

Proposed Lidl Store, New Hey Road, Huddersfield Heritage Impact Assessment

Lidl GB Ltd

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Contents

1.0	Introduction	1
	Methodology	1
2.0	Site and surroundings	2
	Application site	2
	Surrounding area	2
	Scope of assessment	2
3.0	Historical Development	4
	16 th – 18 th Century	4
	19 th Century	4
	20 th Century	5
4.0	Legislative and policy context	7
	Statutory legislation	7
	Development Plan	7
	Key requirements	7
5.0	Overview of Proposals	8
6.0	Assessment of impact on significance	9
	Proposed Development	9
	Group 1: Salendine Nook Baptist Chapel and listed structures within cemetery (all Grade II)	10
	Group: Nos. 390 and 398 New Hey Road	12
	Nos. 91 and 93 Moor Hill Road	13
7.0	Conclusion	15

1.0 Introduction

1.1 This Heritage Impact Assessment (HIA) has been prepared by Lichfields on behalf of Lidl GB Ltd (“the applicant”) to accompany an application for planning permission for a new foodstore on land in Salendine Nook, Huddersfield (“the site”).

1.2 An assessment has been undertaken to identify the heritage assets which could be affected by the proposals. This HIA explains the history and evolution of the site and the surrounding area. It also assesses the significance of heritage assets that may be affected by the proposed development and the potential impact of the proposals on their significance.

1.3 An assessment of the potential effects of the application proposals on the significance of the heritage assets has also been undertaken.

Methodology

1.4 This HIA identifies the above-ground heritage assets that may be affected by the proposed development. In accordance with paragraph 189 of the National Planning Policy Framework (“NPPF”), it establishes the significance of the assets, including an understanding of their setting and how this contributes to significance.

1.5 The NPPF defines significance as the ‘value’ of a heritage asset to this and future generations because of its ‘heritage interest’. The interest may be archaeological, architectural, artistic or historic. This broadly aligns with the heritage values outlined in Historic England’s Conservation Principles (2008), which are evidential, aesthetic, historical and communal value.

1.6 The NPPF confirms that significance derives not only from a heritage asset’s physical presence but also from its setting. The setting of a heritage asset is the surroundings in which it 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.

1.7 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England’s *“The Setting of Heritage Assets: Historic Environment”* Good Practice Advice in Planning Note 3 (Second Edition) (2017) and *“Managing Significance in Decision-Taking in the Historic Environment”* Good Practice Advice in Planning Note 2 (2015). GPA3 discourages detailed analysis of very large numbers of heritage assets and supports an approach that considers the effects on the assets that are most sensitive to change (para. 23).

1.8 The assessment of significance and the potential effects of the proposed development have been undertaken as part of a desk-based study. This has investigated the visual role of the application site in the setting of surrounding heritage assets. The National Heritage List for England, relevant mapping, photographs, plans and documents in the Historic Environmental Record have been used to identify heritage assets as part of this assessment.

2.0 **Site and surroundings**

Application site

- 2.1 The application site lies on the north side of New Hey Road in Salendine Nook, Huddersfield.
- 2.2 It comprises an area of hardstanding bounded in parts by a stone boundary wall with pasture to the north and west. The area of hardstanding previously included a building which was formerly the Spotted Cow public house, though this was demolished in 2018 following a lengthy period of vacancy.
- 2.3 The pasture in the northern part of the site rises steeply towards a 20th-century housing estate on the top of the hill (Deer Croft Crescent). The land includes some historic field boundary walls.
- 2.4 The site is not located within a conservation area but is near various listed buildings.

Surrounding area

- 2.5 The site is bounded:
- To the north by a 20th-century housing estate at the top of the hill (Deer Croft Crescent);
 - To the east by a group of traditional buildings which were built when Salendine Nook was an area of agriculture and cottage industries, before Huddersfield expanded into this area. Within the group are two listed buildings: Nos. 390 and 398 New Hey Road which are described in the list entries as early 19th-century and 18th-century respectively;
 - To the south by New Hey Road, beyond which is a modern housing estate; and
 - To the west by a new housing site. Beyond is Salendine Nook Baptist Chapel (Grade II) and its churchyard with listed structures (gate piers and lamp post), as well as an early 19th-century cottage (Nos. 91 and 93 Moor Hill Road) which may have been occupied by weavers.
- 2.6 The wider area around New Hey Road is characterised by low density housing estates interspersed with larger scale development, such as Salendine Nook High School, Huddersfield New College, a Sainsbury's supermarket and a BP petrol station.

Scope of assessment

- 2.7 This HIA has been prepared to assess the significance of the heritage assets which have the potential to be affected by the proposals, these include:
- Salendine Nook Baptist Chapel (Grade II) and listed structures within cemetery (all Grade II);
 - Nos. 390 and 398 New Hey Road (both Grade II); and
 - Nos. 91 and 93 Moor Hill Road (Grade II).
- 2.8 The potential impact of the proposed development upon the setting of these heritage assets will also be assessed as part of the planning application. This permits the Council to fulfil their commitments under S.65 of the Planning (Listed Building and Conservation Areas, Act 1990) for those listed buildings where there may be an impact on their heritage significance.

Figure 1 View across hardstanding within application site from east to west



Figure 2 View north across application site towards houses at top of hill



3.0 Historical Development

16th – 18th Century

- 3.1 Salendine Nook began as a small agricultural community and was supported by manufacturing from at least the 16th century. Textile production was important, though earthenware pottery was also produced after the Morton family, who were potters, arrived from Scotland fleeing from religious persecution.
- 3.2 The Mortons established a barn as a nonconformist meeting house in 1689 on the passing of the Toleration Act. This was replaced by a chapel in 1743, which was rebuilt in 1803, and again in 1843. The present chapel, which is Grade II listed, largely dates from 1843 with 1893 enlargements.
- 3.3 Most of the historically significant buildings in the area date from the 18th or early 19th centuries. Cottage industries were common in the area and cloth/wool would have been woven within homes, before the establishment of large factories and mills. There is some evidence of this within surviving buildings, such as Nos. 91 and 93 Moor Hill Road where a row of high-level windows suggests that weaving took place on the top floor with domestic activities below.

19th Century

- 3.4 The Spotted Cow was present on the First Edition OS Map, surveyed in 1854, and was part of a terrace (Figure 3). The map also shows an area of tenter frames within the north part of the application site. These were presumably associated with local textile manufacturing and probably home to weavers given the absence of a mill in the vicinity and the relatively small area covered by the frames. Tenters did not feature on subsequent map editions. The area surrounding Salendine Nook was still predominantly rural at this time. By the time the OS Map was revised in 1887 (published 1894) (Figure 4) new developments had been built further along the road, including a new woollen works to the west and Wellington Mills to the east.

Figure 3 OS Map Surveyed 1848, Published 1854

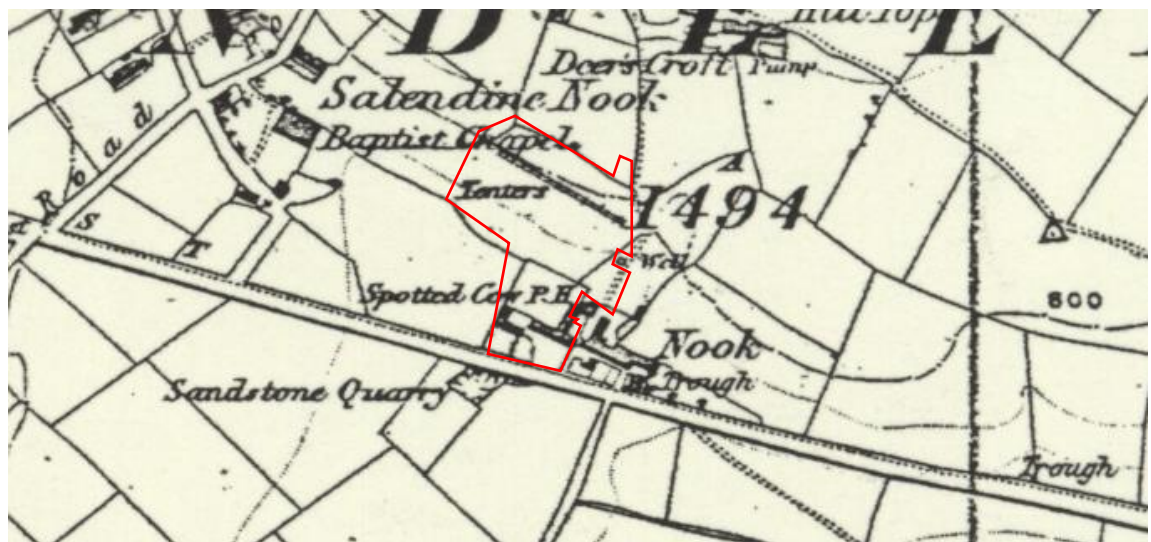
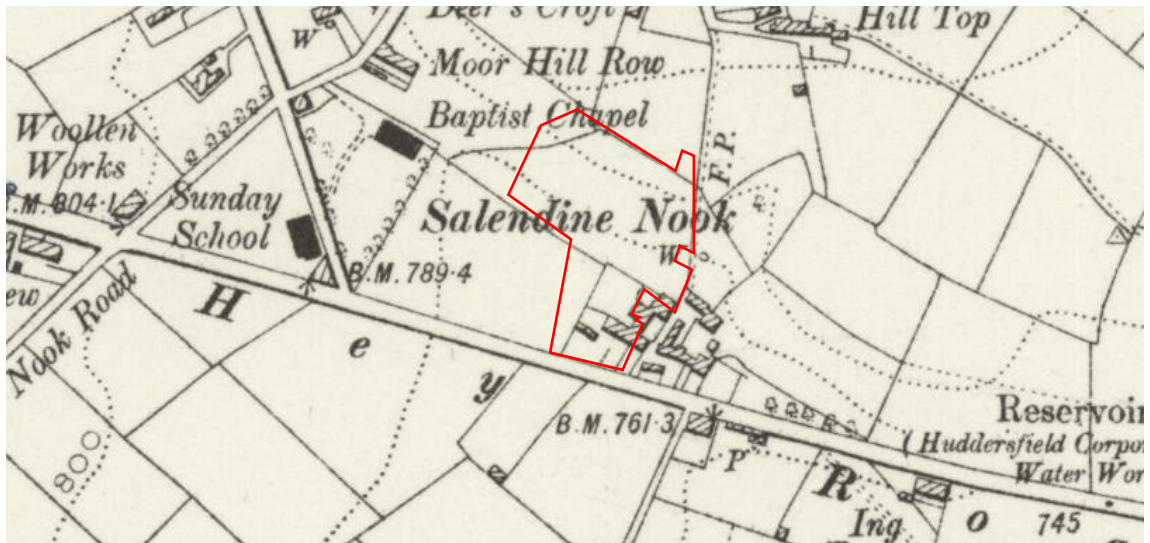


Figure 4 OS Map Surveyed 1887, Published 1894



20th Century

3.5

The OS Map published in 1929 (Figure 5) shows areas of new housing that began to develop during the interwar period at Celandine Avenue to the south-west of the site. The Spotted Cow, and much of the terrace it formed part of, was demolished in the inter-war period. The pub was replaced with a new building (demolished in 2018), which can be seen on the OS Map of 1948 (Figure 6). The outline of the previous building can be seen on the west gable of No. 400 New Hey Road which is directly east of the site. Land surrounding the historic buildings of Salendine Nook was developed for housing in the late 20th century with the area becoming a residential suburb of Huddersfield, though some pockets of land, such as the northern and western parts of the application site, remained undeveloped (Figure 7).

Figure 5 OS Map Published 1929



Figure 6 OS Map Surveyed 1948, Published 1950

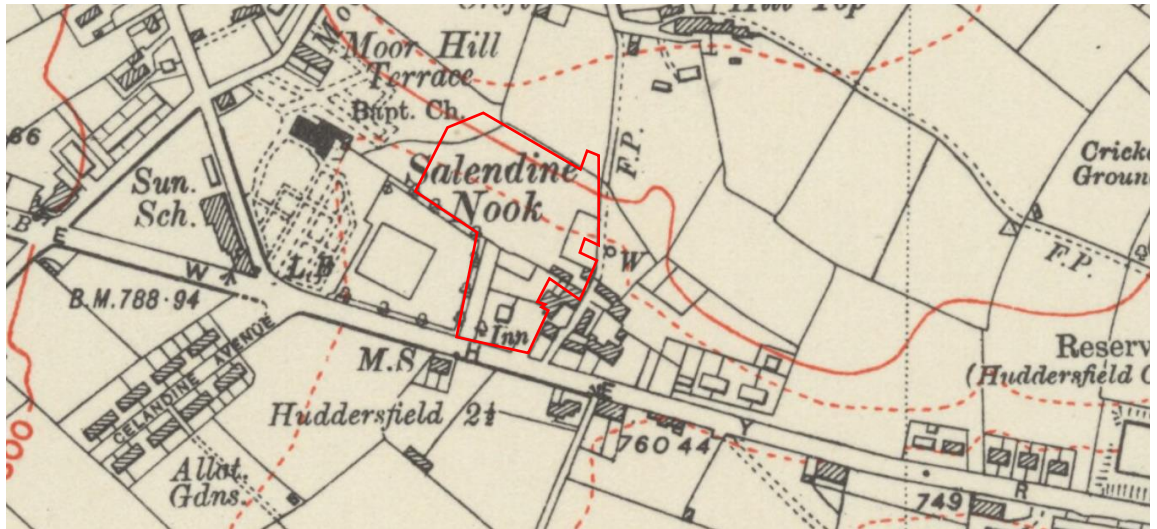


Figure 7 Aerial Photograph (2020)



Source: Google Earth

4.0 Legislative and policy context

Statutory legislation

- 4.1 The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 ('the 1990 Act') provides protection for buildings and areas of special architectural or historic interest. When considering whether to grant planning permission for a development which affects a listed building or its setting, S.66(1) requires the local planning authority to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. S.72(1) requires that with respect to any buildings or other land in a conservation area, that special attention be paid to the desirability of preserving or enhancing the character or appearance of that area. The application site is not within a conservation area, therefore, S.72(1) is not engaged.

Development Plan

The Development Plan comprises the Kirklees Local Plan (2019). The Policies Map shows that the site is allocated for residential development (site ref: H641a) with an indicative capacity of 32 dwellings.

The Local Plan also contains two policies which are relevant to the historic environment:

- **Policy PLP 24** states that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape
- **Policy PLP 35** requires proposals affecting a designated heritage to conserve those elements which contribute to its significance. Harm is only permitted where this is outweighed by public benefits. It states that consideration should also be given to ensuring the proposals maintain and reinforce local distinctiveness.

Key requirements

- 4.2 Having regard to the above, the key policy requirements include ensuring that the proposal preserves the significance of the nearby heritage assets in whose setting the site lies and that the proposal respects and enhances the character of the nearby heritage assets.
- 4.3 It is noted that the appropriateness of the design, or otherwise, will have a bearing on the nature (positive, neutral, negative) and scale (minor, moderate, major) of any effects. Furthermore, it is the degree of harm to the asset's significance rather than the scale of development that is to be assessed.¹ The effects will also, therefore, depend upon the contribution that setting makes to their significance.

¹ Planning Practice Guidance Paragraph: 019 Ref ID: 18a-019-20190723 Revision: 23/07/19

5.0 Overview of Proposals

- 5.1 The accompanying application seeks planning permission for a new food store on the application site.
- 5.2 A level platform for the store will be created by cutting into the steep bank at the northern end of the site. A retaining wall is proposed to the north of the site which wraps around the east and west of the store. This retaining wall will comprise gabion baskets with sandstone rock and netting at low level and mudstone below ground level. A steel sheet pile retaining wall with a 1.1-metre-high concrete wall supported off the steel sheet pile is proposed around the delivery bay and the plant area, as well as a small section along the eastern boundary.
- 5.3 Soft landscaping, including areas of buffer planting, will be introduced around the northern and western boundaries of the site. New trees will be planted elsewhere within the site, including within the car park, to the rear of the retaining wall and along the eastern boundary of the site.
- 5.4 The southern and eastern parts of the site will be used as a car park. Existing trees along the western site boundary will be retained. Stone walls within the site will be removed, though the stone will be reused within the site wherever possible. The wall along New Hey Road will be retained though adapted to reflect current site access requirements.
- 5.5 The store, which will be occupied by Lidl, will have a footprint of just over 2,000sqm. With the releveling of the site, the height of the store will be similar to that of the adjacent properties on New Hey Road (c.240m AOD) and significantly lower than the housing estate to the north.
- 5.6 The store is designed to be contemporary in form and design, though the palette of materials has been chosen to reflect the local context and consequently includes natural stone in addition to render, glass and metal. The elevation facing New Hey Road and the south-east corner of the store will be clad in natural stone to reflect traditional buildings materials used in the area. A glazed shop front is proposed to the east elevation, combined with pitch-faced stone.
- 5.7 Full details of the proposed works are set out in the plans submitted as part of the application. See Figure 5.1 for an indicative CGI of the proposed development.

Figure 8 CGI of the proposed development



6.0 **Assessment of impact on significance**

- 6.1 This assessment, in accordance with Historic England guidance, summarises the significance of the heritage assets (including the contribution that setting makes to that significance) before identifying the impact that the proposals will have on that significance. The assessment has been undertaken using a combination of desk-based study and fieldwork to identify the location of heritage assets which could be affected by the proposals, including listed buildings, conservation areas and non-designated heritage assets.
- 6.2 The desk-based study considered a variety of sources, including the National Heritage List for England and relevant mapping. Fieldwork was undertaken to confirm the contribution made by the application site to the significance of heritage assets.
- 6.3 The heritage assets which have the potential to be affected by the proposals are:
- Group 1: Salendine Nook Baptist Chapel (Grade II) and listed structures within cemetery (all Grade II)
 - Group 2: Nos. 390 and 398 New Hey Road (both Grade II)
 - Nos. 91 and 93 Moor Hill Road (Grade II)

Proposed Development

- 6.4 The proposed development will introduce a new commercial feature on a site which is currently hardstanding with pasture sloping up to the rear. The store will be prominent both within the site and on New Hey Road due to its scale and massing, contemporary appearance and associated signage. However, the design has been carefully considered to include natural stone in the principal façades of the building, which is characteristic of the local vernacular. These natural materials, combined with soft landscaping and tree planting, are proposed to soften and enhance the appearance of the development and complement the character of the area.
- 6.5 The development would be seen in the context of other modern developments on New Hey Road, including the Salendine Shopping Centre and BP petrol filling station. It will also be experienced in the context of the new housing on land immediately west of the application site. The non-residential use of the site is appropriate given the historic use of the site by the Spotted Cow public house and the historic mix of uses in the surrounding area, which over time has included housing, educational institutions, textile production, quarrying, farming and more recently retail use on the Moor Hill Road junction with New Hey Road.
- 6.6 The presence of the store within the local area will be minimised by the releveling of the northern part of the site, the positioning of the building within the north west corner of the site and the retention of existing trees along the western boundary will also reduce its visual impact. Areas of soft landscaping and new tree planting along the boundaries and within the site will further enhance its appearance and reduce the impact of the proposed development.
- 6.7 The new store will result in the loss of an area of land which is currently undeveloped. The boundary walls within the site which delineate historic fields will also be lost, though the stone will be reused within the site wherever possible. While the walls within the site currently provide some indication that this area was once rural, and the boundary wall along New Hey Road provides some frontage to the site, they do not contribute to the significance of nearby heritage assets. Lidl is proposing to retain much of the boundary wall to New Hey Road, though it will be altered to meet current site access requirements. Surplus stone from within the site will be utilised along the New Hey Road boundary wherever possible.

- 6.8 Hard and soft landscaping and tree planting on the former pub site will significantly improve its appearance when compared with the existing condition of the site, which is degraded and run down.

Group 1: Salendine Nook Baptist Chapel and listed structures within cemetery (all Grade II)

Figure 9 Salendine Nook Baptist Chapel and listed structures (Grade II)



Significance

- 6.9 Salendine Nook Baptist Chapel was listed at Grade II in 1978 (list entry number 1216476). A gate pier and lamp post within the cemetery are separately Grade II listed (list entry numbers 1216477 and 1287624).
- 6.10 The list entry describes it as “the parent Baptist Chapel of Huddersfield” with a further 17 chapels apparently sitting beneath it.
- 6.11 The first religious building on this site probably dates from the late 17th or early 18th century. This was a period when the status of Nonconformists was improving and, as persecution decreased, chapels and meeting houses were built.
- 6.12 The current chapel largely dates from 1843, though it may contain remnants of the earlier structures. The 19th century was a period of expansion for the Baptists and the evolution of the site during this time is illustrative of that.
- 6.13 The chapel has Classical influences which reflect trends in Baptist architecture during the 19th century. It has features such as a pediment to the east façade, round-arched windows and fluted pilasters with composite capitals. The interior also has aesthetic value.

Setting

- 6.14 The setting of Salendine Nook Baptist Chapel is markedly different now from the setting which it originally evolved in. While it continues to sit within a reasonable area of green space, including its cemetery, it is now experienced as a chapel within a suburban area of Huddersfield,

with both residential and commercial buildings in close proximity, when in fact it was built as a chapel to serve a very rural community.

- 6.15 Its position set back from New Hey Road, Laund Road and Moor Hill Road within an extensive cemetery surrounded by mature trees maintains a sense of tranquillity within an otherwise busy context.
- 6.16 Despite the chapel's relative proximity to other historic buildings of Salendine Nook to the east (to the east of the application site), there is a limited relationship between it and these other buildings. The new houses on the intervening land (approved in 2016) will have a further urbanising effect, though it is also relevant that the Planning Inspector agreed with the Conservation Officer at Kirklees Council that "the setting of the church would not be harmed".

Contribution of application site

- 6.17 The area of hardstanding and surrounding pasture fall within the wider setting of the chapel, though due to the intervening trees and distance there is limited intervisibility between the two. While the undeveloped areas which slope up the hill to the north provide some indication of the rural past of this part of Huddersfield, given the extent of surrounding development it does not reflect the present-day character of the area, which is distinctly suburban.
- 6.18 In this context, and recognising that housing is now being constructed on the intervening land, the application site does not contribute either to the setting of the chapel or its significance.

Impact on significance

- 6.19 The proposed development will have no effect on the chapel, reflecting the distance between the development and these heritage assets, the intervening houses which are under construction and the existing tree belt which limits intervisibility. The wider setting of the chapel, beyond the tree belt to the south and west, is already characterised by a mix of commercial and residential developments and the proposed store will be experienced in this context.

Group: Nos. 390 and 398 New Hey Road

Figure 10 No. 398 New Hey Road



Significance

- 6.20 Nos. 390 and 398 New Hey Road are separately Grade II listed (list entry numbers 1228445 and 1287188). No. 390 is described in the list entry as 18th-century while No. 398 is described as early 19th-century.
- 6.21 The two properties are significant as traditional buildings of Salendine Nook which predate the expansion of Huddersfield into this area. They are illustrative of this early period in the area's history.
- 6.22 Architecturally the buildings reflect the local vernacular and have some interesting features, such as hammer-dressed stone, kneelers, mullioned windows and stone brackets to the gutters.

Setting

- 6.23 Map evidence shows that the settlement of Salendine Nook was dispersed across a wide area with a mixture of isolated buildings and small clusters. Nos. 390 and 398 are situated within a group of traditional buildings which form their immediate setting.
- 6.24 As with the chapel, the wider setting of the group of houses has been eroded by extensive development during the 20th century and beyond which has turned the character of the area from rural to suburban. The surviving pasture to the west is indicative of the rural past of this part of Huddersfield but does not make a particular contribution to the significance of the two listed buildings. The housing development directly to the west of the application site will further urbanise its setting and interrupt the relationship between this cluster of buildings and the chapel to the west.

Contribution of application site

- 6.25 The area of hardstanding and surrounding pasture are part of the wider setting of Nos. 390 and 398 New Hey Road. The pasture which slopes steeply to the north illustrates that the settlement was once rural and separates the group of historic buildings from modern development beyond, but this does not make a contribution to their setting or significance.

Impact on significance

- 6.26 The effect of the development on Nos. 390 and 398 New Hey Road will be neutral, reflecting that the development will be a new feature within their settings but that the application site does not contribute to their significance. The proposed development will be seen in the context of existing development. The positioning of the store within the site, the proposed tree planting, and the separation provided by the intervening car parking, will also help to reduce its prominence within the setting of the listed buildings.

Nos. 91 and 93 Moor Hill Road



6.27

Significance

- 6.28 Nos. 91 – 93 is Grade II listed (list entry number 1216530). The list entry describes it as early 19th century.
- 6.29 As with Nos. 390 and 398 New Hey Road, the building is a traditional building of Salendine Nook and predates the expansion of Huddersfield into the area. The row of windows just below the eaves in the north elevation suggests that the property was used by weavers and provides evidence of the history of both the building and area. Architecturally it reflects the local vernacular.

Setting

- 6.30 The building has group value with other historic buildings of Salendine Nook which together provide evidence of the settlement which existed here in the 19th century. The undeveloped land to the east is indicative of the rural past of the area but the property is now experienced in a very suburban context with modern development to the north, west and south which is markedly different from the 19th century when it was an isolated building in the countryside. The setting of the building therefore does not make a particular contribution to its significance, though its relationship with the adjacent chapel is relatively unaltered.

Contribution of application site

- 6.31 The hardstanding and pasture within the application site are within the wider setting of Nos. 91 and 93 Moor Hill Road, though there is no intervisibility between the two. This, combined with the intervening housing site, ensures that the application site does not contribute to the setting of the listed building or its significance.
- 6.32 The proposed development will have no effect on the chapel or Nos 91 and 93 Moor Hill Road, reflecting the distance between the development and these heritage assets, the intervening houses which are under construction and the existing tree belt which limit intervisibility.

Impact on significance

- 6.33 The proposed development will have no effect on Nos. 91 – 93 Moor Hill Road, reflecting the distance between the development and these heritage assets, the intervening houses which are under construction and the existing tree belt which limits intervisibility.

7.0 Conclusion

- 7.1 This Heritage Impact Assessment has assessed the significance of heritage assets which could be affected by the proposals and the potential effects of the development upon this significance. The assessment has demonstrated that the key policy requirements have been met in relation to designated heritage assets.
- 7.2 The accompanying application seeks planning permission for a new foodstore on land which is currently hardstanding and pasture. The site is not located within a conservation area but is within the setting of various listed buildings.
- 7.3 The proposed development will introduce a new commercial feature which will be prominent within the local area. However, it will not be uncharacteristic in the context of various modern developments along New Hey Road with prominent signage, including the BP petrol filling station and the Salendine Shopping Centre. The design of the scheme has also been carefully designed to incorporate natural stone in the most prominent facades of the building, as well as hard and soft landscaping and tree planting to improve the condition and appearance of the site in views from New Hey Road. The site does not currently contribute towards the significance of nearby heritage assets and their significance will be unaffected by the development.
- 7.4 The development will therefore comply with the statutory and policy provisions in relation to the protection of designated heritage assets, including the NPPF and PLP 24 and 35 of the Kirklees Local Plan.

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