

Pollard Way, Gomersal

Heritage Statement for Proposals at Land off Pollard Way, Gomersal
October 2020



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Undertaken by TheUrbanGlow Design & Heritage Ltd
TheUrbanGlow are HESPR Registered Service Providers for the Historic Environment
TheUrbanGlow are Urban Designers and Heritage Professionals

2020
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INTRODUCTION

This document is intended to explain the heritage context of this site within the Gomersal Conservation Area and to offer an independent appraisal of the proposed planning application with regards any impact upon the historic environment. The assessment was carried out by TheUrbanGlow Design & Heritage Ltd who are an IHBC HESPR affiliated practice for managing change within the historic environment.

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METHODOLOGY

The methodology used in this assessment exercise has been based on the references to significance in the National Planning Policy Framework (as revised 2018), as informed by two non statutory Historic England documents namely; Managing Significance in Decision Taking in the Historic Environment (2015) and Conservation Area Designation, Appraisal and Management (2016).

The exercise was carried out by Andrew Graham BA(hons) MAued IHBC and in order to fully appreciate the locality a thorough site visit was undertaken. Archive research using online and physical libraries along with map regression were also undertaken in order to gain a greater understanding of the significance of the Conservation Area and the contribution that this site makes to this significance. Further to this expert Urban Design Analysis was combined with Historic Area Assessment methodology in order to better understand the character and appearance of the site within its wider context.

All images were taken using a Nikon D90 digital slr camera with a 55-200mm lens and a Canon G7 Professional Compact Camera. Adobe Creative Suite was used to produce this document and create photomerge images.

CONTEXT OF THE SITE

The application site is an area of self set woodland located within the Gomersal Conservation Area and between two high Grade II* Listed Buildings, namely Red House and Pollard Hall. The area of land appears to have been a separate enclosure to that of Pollard Hall and, to the one side, is characterised by the mature tree cover formed by the boundary tree planting that has defined this area since the 19th century, and to the other by modern housing development built around a cul de sac format. Access to the site will be proposed from Pollard Way and as such any impact upon the highly sensitive surroundings will be minimised whilst the proposed house will be subservient, high quality and built by local craftspeople using natural local stone.

Site from Pollard Way.





POLICY CONTEXT

This heritage assessment was undertaken in order to fully understand the potential impact upon designated heritage assets through this proposal.

Firstly, the Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legal framework within which impact of proposals should be assessed. Section 66 of that Act requires that 'Special Regard' should be given to the desirability of preserving a Listed building or its setting.

In the case of this proposal there are two Grade II* Listed Buildings within proximity of the site as and such Section 66 is engaged.

Section 72 of the same Act also states that 'Special Attention' should be paid to the desirability of preserving or enhancing the character and appearance of a Conservation Area. The site is within the Gomersal Conservation Area. As such Section 72 of the same Act with regards any impact upon significance that the proposal may have is also engaged. For further assessment of the Conservation Area see below.

National Planning Policy Framework

The National Planning Policy Framework, as revised in February, 2019, provides guidance on the management of the historic environment in Section 16. Paragraph 189 of the Framework requires Applicants to describe the significance of any heritage assets that would be affected by a proposal. This assessment provides that assessment of significance and abides by the following:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset(s) 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." Paragraph 189 NPPF.

The NPPF goes on to offer the following guidance in paragraphs 193-197;

"193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

The proposal within this report will not lead to Substantial Harm to the historic environment. Substantial Harm is a high test and will generally only be triggered through the total loss of a heritage asset. The NPPF states the following with regards to less than substantial harm;

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

This assessment is being undertaken so as to demonstrate a clear and comprehensive understanding of the context within which this proposal will sit.

The following sections of this report will assess the contribution that the existing site has in relation to the historic environment. If any harm is identified, this will be balanced against the requirements within the NPPF. It is our belief however than the proposals contained within this document will satisfy the requirements of the relevant Acts and

contribute to a preservation or enhancement of the character and appearance of the Gomersal Conservation Area and the setting of the nearby Listed Buildings.

Conservation Area

The Gomersal Conservation Area was seemingly last appraised in April 2010. There is no appraisal of the conservation area or statement of significance within the Council's published materials.

Listed Buildings

The site is sensitive due to its close relationship with two high grade heritage assets in the form of Red House (Grade II*) and Pollard Hall (Grade II*). Farther afield to the North there is Gomersal Public Hall (Grade II) and Gomersal Congregational Chapel and walls (Grade II).

Pollard Hall is 'Halifax' type Yeoman's house that is predominant within the Spen and Calder Valley areas. The likely date of construction is 1659 for Tempest and Mary Pollard but the house is likely to have earlier origins or may have been at one time encased. (for the full List description see Appendix below).

Red House dates from 1660 and was a likely replacement of an older building that seems to have stood next door along a similar alignment. It is distinctive due to its distinctive red brick facade and also has literary and significant communal heritage significance through its role since the 1970s as a valued local museum.

The house was significantly modified in the 18th century and by the late 19th century the two canted bay windows facing the garden are visible on historic maps. Later the house had to undergo extensive reconstruction to its rear elevation before being opened as a museum.

Perhaps the most famous association with Red House is that of its connection to Charlotte Bronte. Bronte had several connections with

people around Birstall, most notably Ellen Nussey of Brookroyd and she was also friends with Mary Taylor of Red House. In her novel 'Shirley' the house was featured strongly along with nearby Oakwell.

The barn to the west of Red House is also an important curtilage building and appears to date to the same date as the present house itself. It sits within its own paddock and is accessed along a carriage drive from Oxford Road.

HISTORIC CONTEXT

The history of the Spen Valley and Heavy Woollen District of North Kirklees is rich but often sadly all too often overlooked.

Neither Birstall or Gomersall relate much in the Domesday Survey of 1086 with Gomersal having no occupants and Birstall not being mentioned at all despite the village likely having had Roman settlement and certainly of some size with a church by 1291. From topographical analysis Gomersall occupies a linear form along the ridge of high ground that defines the separations between Birstall on the one side and Cleckheaton and Liversedge on the other. The ancient township therefore took up the areas on both sides of this hill with Gomersall in its centre. Birstall Church stands remote from the village of Birstall itself and served a large area that included Gomersall and Liversedge. Why it stands so remote from the centre of Birstall has never been ascertained but it could be due to a lost shrunken village or perhaps in relation to a priory at Birstall. It may even relate to a pre Christian site focussed around the springs but there is no evidence for this as yet.

The two settlements were certainly in existence by the early middle ages and a reference of 1342 describes the agreement of boundary issues by several local yeoman from 'Birstal, Gomersal' and 'Leversegge'. Gomersal itself appears to be focussed around two focal points at Gomersal Hill Top and Great Gomersal, each based around a junction of roads running towards Birstall. It is likely therefore that the Home Lane to Heckmondwike Turnpike Road (1825) superceded an earlier north south route possibly marked by Upper Lane on the 1854 plan and the long linear fields extending in both directions from this road could suggest some form of Medieval planning. Pollard Hall and Red House each had access to this route, with Pollard Hall seemingly having a direct path running south west towards St Mary's Church. The turnpike therefore bisected the lands of Pollard Hall from lands to the east and as such the character of Oxford Road is largely a 19th century creation.



1854 and 1910 map of the site. The lower map clearly showing the site being open but tree fringed (The Leeds Library)

Pollard Hall itself dates from the mid 17th century and represents a fine

example of a 'Halifax Type' Yeoman with double height hall. The house is south facing with five gables fronting the southern garden. Although representing several phases the main elements contain ranges of 1659 plus pastiche additions from the late 19th century. Whether the house contains earlier medieval fabric is debatable but this is felt likely when comparisons are drawn with nearby Oakwell Hall (1583) where large corner posts are apparent in one wing. The existence of earlier fabric here would therefore not be unexpected.

To the rear of the house, the architectural quality diminishes as would be expected. One curious feature is the oblong pond feature that is shown on the 1854 map. This feature is separate from the application site and is surrounded by high coniferous and beech hedging. It may be that this is an historic fish pond or ornamental pond or may represent the site of the original quarry for the house that was later made into a feature?

The occupants of Pollard Hall were, as most wealthy persons in this area at the time, related to the cloth industry and Defoe mentions the fine cloth produced here on his stop off at Birstall in 1724. The most famous owner was Thomas Burnley whose father William founded nearby Gomersal Mil in 1752 and possibly also built a cloth hall here that was a potential spin off from that at Leeds.

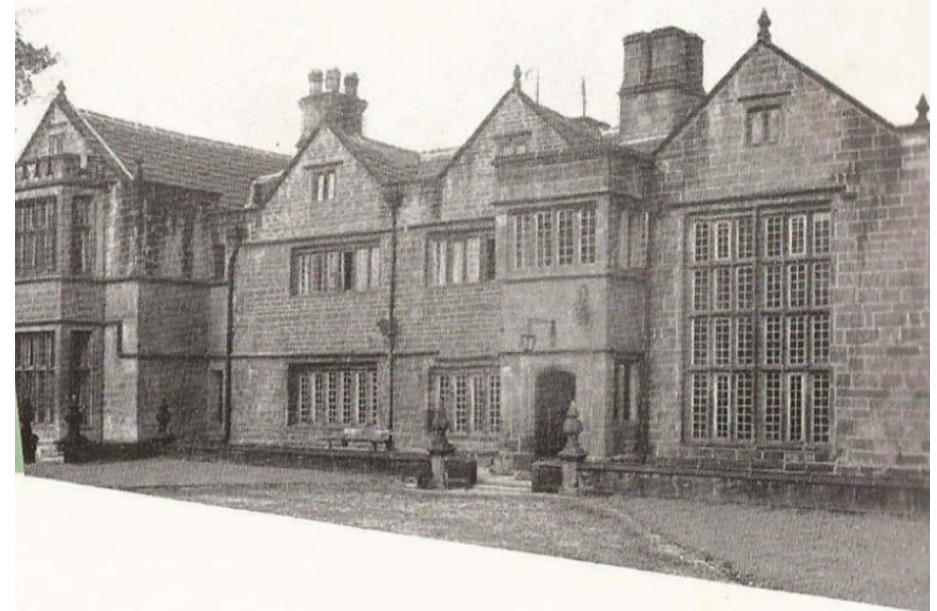
Red House is a stark contrast to the local area due to its bright red brick that is a deliberate departure from the soft sandstone of the local vernacular. The house is of considerable tangible and intangible heritage value and also faces south directly towards the application site.

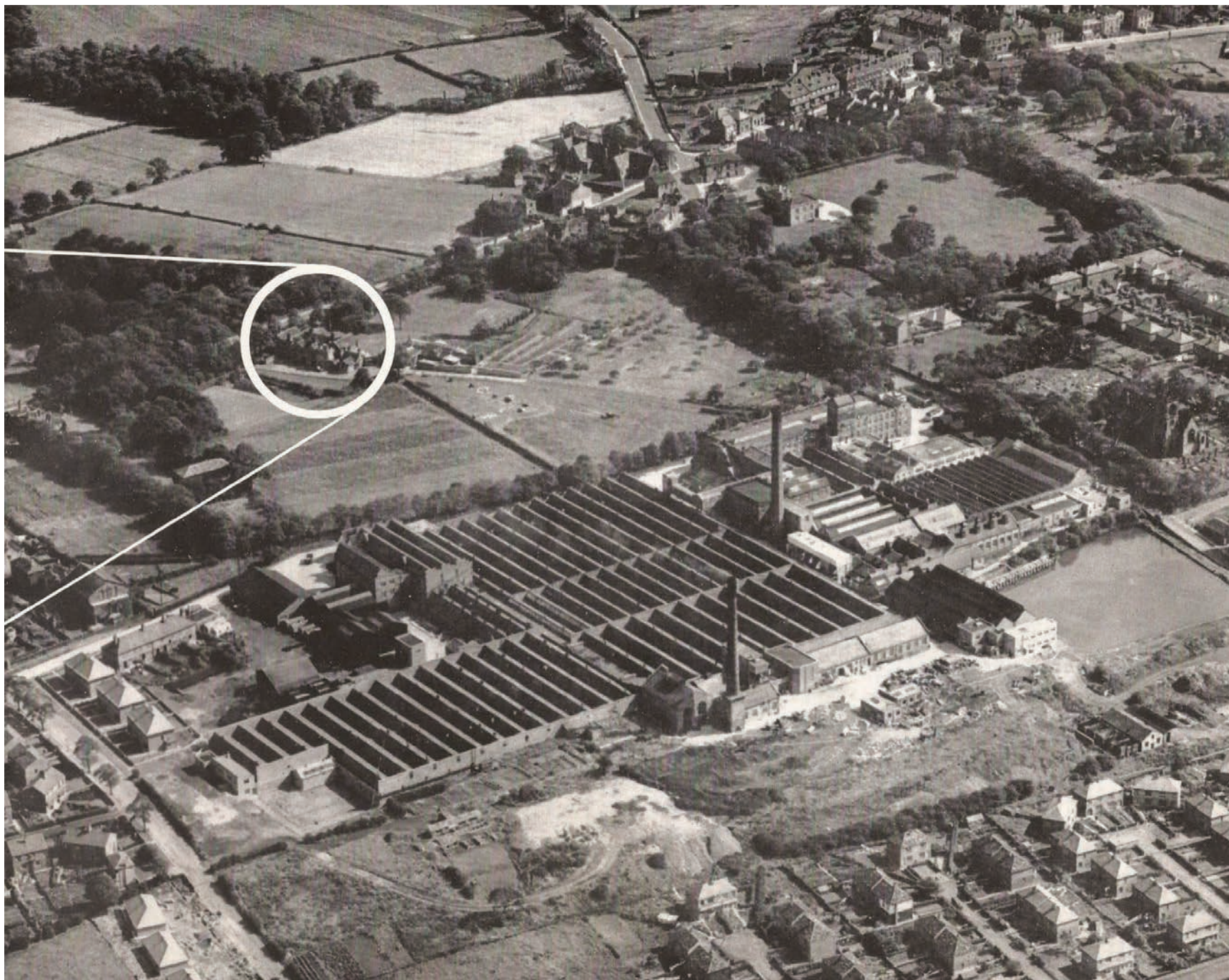
Both of these sites are bounded against Oxford Road with a fine stone wall and tree lined boundaries that offers only glimpses of the buildings. As alluded to above the Heckmondwike Turnpike Road had the effect of bringing these buildings much closer to the highway than they were likely originally intended and it is likely that the original setting of these houses took in the land to the east and the expansive views towards

Birstall. Pollard Hall also seems to have some connection to formally laid out grounds on the opposite side of the road and this connection would have been severed through the introduction of the new road in 1825.

Today Pollard Hall is still in private ownership and now accessed from Oxford Road with the land to the west being sold off and now built upon with new houses that do little to respond to the local character. Red House was until recently a much loved museum but has since closed to the public and is now empty.

Pollard Hall front (south) view (Permissions Pending)





As can be seen from this photo Pollard Hall with the tree fringed site to the rear and Burnley's Mill in the foreground. (Permissions Pending)



EXISTING CONTEXT



EXISTING CONTEXT

The two extremes of this site, top from Pollard Way and bottom from Oxford Road. Note that Oxford Road likely wasn't in existence until after 1825 and as such these boundary walls and trees are relatively recent additions. Nevertheless they create a highly attractive boundary and contribute to a core characteristic of the Gomersal Conservation Area. .

THE PROPOSAL

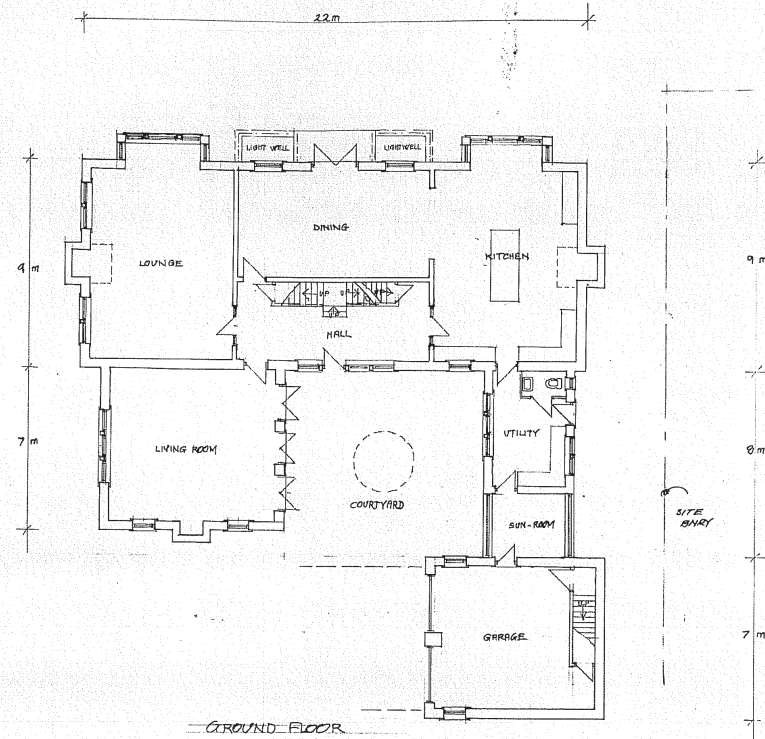
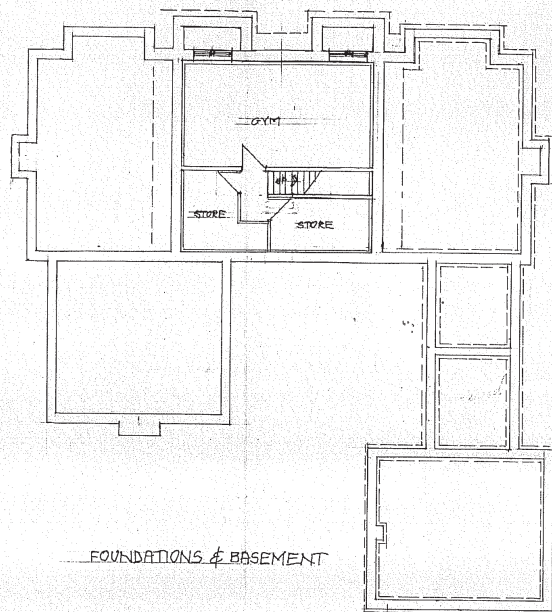
The proposal intends to locate a highly contextual new home within this plot of land. This will involve some clearance of self set trees and scrub and will take a modest highway access from Pollard Way.

The scheme has been devised with considerable care and attention being paid to the local context with true special regard being given to the sensitive site near to the two neighbouring listed buildings. The result has been a design that reflects the Yeoman style of the older houses within the area and uses traditional details and methods of construction. Features such as copings to the gables and stone mullion windows and chimney stacks will echo traditional buildings nearby whilst appearing subservient and much more modest in scale and design than its neighbours. In this respect the building will not attempt to compete in any way with the larger houses nearby and, through its palette of materials and location behind the robust landscaping, the building will blend into its context and retain the almost 'secretive' feel that dominates the senses here.



Images of local contextual vernacular forms used to inspire the proposed design. Below, view of the ivy clad trees to the site boundary.





Notes :-

- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS BEING STARTED.
- DO NOT SCALE.
- THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF J.A. OLDROYD & SONS LTD AND MAY NOT BE REPRODUCED WITHOUT PERMISSION.
- ALL WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, CODES OF PRACTICE, AND PLANNING OFFICER'S REQUIREMENTS.
- ALL MATERIALS MUST COMPLY WITH CURRENT BRITISH STANDARDS IN ORDER TO COMPLY.

THIS IS A NOTIFIABLE PROJECT UNDER THE CONSTRUCTION & DESIGN REGULATIONS 2007. THE DEVELOPER MUST BY LAW INFORM THE LOCAL HEALTH & SAFETY EXECUTIVE AND ALSO OBTAIN THE SERVICES OF A C.D.M. CO-ORDINATOR.

Party Wall

The Party Wall Act 1996 came into effect on 1st July 1997. If someone is planning to carry out building work which involves work on an existing wall shared with another property, or new building on the boundary with a neighbouring property, or excavating close to a neighbouring building, they should find out whether their work falls within the scope of the Act. If it does, they must serve the relevant notice on all affected owners. The government has produced an explanatory booklet which is available from planning services.

Date	Revisions

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BUILDING
SURVEYOR

Client

PAUL STONE

Address

**DOLLARD WAY
GOMERSAL
W. YORKS**

Drawing Title

**PROPOSED FLOOR
PLANS & ELEVATIONS**

scale 1:100

date AUG. 201 drawn by

Dwg No 20/138/A Rev



Root Protection Area: RPA

THE ROOT PROTECTION AREA SHOULD IDEALLY REMAIN UNDISTURBED IF THE TREE IS TO BE RETAINED.

THE DEVELOPMENT PROPOSALS SHOULD THEREFORE BE DESIGNED TO AVOID THE RPA OF ANY TREE WHICH IS TO BE RETAINED.

IF IT IS NECESSARY FOR THE DEVELOPMENT TO ENCROACH INTO THE RPA OF A TREE WHICH IS TO BE RETAINED THEN SPECIALIST CONSTRUCTION TECHNIQUES AND MATERIALS MUST BE CONSIDERED.

Appendix 6: Tree Constraints Plan

ADDRESS: Land on Pollard Way, Gomersal, Cleckheaton, West Yorkshire, BD19 4PR.
JCA REF: 16181a/ChC

SCALE: 1:500 PAPER SIZE: A3
SURVEYED BY: CC DRAWN BY: CC APPROVED BY: DK

BRITISH STANDARD 5837:2012: 4.5 RETENTION CATEGORIES	
Detailed definitions of these categories are at Appendix 2 of our report. N.B. These categories do not necessarily represent or correspond to recommendations for action made in this report.	
	CATEGORY A: 'RETENTION MOST DESIRABLE'
	CATEGORY B: 'RETENTION DESIRABLE'
	CATEGORY C: 'TREE WHICH COULD BE RETAINED'
	CATEGORY U: 'TREE FOR REMOVAL'
	STEM OF TREE TO BE RETAINED
	STEM OF TREE TO BE REMOVED
	ROOT PROTECTION AREA

JCA Limited
Arboricultural & Ecological Consultants

THIS PLAN IS TO BE PRINTED IN COLOUR
AND READ IN CONJUNCTION WITH THE
JCA ARBORICULTURAL REPORT
(JCA REF: 16181a/ChC)

PLANNING HISTORY

There is a planning history on this site that provides an important context to the potential for development here.

Firstly this site obtained planning permission twice for development for a single dwelling in 1982 and 1983 respectively. There are no details currently obtainable with regards the designs of these proposals but Pollard Hall and Red House were at this time listed buildings and had been so since 1967.

In light of this precedent being set, albeit the planning permission had likely expired, a further application was submitted in 2001 for Outline Planning Permission (siting and access) for the erection of one dwelling.

Despite this application being for an identical proposal it was refused by the Council for the following single reason:

“(1) The proposal by virtue of its location would be harmful to the settings of the two Listed Buildings which the application site lies between. Furthermore the proposal would neither preserve nor enhance the character of the Conservation Area contrary to Policies BE1, BE2, BE3 and BE5 of the Councils Unitary Development Plan.”

The Planning Officer felt that the large grounds of Red House and Pollard Hall contributed significantly to the setting and significance of the respective listed buildings. Despite this situation being barely affected through the erection of a single new dwelling, the application was refused.

Following this refusal the application was appealed against. Even though this appeal was subsequently dismissed by the Inspector he crucially found that... *“Due to the degree of separation, the presence of the existing access to the north of the appeal site, the intervening boundary treatments, and the strong presence of the trees, the*

proposal would not have any significant impact on its setting, as a listed building.”

The Inspector then went on to assess the impact of the proposed building upon Pollard Hall. Unusually he took into account the existing impact of the adjoining housing estate upon the setting of Pollard Hall. He agreed with this assessment that the existing housing estate was harmful to the setting of Pollard Hall. However, based upon a simple, outline plan, with no details of detailed design, external materials or boundary treatments, he took the following view stating that the application would be... *“Sited to front Pollard Way in a manner redolent of the adjoining housing estate. As a consequence I take the view that it would be likely to be read as part of the housing estate rather than a visually separate intervention into the space provided by the appeal site.”*

What is unusual about this decision is that without evidence before him, the Inspector went on to assume that the proposal would appear similar to that of development adjacent. It is important to bear in mind however that the historic building of Pollard House has never been a ‘single house’ in isolation. Such a building would traditionally have ranges, wings and outbuildings that would generally be contextual and of as high a quality design as the hall itself.

This proposal intends to place a building of equal quality upon this site. Boundary treatments will be contextual, perhaps using gateposts and minimal driveway widths to minimise any impact and to divorce this site further from the ‘could be anywhere’ development of Pollard Way. Moreover the proposal will be of traditional, contextual design that relates, through this full application, far more to Pollard Hall itself.

In this respect, we advance the case that the Inspector’s concerns can be alleviated through good design and any reasonable planning conditions to control this. As a result the impact upon Red House and Pollard Hall would be negligible.

IMPACT UPON THE HISTORIC ENVIRONMENT

The site is located within the adopted Gomersal Conservation Area which covers the area of Greater Gomersal but stops short of including the equally historic area around Gomersal Hill Top which lies to the south of Pollard Hall. The site is also within the immediate setting of two high grade Listed Buildings. Despite this, the fundamental attributes of this site that contribute to the understanding and significance of these buildings is being retained.

Contribution of the Existing Site to the Historic Environment

The site does not appear to have ever formed part of the curtilage of Red House or Pollard Hall. However as the image above shows, the land was, until recently, open but fringed with trees around its north and eastern boundaries. Historically, the site may have formed a backdrop to Pollard Hall but was likely a field left over following the turnpike road of 1825. In recent years the site has been barely within the perception of residents or passersby. Therefore the significance of the landscape within the site is historically limited. Any contribution of the site to the historic environment would therefore appear to be in light of its mature landscaped boundaries and boundary walls that all date from the later 19th century.

Impact Upon the Conservation Area

As mentioned above the Gomersal Conservation Area covers the application site as far as Pollard Hall but stops short of including Gomersal Hill Top or even the likely former grounds of Pollard Hall to the east of Oxford Road. This is somewhat ironic as the conservation area seems particularly concerned with development along the 1825 turnpike road and perhaps misses some important attributes of the older parts of Gomersal. Despite this the character of this part of the conservation area is defined by Oxford Road, its boundary walls and the mature tree planting at either side giving a strong character. Where there are clearings in this tree cover there are glimpses of buildings

often tucked away, in this case Red House, Pollard Hall and the barn to Red House. Immediately to the north of Red House the conservation area has much less tree cover and the civic buildings of Gomersal Public Hall and Gomersal First School begin to introduce a more urban feel.

The proposal intends to retain the important attributes that contribute to the overriding character and appearance of the conservation area, namely the important boundaries between plots and between the site and Oxford Road and Pollard Hall. In this regard, with the exception of the removal of one dangerous tree, the proposal will retain, and, ultimately maintain, all boundary trees around the site that are covered by Tree Preservation Orders in any case. This is also true of the walls around Oxford Road and along the lane leading to Red House Barn.

The impact of the proposal will therefore be related to the introduction of a building that will remain heavily screened by mature boundary trees. However, this impact will be short lived during and shortly after the construction period. Once the landscaping has been supplemented and the natural stone has weathered, there will be little significant change. The wooded boundaries will still be maintained and the only perceivable difference will be the possible glimpses of a subtle, stone building that appears wholly contextual and responsive to the local vernacular.

In this regard it is felt that the impact of the proposal upon the Gomersal Conservation Area will be negligible and harm will be avoided.

Impact Upon Listed Buildings

The two listed buildings on two sides of this site represent both a constraint and opportunity for this site. Originally both these buildings responded to an open aspect looking south and east towards Birstall and their main entrances were likely from the west (marked as footpaths on the 1854 map). In this respect the character of Oxford Road is actually something of a later occurrence and although it may echo surrounding landscape of the 17th century when the houses were built, it actually introduced a new context to these buildings in the 19th century. Therefore, although the appearance of these two listed buildings, settled behind their stone walls and surrounded by trees appears idyllic, it is actually only a recent intervention and was, at the time, likely a highly impactful introduction into the historic setting. Nevertheless, this is the character of today and although the character of mature trees hiding these buildings is only around 120 years old, it is still of some significance.

The proposal will introduce a new building positioned at right angles to the two primary listed buildings. In this way it echoes the positioning of the ancillary Red House barn and is fitting to context and ultimately subservient because of this. It is unlikely that the proposed building will be glimpsed from Red House however and we agree with the Inspector from the previous appeal that the setting and significance of Red House will be unaffected.

Similarly the impact upon Pollard Hall will be minimal and upon visiting and assessing this site, it soon becomes clear that any direct impact will be minimal. The site's relationship to Pollard Hall is defined through its historical relationship being a plot of land to the rear (less significant aspect) of the hall itself. It is unclear whether the site once belonged to the hall's owners, but the map of 1854 clearly shows a defined boundary between the two and this is reflected on aerial photos of the 20th century. Therefore the site seemingly never formed part of the domestic curtilage of the hall. Had it formed this curtilage it is likely that the site would have been the ideal area for ancillary buildings such

as stables or estate houses that would be common features to the rear of such large buildings.

Secondly, the visible relationship between the hall and the site is extremely limited due to a double boundary of coniferous and beech hedging with the former pond being located in between. In light of this, there will be no direct visible relationship and the only impact will be through the potential for extremely limited glimpses of the proposed building and through the landscaping.

One final impact may occur through the proposed access onto the site from Pollard Way. This may impact upon Pollard Hall through the disruption of this currently landscaped boundary. However, the proposal will minimise any impact to this boundary, the building will be set well back from the boundary and appear less 'suburban' than those houses on Pollard Way through its siting and careful, contextual design. As a result there will be no erosion of the setting or significance of Pollard Hall through placing this highly contextual building upon this site. The condition of the site will be slightly altered, but this is not considered to be necessarily harmful and the proposed building, with suitable boundary and architectural detailing will offer a solution that would echo the traditional evolution of such a site and be complimentary to its historic context.

In conclusion the impact of the proposal will be extensively mitigated by the maintenance of existing landscape and the bespoke, vernacular inspired design of the proposed building. In all likelihood it would seem that, although some short term impact may occur, the long term outlook for this site will be one where a clearly subservient house integrates and maintains the overall character and appearance of the historic environment for future generations to enjoy.



The view from Oxford Road. A purely Victorian scene with buildings hidden behind the boundary screening of what was a major civil engineering project of its day that effectively fragmented this site from lands to the east.

ASSESSMENT OF PUBLIC BENEFITS

In assessing this application we have found no harm to the historic environment despite a thorough and robust assessment of the site and its context. In light of this paragraph 196 of the NPPF is not engaged.

Despite this, should the Council disagree with our assessment and subsequently find harm we can offer the following Public Benefits that we believe outweigh any identified minor harm.

1) Firstly, the proposal will enable the existing trees and boundary walls to this plot to be maintained into the future thereby protecting the important attributes of the 19th century turnpike road along Oxford Road.

2) Secondly, the proposal will enable a local construction firm to continue work within difficult economic times and allow local people to be employed in the construction of this development.

3) Thirdly development here will secure a previously insecure site and help protect the nearby Listed Buildings from future vandalism or anti social behaviour through people using this site for uninvited access.

4) Fourthly the proposal will utilise this windfall site to accommodate a new household and family within the local area and in turn help sustain local shops and facilities within Gomersal.

There is a fifth public benefit associated with the building of a contextual house that is based upon the local character and context. Moreover, it is hoped that some of the analysis within this document may help local people understand more of their oft neglected history and enable them to explore further and be active custodians of the heritage of this rich area.

CONCLUSION

This report has not found harm to the character and appearance of the Gomersal Conservation Area or the Grade II* Listed Buildings nearby. As such we feel that the proposed building can integrate successfully into this site without causing harm to the significance of this precious local environment.

We believe that through active tree management and contextual design that harm can be avoided and as such the proposal meets local and national planning policy guidance as well as the statutory tests contained within the Planning (Listed Buildings and Conservation Area) Act and goes much further than any previous application has to mitigate the impact. The intention is finally to create something contextual and 'of the ilk' to Pollard Hall and this is where the inspiration and design approach has developed from.

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APPENDIX A

LIST DESCRIPTIONS (Abridged from National Heritage List for England)

POLLARD HALL

SE 22 NW SPENBOROUGH
MB OXFORD ROAD (west side)
GOMERSAL 2/148 Pollard Hall
12/1/67

II*

Exceedingly fine hall house. Dated 1659, though part to left may be slightly earlier, with 1889 addition. Built for Tempest and Mary Pollard. Hammer dressed stone with deeper courses to 1659 part. Plinth. Stone slate roof with chamfered gable copings and ornamental finials to apexes and eaves. Chamfered ashlar stacks with caps. Two storeys. Four gabled, front with central 2 storey porch with doorway with moulded surround and arched lintel. Above is 4-light window, and to each side of porch, both floors is 2-light window. To right of porch is lead rainwater head dated 1695. The 2 earlier gabled wings are similar with one 6-light window to each floor and one 2-light window in

gable apex. A lead rainwater head has initials T.M.P. To the right of the porch is the hall window of 24 lights (6 lights by 4 lights high) with king mullion and 3 transoms. 2-light in gable apex. The right gable has two 4-light windows, with common hood mould, to ground floor and 5-light window to 1st floor. To the extreme left is a projecting gabled wing of 1889, in keeping, with mullioned and transomed 2-storey canted bay. To rear is single storey porch with arched lintel and moulded surround and ball and stalk finials. Cross window over. A band of shields at high level to right side. All windows double chamfered and with glazing bars.

The hall is galleried on 3 sides with plasterwork under and to frieze. Fireplace against screens passage.

Flagged terrace with low ashlar wall with roll-top copings, and with octagonal tapering, carved piers and corner pinnacles.

N. Pevsner, *The Buildings of England*, 1979.

Listing NGR: SE2082226154

RED HOUSE

Grade II*

REASONS FOR DESIGNATION

The Red House is designated at Grade II* for the following principal reasons: * Architecture: the house contains some good survivals of the Georgian period, including a staircase, fireplaces and windows, embedded in a late C17 core; * Function/ industrial interest: the architecture of the house, barn and coach house reflects the function and development of this hub for the emerging and developing woollen cloth industry through the C17, C18 and C19; * Historic interest: Mary Taylor, a radical feminist of the mid C18, was born and brought up in the house; * Literary interest: Charlotte Brontë based the house 'Briarmains' and the 'Yorke' family in her novel 'Shirley' on the Red House and the Taylor family, with whom she stayed as a friend of Mary Taylor.

MATERIALS: the house is constructed of red brick with stone quoins and a stone slate roof.

PLAN: the two-storey house has six bays aligned east-north-east to west-south-west. The roof is hipped to the front (south-facing), with four gables to the rear, the westernmost gable extending beyond the line of the front. An attached square block with a hipped roof is situated to the north-east of the main house. A coach house and barn are situated to the west beyond gardens.

EXTERIOR: the main elevation has an off-centre entrance doorway with small flanking windows and a double semi-circular fanlight with glazing bars. To either side is a six-over-six unhorned sash window, and beyond those a canted bay window with stone dressings. On the first floor are three two-light sash windows and two single sashes, all six-over-six, alternating. To the left is a further bay, slightly recessed, added in the early C20 with one first-floor sash window. The left return (west side) has a large, five-light ground-floor window and a single sash window above. Towards the rear is a projecting section without windows. The right return (east

side) has a two-light window with stone dressings to the left and a large window in a square bay under a slate roof to the ground floor, and two first-floor windows with stone dressings. To the right is an attached building in coursed dressed stone with a hipped roof. It has two-light pointed arch windows at first-floor level on the south, east and north sides; the west side which extends beyond the rear wall of the house is brick above with two first-floor windows and a recessed ground floor with two doors. The rear wall of the house, rebuilt in 1995-7, has four gables and a range of modern sash windows in each bay.

INTERIOR: the front door opens into a spacious hall from which the main staircase rises to the right, with an open galleried landing to the rear. The staircase has slender wooden balusters. Below the gallery the ground floor has been opened out with three round arches leading to a shop area to the rear. To the left is the parlour, extended in the early C20, with decorative plasterwork and alcoves to either side of the fireplace, and a kitchen and scullery to the rear, each with a range. A back stair

leads up from the kitchen. To the right is a study at the front with a dining room behind, both having a similar fireplace with white marble surrounds and cast iron grates; the grates appear late C18 but the surrounds are in a mid Victorian style. The dining room contains the stained glass window described in Charlotte Brontë's 'Shirley'. On the first floor is a series of rooms, of which three are dressed as bedrooms. These all have fireplaces including an attractively decorated all-in-one cast iron grate and surround. Other rooms are used as offices, meeting room and exhibition room. All doors, including the main front door, are modern replacements.

SUBSIDIARY ITEMS: the barn, situated to the west of the house and aligned at right angles to it, is a two-storey building in stone with quoins and a hipped stone slate roof. The east elevation, facing the house, has a central cart entrance with a large two-light window above flanked by a circular window to either side, and three further smaller doors. The north end, facing the coach house has a central doorway and a loading door above, and the

west side has a single doorway and a row of ventilation slits above. Internally the barn has two floors with modern partitions on the ground floor, open above with exposed roof structure of pegged trusses.

The single-storey coach house is also in stone with a stone slate roof, and consists of four open-fronted arches, the right hand one blocked, with a doorway to the left. The interior has been restored with new and reused timbers.



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