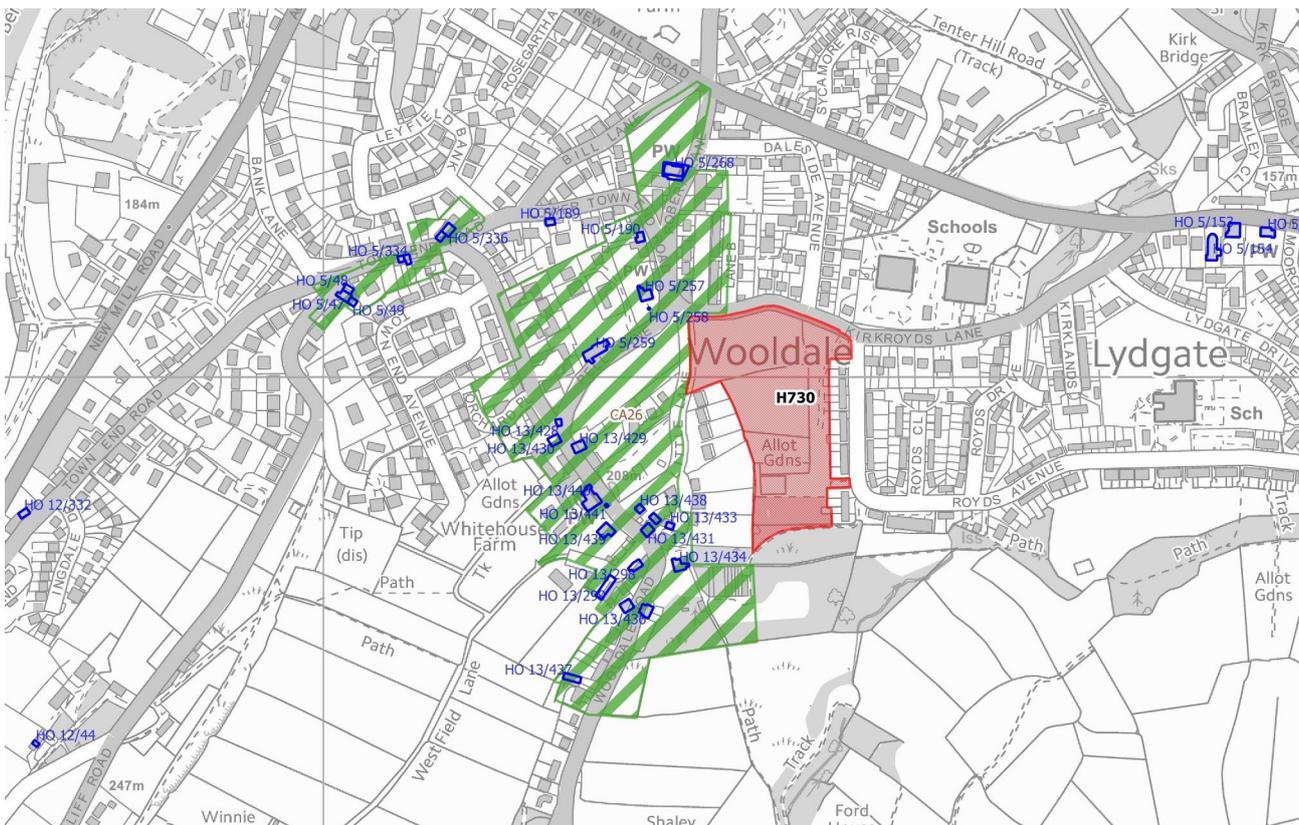


Figure 2: Site Plan

3.0 SITE ASSESSMENT

Brief site history

- 3.4 The place name Wooldale originates from the Norse word meaning Ulfs Dale. The Norse settled in the Holme Valley in the mid-10th Century and improved farming practices. A high amount of the Yorkshire dialect was influenced by the Norse.
- 3.5 Wooldale was recorded in the Domesday Survey of 1086 as one five townships described under the name Cheteurde (Cartworth) and then the Wakefield Court Rolls of 1274 as Wlvedale.
- 3.6 Farming was not the only land use around Wooldale, textile production and coal mining has been occurring in the area since the 14th Century. Stone quarrying was also being carried out during this period and in the 15th Century, the Lord of the Manor gave permission for tenants to use stone to build houses which resulted in the appearance of stone properties.
- 3.7 Farms were high in number but small in scale and were scattered across the landscape. Longdene on Wooldale Road is an example of one of these farms, this building dates from the 17th Century for a Yeoman farmer.
- 3.8 The weaving industry was also small scale and was carried out within weavers cottages. These two and three storey buildings have long banks of mullioned windows to the top floor to flood the room with light and aid the weaving process. Tenters were also found close by which were used to stretch the woollen cloth and prevents shrinkage following the dying process. 18th Century weaver cottages are still located within the village along Wooldale Road.
- 3.9 Coal pits were located around the edge of Wooldale and in the 18th Century, these shallow pits in the hillside were increasing in number as demand for coal increased.
- 3.10 Wooldale still maintains its historic core along Wooldale Road, this part of the village contains buildings dating to the 17th, 18th and 19th Centuries. To the north of the village, there are predominantly 20th Century housing developments. According to the 1854 OS map, the area around the site was still predominantly rural with minimal development. On Kirkroyds Lane was a Rope and Twine Works, part of this appears to be on the site. A property is also located in the north-eastern corner of the site and is surrounded by trees. The Rope and Twine Works and property are shown to be on site on the 1894 OS map, the 1906 OS map and the 1933 OS map. By 1949, the Rope and Twine Works had been demolished and new housing had started to be constructed to the east along Kirkroyd Lane.
- 3.11 In the 1960s, 1970s and 1980s, Wooldale expanded extensively with the construction of housing developments to the north of Wooldale village. Stone and brick properties were constructed along

3.00 SITE ASSESSMENT

Little Lane which leads from the historic core towards the site on Kirkroyds Lane. Royds Avenue, Close and Drive were constructed to the east of the site along with Kirkroyds School and numerous bungalows and houses were also constructed within the Town End Crescent area to the west of the site.

- 3.12 As part of the consultation process the site was identified as being adjacent to a conservation area and as such a Heritage Impact Assessment is required to understand the potential impact. As a conservation area assessment has not been undertaken for Wooldale, 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 The historic core of the village is based to the south-east of the allocated site at the junction between Little Lane and Wooldale Road. The village has, through time, extended north to incorporate the rural hamlets of Town Lane and Lane Bottom. There are some sections of open land within the conservation area boundary, primarily to the west of Little Lane opposite the allocated site. These sections of open land within the conservation area have historic and aesthetic value as they give some indication of the historic boundary to the village and provide the rural setting to the adjacent heritage assets.
- 4.2 The extended setting of the village is largely 20th century residential apart from to the south where it is primarily rural. The conservation area itself is split into two areas, the larger of which encompasses Wooldale and Lane Bottom and the second (which is substantially smaller) comprises the small hamlet of Town Lane. The fact that these areas are distinct from each other gives the conservation area aesthetic and historic value as it shows that these were once separate hamlets.
- 4.3 There are over 28 listed buildings in Wooldale with the oldest structures dating to the 17th century. The majority of the oldest properties are located on Wooldale Road and are, on the whole, residential terraced properties with the exception of the Grade II listed Wooldale Hall. All of the heritage assets have both historic and illustrative value as they show the development of Wooldale and allows us to trace the origins of the village back to the 17th century from which point we are able to appreciate the development of the village and the surrounding hamlets.
- 4.4 The density and scale of the buildings in the conservation area varies according to the location. In the historic core of Wooldale the buildings are, in general, either terraced houses fronting the street, or they are small clusters of dwellings which form courtyards accessed from Wooldale Lane. The historic dwellings which form the hamlet of Townend are primarily late 18th / early 19th century cottage style terraces constructed in hammer dressed stone with stone mullioned windows and stone surrounds. Lane Bottom is comprised also comprised of terraces but there are also a number of detached and semi-detached dwellings in addition to a former school which also date from the late 18th to early 19th century. The contrast between the streetscape in these different areas gives aesthetic and historic value to the conservation area. The gabled properties in the Wooldale area defining the edge of the street which in turn lead to small courtyards begin to give a more rural, agricultural feel to the village with the presence of the Wooldale Manor giving an indication of wealth and prosperity.
- 4.5 There has been a reasonable amount of development within the conservation area including a number of 20th century developments which vary in style from traditional stone to brick and render construction. The two small developments which are accessed from Wooldale Lane are within courtyard style developments similar to the local vernacular and are constructed from local materials. These development have a neutral impact on the conservation area. The brick dwellings

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

which have been constructed in the area of land to the south of Pell Lane are incongruous in their design and construction and as such have a negative impact on the conservation area.

4.6 In terms of alterations undertaken, there have been a small proportion of the historic buildings which have been rendered externally but, in general, 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 As stated previously, the Wooldale that exists today is a joining together of the three areas shown on figure 5: Wooldale (blue), The Townend area (red) and The Lane Bottom area (green). The area most likely to be affected by the development of the allocated site is the Lane Bottom area which is where this report has focussed attention.

4.9 One of the key areas of open land within the conservation area is the land to the south of Pell Lane. This section of land is significant to the setting of the Grade II listed Pell Croft, a former farm terrace which dates to the late 18th century. The building is now a single dwelling but the primary façade overlooks this area of open land. Until the 1970's the land was roughly triangular in shape and was bounded on three sides by the houses to Wooldale Road to the west, Little Lane to the east and Pell Lane to the north. It was at this time that a small collection of red brick dwellings were constructed within a former field boundary which ran east to west across the centre of this space effectively



Figure 3: View of Pell Croft



Figure 4: View of the Wooldale Quaker Meeting House

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

separating this open space into two areas. The area to the south has been incorporated into the setting of Wooldale village centre and is used as a recreation area / village green. The area to the north has retained its rural appearance and provides a rural setting to the conservation area.

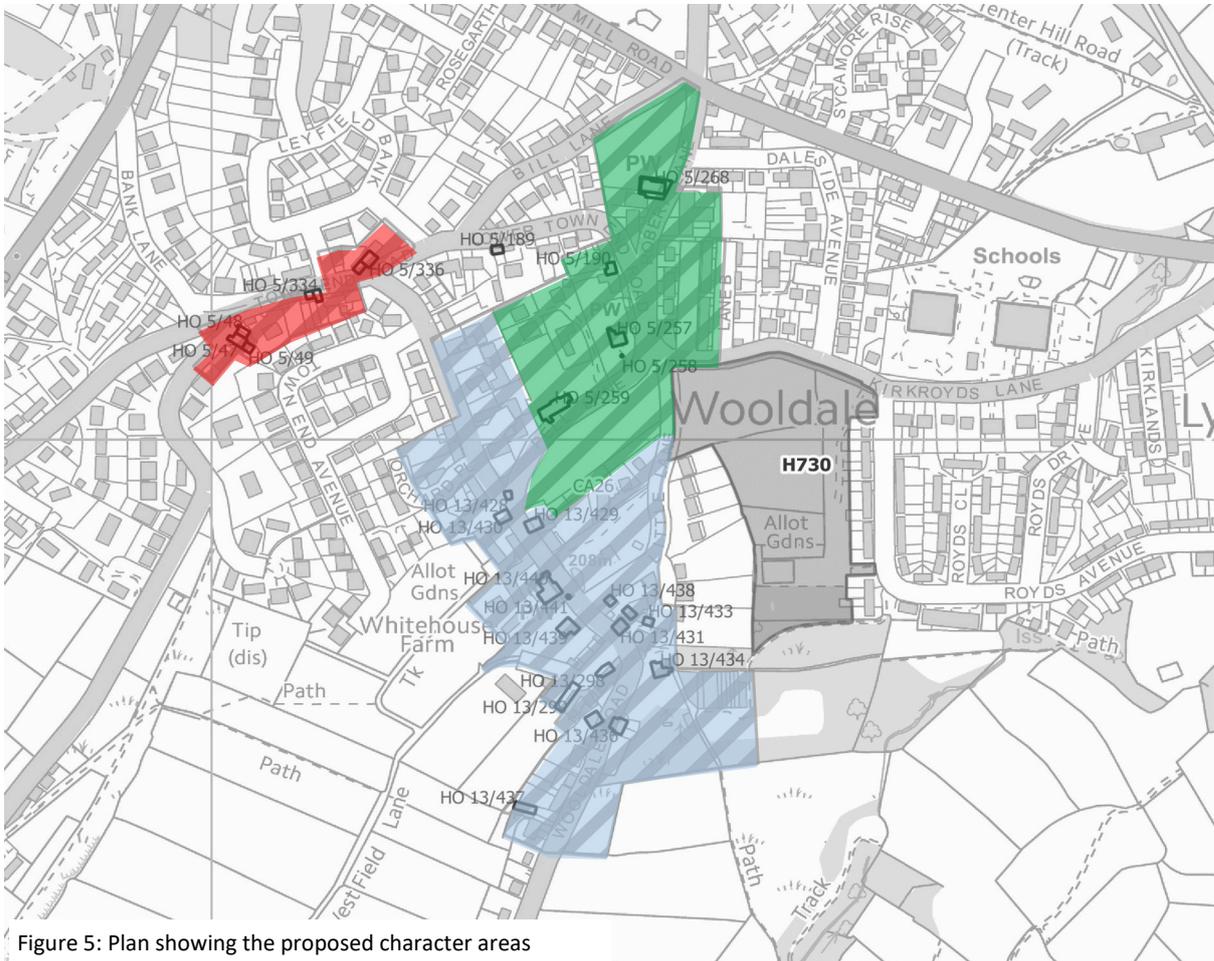


Figure 5: Plan showing the proposed character areas

4.10 The Lane Bottom area continues along Pell Lane and then turns north to meet Lower Town End Road and Robert Lane. The historic buildings in this area are an interesting mix of two and three story terrace housing with detached dwellings and the former school which is now run as a community centre.

4.11 One of the key views out of the Lane Bottom area is the view along Robert Lane towards Little Lane on the left and Pell Lane to the right. This view gives an indication of the rural



Figure 6: View south towards Pell Lane

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

setting of the conservation area. Although this is a key view, the significance of the view to the conservation area has been reduced by the construction of the red brick properties which can be seen in the background of figure 6.

- 4.12 The setting to the conservation area is primarily rural to the south and 20th century residential to the north. The first edition OS map and the Jeffreys Map of 1771 shows the primary arterial routes into Wooldale were through Town End from the west, along Wooldale Road from the south, Kirkroyds Lane from the east and Robert Lane from the north. All of these routes have historical value but it is the route from the south which contributes most strongly to the significance of the conservation area as it is the least altered and the historic boundary to the village is the most defined.

5.0 ASSESSMENT OF THE CONTRIBUTION OF THE ALLOCATED SITE

- 5.1 The proposed development site is located on the eastern border of the Wooldale Conservation Area adjacent to Little Lane. The site slopes relatively steeply down from Little Lane and then begins to level off as it reaches the line of housing to Royds Avenue.
- 5.2 The site is located adjacent to Kirkroyds Lane which is a historic route into the village. This route has been substantially altered and developed and as such provides limited aesthetic value to the setting of the conservation area. Little Lane which runs along the western boundary of the site, adjacent to the conservation area again provides an indication of the historic rural setting but the aesthetic value of this approach has been somewhat reduced by the construction of the dwellings to the east of Little Lane. As the route approaches the Lane Bottom area, the view open outs to allow an appreciation of the two listed buildings on Pell Lane and their relationship to the conservation area. This view is of high significance to the conservation area whilst the approach along Kirkroyds Lane is of moderate significance.
- 5.3 The open nature of the northern section of the site provides some significance to the setting of the conservation area. Unfortunately this land is difficult to appreciate as rural or agricultural as there is no direct association to a historic farm or agricultural building. There has also been a large amount of development which has occurred around the site which has resulted in the land being perceived as more of an urban green space, in particular with the use of the southern section of the land as allotment gardens. The trees along the boundary of the allocated site do provide an element of screening and rural context and as such are of aesthetic value to the conservation area. The open areas of the site which are adjacent to Little Lane are of high significance to the conservation area as they facilitate the view along Little Lane mentioned previously.



Figure 7 - View of the allocated site from the east with the conservation area in the background

- 5.4 There are limited views of the conservation area from within the public areas of the allocated site but it is not possible to accurately perceive a definitive boundary or any of the buildings within it. Views of the allocated site from within the conservation area are also limited. It is possible to view

5.0 ASSESSMENT OF THE CONTRIBUTION OF THE ALLOCATED SITE

the allocated site from the western boundary of the conservation area along Little Lane and Kirkroyds Lane but the value of these approaches and their contribution to the conservation area has been discussed previously.

5.6 Figures 8 & 9 Shows the view from Pell Lane towards the site. Due to the gradients of the land it is very difficult to view the allocated site. Indeed it is only just possible to view the housing which addresses the junction between Kirkroyds Lane and Little Lane.



Figure 8 - View west along Pell Lane



Figure 9 - View west along Pell Lane

5.7 In order to preserve the significance of these historic approaches, it is the opinion of this report that the areas of open land and landscaping adjacent to the historic approaches are of moderate to high significance to the conservation area.

5.8 The remaining areas of land to the south of the site are of slight significance to the conservation area.

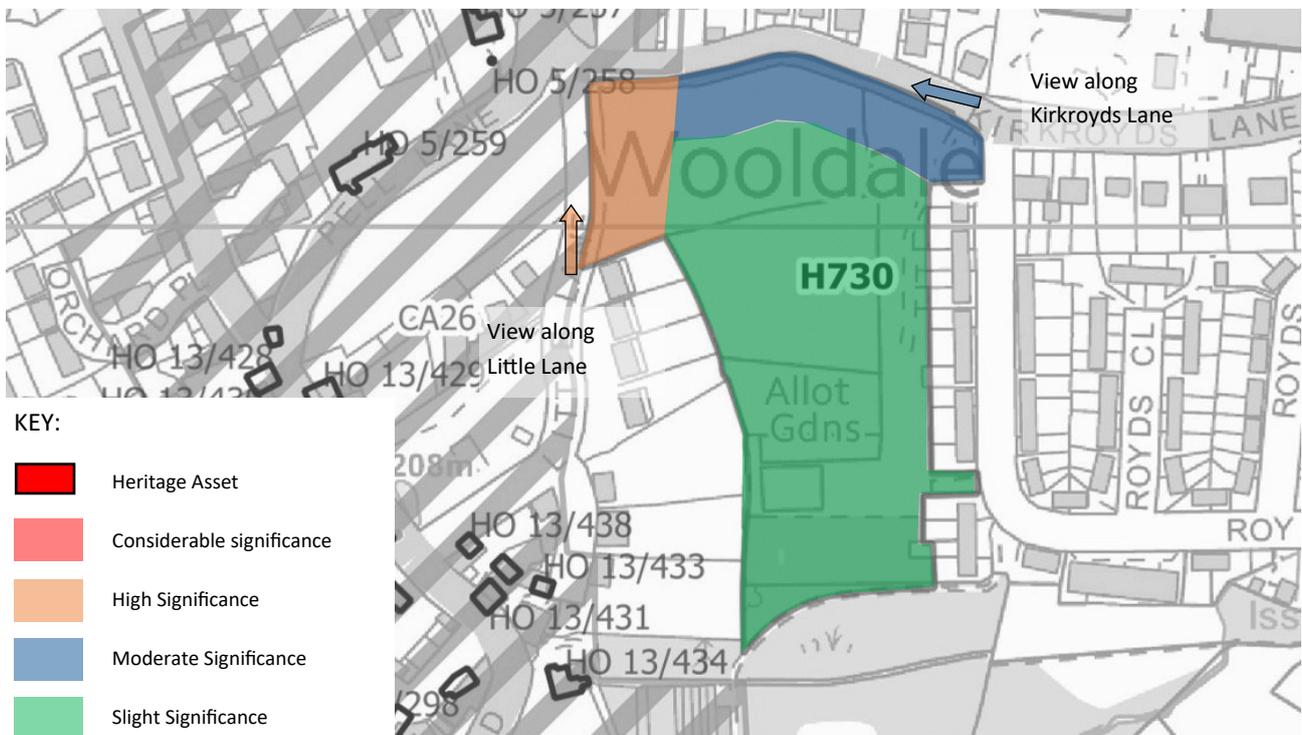


Figure 10 - Site plan showing areas of significance

6.0 OPTIONS FOR MITIGATION / ENHANCEMENT

- 6.1 The advice below has been given in order to provide guidance on how the harm to the heritage assets may be mitigated. Each one of these options needs to be explored further as part of the design process for the site but this list is not exhaustive and alternative options should also be considered. Any mitigation / enhancement options need to be discussed and agreed with Kirklees Planning and Development. All development in any area of the site which is deemed to have any significance to the asset, however slight, should be treated as being within the setting of a heritage asset and should be in accordance with policy PLP35 of the Kirklees Local Plan.
- 6.2 The areas of the site that have been identified as having high significance are very important to the significance of the conservation area and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated. It is the opinion of this report that development is possible in these areas but in order to ensure that the harm will be less than substantial, any development will require careful planning in order to maintain the open nature of the views along Pell Lane and Little Lane. One way of achieving this would be to retain the majority of this area as garden / communal space and to retain the tree line along Little Lane.
- 6.3 Despite the southern section of the allocated site being located reasonably close to the historic core of the conservation area, this section of the site is not visible from the conservation area, does not form part of an important section of open land and does not provide a significant view into the conservation area. This report has assessed this area and concludes that it has slight significance due to the proximity to the conservation area. Despite the slight significance it is still considered to be within the setting of a heritage asset and as such any proposals for this area should be in keeping with policy PLP35 of the Kirklees Local Plan, as stated above, in order for there to be no harm to the heritage asset.
- 6.4 The areas of the site that have been identified as having moderate significance are important to the significance of the asset and require assessment with the assumption that any harm will be less than substantial and can be mitigated. The areas of the site which are adjacent to Kirkroyd Lane are significant as they are the setting for a historic approach to the conservation area. It is suggested that the trees are retained along the boundary, in addition to the stone boundary walls and that any development in this area is situated away from the wall and retains the open nature of the land.
- 6.5 Any development in an area of moderate or high 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.

SITE PLANS / DRAWINGS

HISTORIC MAPS



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