



Heritage Assessment

Clough House

Leeds Road

Birstall

Introduction

This statement has been prepared by AKPlanning to provide a description of the significance of Clough House as a heritage asset. The house is not currently listed nor is it in a conservation area, it has no designated heritage classification. However there has been a request submitted to Heritage England to “list” the building. It was therefore considered prudent that an assessment is carried prior to the submission of an application.

We are therefore following the principles set down in NPPF paragraph 189 which states: -

189. In determining applications, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

This assessment has been carried out by an experienced planning consultant which we consider appropriate expertise for a non-designated property.

A partial internal strip out of the building had been carried out prior to any site visits by the author of this report.

Site Location and Description

Clough House is a single dwelling with office buildings to the rear. The applicants lived at the address for many years and ran their haulage business from the offices. The property is vacant and prior to any works being carried out it has been the subject of vandalism and thefts.

The site is surrounded on all sides by modern buildings. Photographs of the buildings are contained later in this report. The site is shown on the aerial view below.



Planning Policy

Paragraph 189 of the NPPF requires applicants to: -

189. In determining applications, 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Kirklees has an up-to-date Local Plan and this states: -

Historic environment

1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

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

2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

3. *Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:*

a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;

d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;

e. accommodate innovative design where this does not prejudice the significance of heritage assets;

f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted.

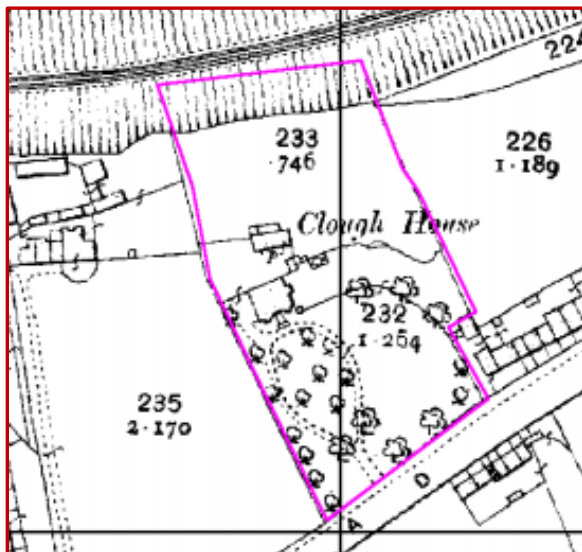
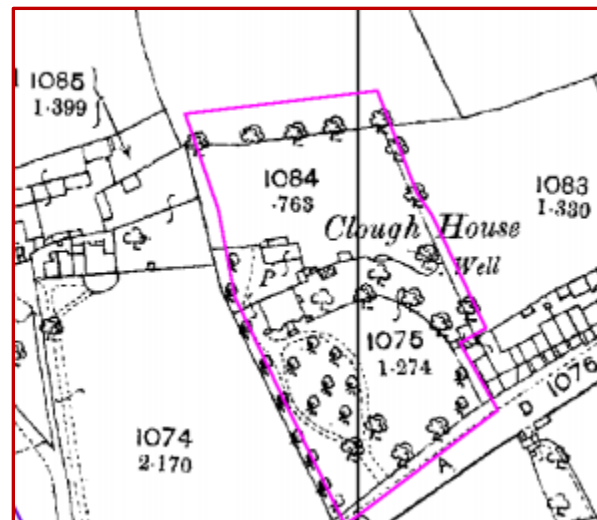
Part 2 of the policy is particularly relevant. Clough House is not a designated heritage asset and can therefore currently only be a non-designated asset.

Description of The Building and Significance

We have searched the heritage record through its online search system. Various searches were carried out. General searches on Leeds Road Birstall and specific searches for Clough House. No records referring to Clough House were revealed in these searches.

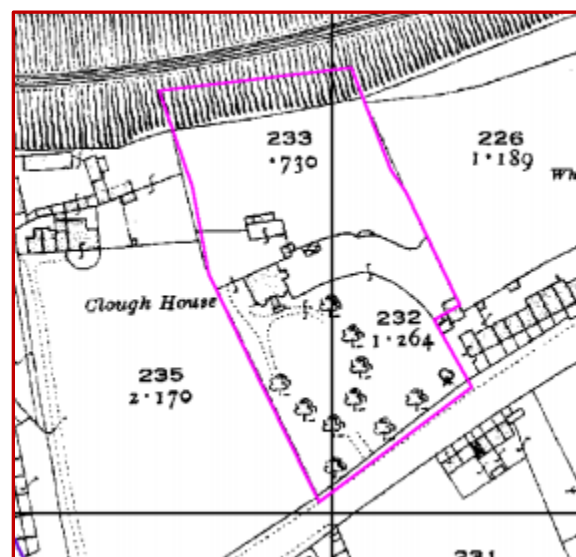
Historic maps dating back to 1890's have been accessed and are shown below.

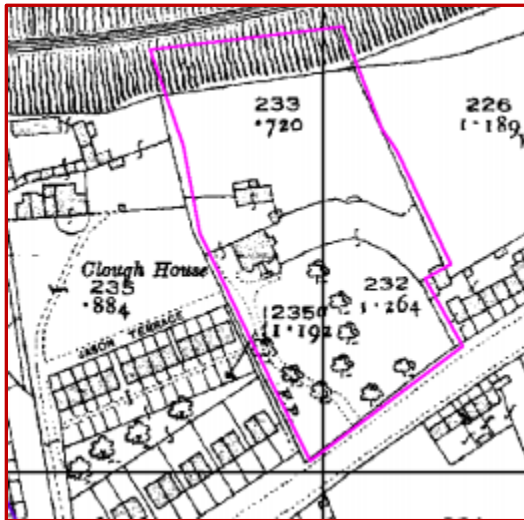
1893



1907

1922





1933

1971



The early maps show Clough House and the barn to the rear. Jason Terrace, to the west, appears to have been developed in the 1930's. Throughout the 70's and early 80's large scale piggeries occupied the northern third of the land.

An internal and external inspection of the site has been carried out. The following photographs show the current state of the buildings.



Front elevation. Double bay flat roof projection. Single storey side extension. Use of ashlar stone and quoins.



Closer view of the side extension.

There is a date stone on this elevation, 1799.



Western elevation. Rough stone



Rear elevation. Rough stone. Central stair lights and showing pitched roof.



Main barn to rear. Modern buildings are shown to the rear.



Walled garden to the east of the main house.



Internally Clough House has 4 rooms downstairs and four upstairs.

They have all been subject to a soft strip.

Fireplaces and staircases remain, and they are all modern.



Floorboards also appear to be all modern.



Roof timbers appear to be modern and there is evidence of re-roofing and re-felting in the last 20 years.

It is our conclusion that Clough House was erected in 1799 (date stone). The barn to the rear may be slightly later but was certainly in place by the late 1800's. It is a very simple Georgian building with little embellishment. It is also of a modest scale. The front elevation uses more expensive materials, has a large double bay and symmetry in its features, all typical of a simple unembellished Georgian style. The side and rear elevations are treated functionally with openings as necessary and rough sawn stone used, again typical of this period.

Internally there is no evidence of any historical features remaining. It should be pointed out that this was the case before the strip out commenced. The central staircase is simple and not original, there are no original fireplaces, panelling or plasterwork. The roof has also been replaced, including the majority if not all of the roof timbers.

Typically, these types of properties would be associated with the textile industry which was extremely important in the area during the 1800's. Clough House is however rather less grand than the mill owners houses of the same period. It is small and it has little or no embellishment and lacks the general grandness associated with wealth.

There is an associated barn adjacent to the house. Again this is unusual, rich owners generally want their animals (horses etc) kept further away from the main building. Furthermore, in our search of the historic maps and record we have found no association with an actual mill.

Given the size of the building, the simplicity of design with little embellishment it was probably erected by a family/person that had a significant income but was not substantially wealthy. Maybe a local landowner, or given the position of the barn, a local farmer.

As there is no written evidence the question of the origin and early ownership of the building is of course speculation. What can be said for certain is that whilst Clough House is an old building it is not, in terms of its architecture and historical connections, of great interest.

The Proposals

It is proposed to residentially develop the whole of the site. This will involve the demolition of the existing buildings. Local Plan policy states the following: -

2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset.

In our opinion Clough House does not have any significant historical or architectural significance. The proposal will provide new housing in the area. In this case the balance between losing an old dwelling and providing new housing has to be weighed. A planning statement is submitted with this application that explores in detail housing need and windfall sites. It is our conclusion that the benefits of the new housing outweigh the loss of Clough House.

Conclusions

We can find nothing in the historical records relating to Clough House. The house is a simple Georgian design with little embellishment. It is of a moderate scale and has no retained internal features that are of interest. A planning statement has been submitted that considers the benefits of new housing on the site. Given the lack of significance of Clough house it is our opinion that the benefits of the new housing outweigh the loss of the existing buildings.

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