

LAND OFF HIGH STREET

Hanging Heaton, Dewsbury



Heritage Statement

April 2021
Final v1.2

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SUMMARY OF PROJECT DETAILS

TJC Project Code:	E19
OASIS ID:	thejesso1-419141
Project Type(s):	Heritage Statement
National Grid Reference:	SE 2605 2321 (centred)
Postcode:	WF12 7HF (nearest)
County:	West Yorkshire
District/Unitary Authority:	Kirklees
Parish:	Soothill
Elevation:	c. 115m above Ordnance Datum
Planning Reference(s):	TBC
Designation Status(s):	Non-designated
Fieldwork/site survey by:	Dan Slatcher MCIFA
Prepared by:	Dan Slatcher MCIFA
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Date:	15.04.2021
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EXECUTIVE SUMMARY

This report presents the results of a heritage statement for land to the east of High Street, Hanging Heaton, Dewsbury, West Yorkshire, centred on National Grid Reference SE 2605 2321. It has been prepared to assess the potential impacts, if any, arising from proposed development of the site for residential use. The site lies between High Street and Challenge Way and is bounded by hedgerows, stone walls and residential development. The site is under grass and had recently been grazed by horses at the time of the site visit.

Few remains of prehistoric and medieval date have been recorded in the wider area, and there is little evidence for pre-medieval activity within the site, which seems to have been used as farmland since the medieval period, or the wider area.

The site lies within the setting of two Grade II Listed Buildings, comprising the Church of St Paul and a boundary stone. The parish church of St Paul, located some 60m west of the site, is a "Commissioners" church built during 1823 to 1825. The boundary stone, located against the boundary wall of the site and High Street dates to c.1830 and comprises an incised stone slab. The historic setting of these designated heritage assets has been eroded by post-war development such that its contribution to significance is relatively low.

The proposed development may impact upon below ground remains. Records of archaeological discoveries within the area do not illustrate a potential for surviving below ground remains of sufficient significance to require preservation in situ. Any harm would be less than substantial in nature and towards the bottom end of this scale.

The development will cause a degree of harm to the setting of the Grade II Listed Church of St Paul and the Boundary Stone Opposite St Paul's Vicarage, listed buildings, listed at Grade II. The harm would be less than substantial in nature, towards the lower end of this scale, and should be weighed against the public benefits of the proposal.

I INTRODUCTION

BACKGROUND

This report presents the results of a heritage statement for land to the east of High Street, Hanging Heaton, Dewsbury, West Yorkshire, centred on National Grid Reference SE 2605 2321 (**Figure 1**). It has been prepared to assess the potential impacts, if any, arising from proposed development of the site for residential use.

AIMS AND STANDARDS

In accordance with the requirements of local planning policy LP35 and National Planning Policy Framework para. 189 (MHCL 2018), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development.

The assessment is undertaken in consultation with Historic England guidance (2015, 2017 and 2019); Part 4 of the British Standard 7913:2013; Chartered Institute for Archaeologist standards and guidance (2020); and in reference to relevant legislation and planning policy set out in **Section 3**.

SCOPE AND LIMITATIONS

The scope of this report included desk-based research; a site inspection and walk-over survey.

The desk-based research and assessment of setting considered archaeological records and designated heritage assets within a **1 km study area** of the site held by the West Yorkshire Historic Environment Record and the National Heritage List for England (NHLE). Other sources of information consulted are identified in **Section 2**. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposal.

No limitations were encountered which have had a bearing on the accuracy of this assessment.

This assessment was undertaken during the COVID-19 pandemic and certain sources of information were not available for consultation, including those documents held by the local record office.

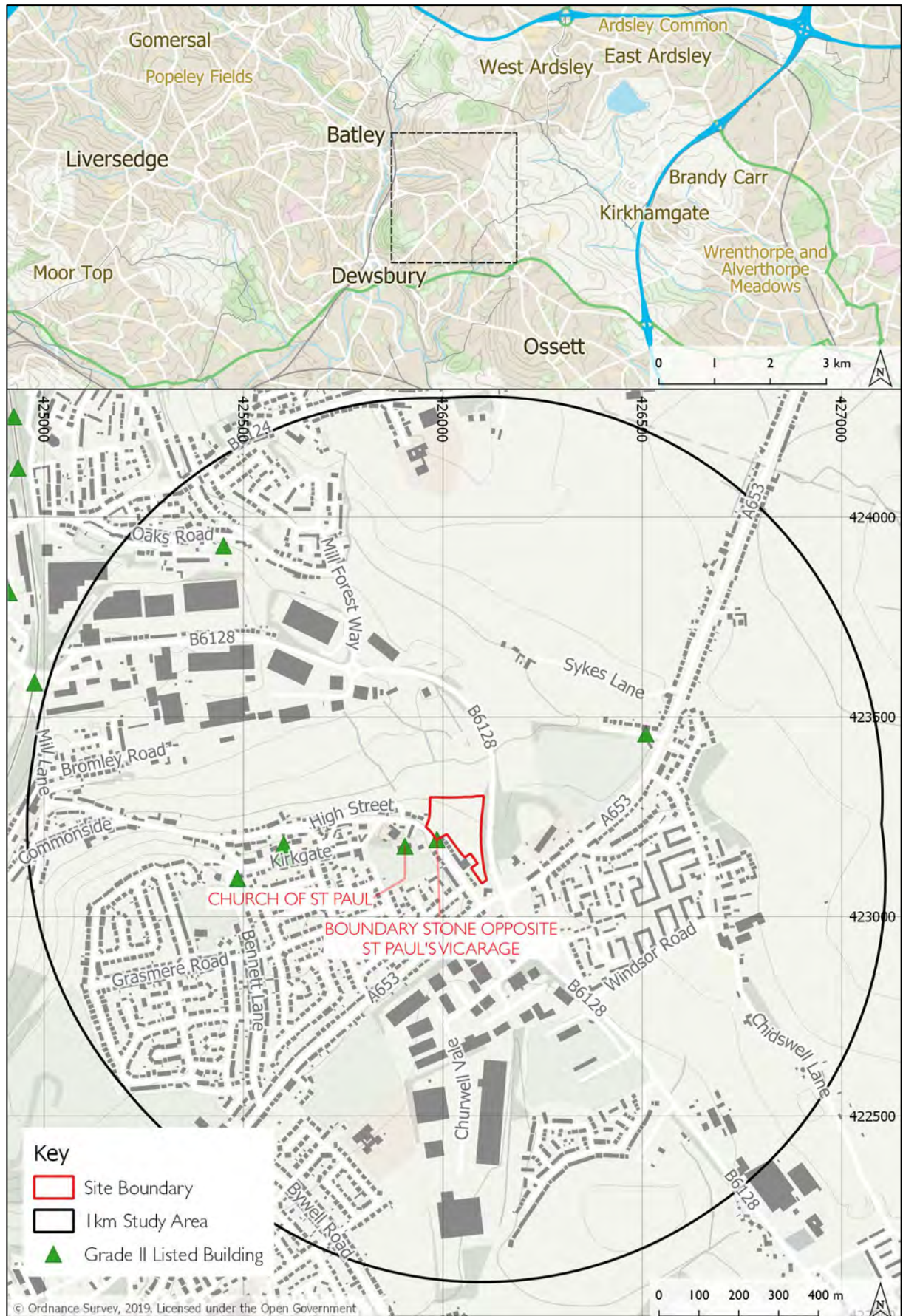


Figure I: Site location plan and designated assets

2 METHODOLOGY

DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section 10** of this report, and include:

- The West Yorkshire Archives online catalogues;
- The West Yorkshire Historic Environment Record (HER);
- The National Heritage List for England;
- The Portable Antiquities Scheme (PAS);
- Documentary sources, including publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available *inter alia* through Britain from Above and Google Earth; and
- Online sources and relevant publications held by The JESSOP Consultancy.

SITE APPRAISAL

The site was inspected in March 2021 by Dan Slatcher MClfA in order to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains. The scope is based on a Level 1 (visual record) landscape record (HE, 2017b).

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations.

This assessment has been undertaken in accordance with the following process and definitions.

Assessment of Significance

The significance of heritage assets is their value to this and future generations, and is defined in this report in relation to the following heritage interests (MHCLG, 2018a):

Heritage Interests	
Archaeological	As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Architectural and Artistic	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
Historic	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.

In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria, and in accordance with the following levels:

Heritage Significance		
International	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	1
High National	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & https://historicengland.org.uk/listing/selection-criteria/).	2
National	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & https://historicengland.org.uk/listing/selection-criteria/ .	3
Regional	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	4
Negligible	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	5

Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest in its various aspects. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
High	Element is fundamental to the key heritage interest/s that define the significance of the asset, and/or of potential national heritage significance in its own right.	H
Moderate	Element makes an important contribution to the significance of the asset, comprising a secondary aspect of its heritage interest/s or an element of potential higher interest that has been affected by no more than moderate (under 50%) loss such that its contribution to significance is reduced.	M
Limited	Element makes a slight contribution to the significance of the asset, comprising a complementary aspect of its heritage interest/s or an element of potential higher interest that has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	L
Neutral	Element does not contribute to the significance of the asset.	N
Negative	Element represents an unsympathetic change which detracts from the significance of the asset.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Assessment of Effect

The assessment of the effect of a proposal considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Limited Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	o
Limited Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

3 PLANNING CONTEXT

INTRODUCTION

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

KEY LEGISLATION FOR THE PROTECTION OF THE HISTORIC ENVIRONMENT

Historic Buildings and Ancient Monuments Act 1953 makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

Ancient Monuments and Archaeological Areas Act 1979 which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

Planning (Listed Buildings and Conservation Areas) Act 1990 which provides planning controls for works affecting Listed Buildings and Conservation Areas.

KIRKLEES LOCAL PLAN 2019

The Kirklees Local Plan is the statutory development plan for Kirklees and was adopted on 27 February 2019. The relevant policy is as follows:

LP35 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:
 1. the nature of the heritage asset prevents all reasonable uses of the site;
 2. no viable use of the heritage asset itself can be found in the medium term through appropriate
 3. marketing that will enable its conservation;
 4. conservation by grant-funding or some form of charitable or public ownership is demonstrably
 5. not possible; and
 6. 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:
 1. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;
 2. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;
 3. 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;
 4. 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;
 5. accommodate innovative design where this does not prejudice the significance of heritage assets;
 6. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted

NATIONAL PLANNING POLICY

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2019). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 194), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 195), and that less than substantial harm is weighed against the public benefits of the proposal. For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 197).

4 SITE DESCRIPTION

LOCATION

The site is located some 2.2km northeast of Dewsbury Railway Station and 1.1km south east of Batley Railway Station, on the east side of the village of Hanging Heaton. The site is roughly triangular in shape (**Figure 1**) and slopes from High Street down to the east and northeast and comprises two fields, the boundary between which is the remains of a dry stone wall (**Appendices 2.1-2.4**),

GEOLOGY

The bedrock underlying most of the site comprises the Pennine Middle Coal Measures Formation. Within the northern part of the site, the bedrock comprises Tornhill Rock, a sandstone. No superficial deposits are recorded (BGS 2021).

PLANNING HISTORY

The site has been allocated for housing (ref. HS51) where residential development is welcomed in principle within the Kirklees Local Plan, the statutory development plan for Kirklees, which was adopted on 27 February 2019.

No current or recent planning applications have been made within the site.

CONSULTATION

Kirklees Council has provided comments on an application for pre-application advice in a letter dated 23rd November 2020 as follows:

In this instance the relevant heritage assets are:

St Paul's Church, listed grade II, List Entry Number 1134649 and its associated Vicarage to the east and the former National School (Hanging Heaton CE VC Junior and Infant School) to the north which are curtilage listed buildings.

Boundary Stone Opposite St Paul's Vicarage, listed grade II, List Entry Number 1135378. The stone marks the boundary between Batley and Dewsbury, which ran through the development site along the line of the dilapidated stone wall and vegetation marked on the Site Plan as Existing. This boundary should be considered part of the setting the boundary, irrespective of any visual connections it may or may not have.

In further developing their proposals, the required heritage impact assessment should consider the impact of the proposed development on views to and from the St Paul's Church, the Vicarage and School including from the Public Right of Way BAT/45/30 towards these buildings. The Heritage Impact Assessment should also assess the impact on the setting of the listed boundary stone.

The applicant is strongly encouraged to consider revising the layout to retain and restore the field boundary associated with the listed boundary stone, this would be considered a heritage benefit when weighing any harm from the proposals under paragraph 196 of the NPPF. With regards to the setting of the Church and its curtilage listed buildings, particular attention needs to be given to the landscaping and boundaries at the entrance to the proposed development and views through the site to and from the heritage assets. Dense layouts of detached and semi-detached properties with limited space between dwellings can lead to developments with a lack of visual permeability.

The listed boundary stone should be marked on all relevant plans submitted for planning and on any construction issue drawings. A method statement will be required setting out measures to protect it during the construction phase of the development, particularly during works to the boundaries of the development on High Street.

DESIGNATION

The site is undesignated. The following listed buildings, each listed at Grade II are located within the vicinity of the site:

- 17 and 19 Kirkgate (NHLE: 1135379),
- The Barn to the south east of numbers 17 and 19 Kirkgate (NHLE: 1135380),
- The Stables to the east of numbers 17 and 19 Kirkgate (NHLE: 1253978).
- The Church of St Paul (NHLE: 1134649)
- The Boundary Stone Opposite St Paul's Vicarage (NHLE: 1135378).

5 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

INTRODUCTION

The following baseline has been prepared in reference to sources outlined in **Section 2** and a figure showing the sites of heritage assets, referred to within the text by **HA** numbers, is reproduced as **Figure 2**. A full gazetteer of sites is included in **Appendix 4**.

PREHISTORIC AND ROMAN (PRE 410AD)

There is little evidence for prehistoric activity in within the wider area. The cropmark of a linear ditch has been recorded some 500m northeast of the site; a second ditch, which is very faint, may abut it at right angles. The features possibly represent a fragment of a field system (**HA10**).

Cropmarks representing a 'zig-zag' shaped linear ditch have been recorded some 900m east of the site (**HA3**). A geophysical survey carried out here in 1998 recorded anomalies, some of which correspond with these cropmarks and included a possible open sided enclosure. The site is not well understood, its date remains uncertain, and it may be late in origin. Associated pits or maculae introduce the possibility that it is associated with former woodland.

A Roman period coin of Augustus (dating from 27 B.C.to A.D. 14.) was found some 400m west of the site in 1962, buried some six inches below the ground surface (**HA4**).

There is no evidence for prehistoric or Roman settlement activity in the area.

MEDIEVAL (410 TO 1540 AD)

There is no evidence for Anglo Saxon activity in the vicinity of the site. The site is recorded in the Domesday Book of 1086 (Williams & Martin) and the Hanging prefix is first mentioned in documents in 1266 (WYORKS HLC: 549).

The field pattern shown on later mapping, in particular the first edition six inch to the mile Ordnance Survey (OS) map of 1854 (**Appendix 1.1**) indicates that the area around Hanging Heaton, in particular to its south, may have formed part of a medieval ploughed field system. The area to the north slopes steeply away from the settlement, with the field pattern shown on later maps indicating that it may have been enclosed from medieval common grazing. The area around and within the site was subject to later enclosure and may also have represented common grazing during the medieval period.

There are no recorded medieval remains in the area around the site, or within it and no evidence for medieval settlement activity within or around the site.

POST MEDIEVAL AND MODERN (1540 AD TO PRESENT)

The wider area and the site itself appear to have continued as common fields into the post medieval period.

Several relatively early buildings survive within the settlement, including the complex at Grove Farm, on the north side of Kirkgate, at its western end, and in an area marked as 'Town End' on the first edition six inch to the mile OS map surveyed in 1847 to 1851 and published in 1854. This complex comprises Grove Farmhouse, also called 17 and 19 Kirkgate, a timber-framed aisled hall, thought to originally date from the 16th Century. Building recording undertaken in 2003 revealed that *the aisled hall and west wing retained a substantial amount of timber framing dating from the 16th Century. Both the aisled hall and west wing had a framework of posts [inc. king-posts], trusses, wall-plates, braces, studs and evidence of more timber framing. Some rebuilding appears to have taken place during the 17th Century with the introduction of sandstone masonry. However, the majority of the rebuilding was undertaken during the 18th and 19th centuries (HA6).* The building now comprises two dwellings, described by Historic England as dating from the late 17th Century, with late 18th and 19th Century alterations. The building is of two storeys, with a three room hall and cross wing plan, of coursed rubble and rendered brick, and has a stone slate roof. There are three brick gable stacks, a single external stack, and two rear brick stacks. 17 and 19 Kirkgate is a listed building, listed at Grade II (NHLE: 1135379).

The Barn to the south east of numbers 17 and 19 Kirkgate (HA8) comprises a mid 19th Century barn of dressed rubble with ashlar dressings and a stone slate roof with ashlar coped gables. The street front has an off-centre segment headed cart entry. The Barn to the south east of numbers 17 and 19 Kirkgate is a listed building, listed at Grade II (NHLE: 1135380).

The Stables to the east of numbers 17 and 19 Kirkgate (HA7) comprises a stable building of the late 18th Century with 19th Century alterations. The building is of coursed rubble with ashlar dressings, and stone slate roofs. The structure is L-shaped in plan, and of a single storey. The Stables to the east of numbers 17 and 19 Kirkgate is a listed building, listed at Grade II (NHLE: 1253978).

12, 14 and 16, Kirkgate, located at the western end of Kirkgate is a house, now three dwellings of the mid-18th Century with mid-19th Century alterations. The building is of two storeys plus garrets. The structure comprises coursed rubble with ashlar dressings. The roof is of stone slates, with ashlar coped gables with moulded kneelers. There are two pairs of stone gable stacks and a single tall back stack. 12, 14 and 16, Kirkgate is a listed building, listed at Grade II (NHLE: 1253970).

The parish church of St Paul, located some 60m west of the site (Appendices 2.8 - 2.10) is a "Commissioners" church built during 1823 to 1825 by Thomas Taylor. The building was altered in

1894 and restored in 1917 after a fire in 1916. The structure is of ashlar, with a pitched slate roof with roll top copings. The seven-bay buttressed nave has tall two light windows. The chancel is small, with a four-light east window with intersecting tracery. The projecting three tier tower has a perforated parapet with tall octagonal pinnacles. There is a clock face to three elevations. The main entrance lies at the base of the tower on the west side. The interior is very plain and light with stained glass to the east window only. The building is listed at Grade II (NHLE: 1134649). Pevsner notes that the use of clear glass windows in the nave gives a *pleasing translucency to the church* (Pevsner: 243).

A boundary stone, located against the boundary wall of the site and High Street (**Appendix 2.11**), dates to c.1830 and comprises a stone slab, standing some 0.3m above pavement height, with a rounded top. The front has an incised central boundary line with to the left Batley, and to the right Dewsbury in incised lettering. The stone marks the boundary between Batley and Dewsbury. The Boundary Stone Opposite St Paul's Vicarage is listed at Grade II (NHLE: 1135378).

The first edition six inch to the mile Ordnance Survey (OS) map surveyed in 1847 to 1851 and published in 1854 (**Appendix 1.1**) shows the village laid out along the High Street and the back lane, which formed Kirkgate, running parallel to its south.

The area to the south of Kirkgate between Bennet Lane to the west and High Street to the east is shown as comprising a series of long narrow alateral-S shaped fields. This area is marked 'Upper Side'. To the west of Bennet Lane is a similar group of long narrow alateral-S shaped fields. To the north of the settlement is a further similar group of long narrow alateral-S shaped fields, marked as 'Lower Side'. To the east of High Street, some of the fields, including those containing the site are rather more regularly shaped. This is possibly a function of the railway line, of the Great Northern Railway Wakefield, Osset and Batley Branch

To the west of the site, within the inside of the curve formed by High Street as it turns south at its eastern end, a National School (**Appendix 2.12**) is shown, with housing to its east. To its west is a sandstone quarry (**HA14**), and to the south of this, a series of Tenters (frameworks for the drying of cloth during manufacture). Between the Tenters and the road lies St Pauls Church and the associated Parsonage.

The site is shown as a series of three fields, with a very small part of a fourth. The southernmost field is shown as triangular in shape with buildings to its south, to the north an L-shaped field and a further field to the north and west. There is also a very small part of a fourth field in the north-eastern corner of the site.

The first edition twenty five inch to the mile Ordnance Survey (OS) map surveyed in 1889 to 1892 and published in 1893 (**Appendix 1.2**) shows parts of the fields to the south of Kirkgate had become allotments. Housing, a chapel and a brickworks, by then disused, had been developed to the east of the railway line.

The School is shown in its earlier position, although it appears to have been extended, and the sandstone quarry incorporated into its grounds. Further housing has been developed to its east (**Appendices 2.13 – 2.14**). Around St Pauls Church the graveyard is shown as having been extended. The site itself is shown in a fairly similar form to that of the OS edition of 1854, although two of the northern fields had been rationalised.

The OS edition revised in 1905 and published in 1907 (**Appendix 1.3**) shows a similar disposition to that of the edition of 1893. Further housing had been developed to the north of the church. Immediately to the east of the site, a small building had been constructed in a parcel of land adjacent to the railway line. The site itself remained unchanged. The OS edition revised in 1915 and published in 1922 (**Appendix 1.4**) is the first to mark the Boundary Stone Opposite St Paul's Vicarage (listed at Grade II NHLE: 1135378).

The OS edition revised in 1931 and published in 1933 (**Appendix 1.5**) again shows a similar disposition to that of the edition of 1893. Residential development is shown on the west side of High Street, to the south of the Vicarage. On the east side of High Street the Hanging Heaton Working Men's Club (**Appendix 2.15**) had been developed, with further building having taken place at the south end of High Street. The OS edition revised in 1938 and published in 1946 (**Appendix 1.6**) shows residential development on the east side of High Street to the south of the Hanging Heaton Working Men's Club.

Post-war Ordnance Survey mapping shows the development of the settlement, with residential development to the west and south of the church and further housing constructed along each side of High Street.



Figure 2: Historic Environment Record data

6 UNDERSTANDING THE SITE – LANDSCAPE APPRAISAL

LANDSCAPE CHARACTER

The development of the village is described in the Historic Background section, above. Hanging Heaton has grown from a 'large village' (White 1858: 557) into a settlement much of which is characterised by suburban development.

The urban structure of Hanging Heaton, which is probably of at least early post-medieval origin, comprises an early linear settlement around the western end of High Street and Kirkgate to the west of the site. The earliest structures here seem to date from the 17th Century. The group of buildings around the parish church mark the eastern end of 19th Century village development.

Later development within this urban structure is dominated by inter and post war suburban mostly semi-detached houses, principally to the west of the parish church between Glenlow Road and Bennet Lane, and nearer the site, around Rathlin Road, to the west of the site. This development has formed a series of small estates, which run into one another, both within the centre of the village and on its boundaries. These estates have largely infilled the area between the A653 Leeds Road to the south, High Street to the east and north and Hanging Heaton Golf Club to the west.

The historic village survives, to a degree, along High Street and the roads leading off it to the south. Between High Street and Kirkgate towards the eastern end of the village, the historic buildings of Grove Farm, which appears to have at least 17th Century origins, and comprising 17 and 19 Kirkgate (NHLE: 1135379), the Barn to the south east of numbers 17 and 19 Kirkgate (NHLE: 1135380), and the Stables to the east of numbers 17 and 19 Kirkgate (NHLE: 1253978), each listed at Grade II remain, now converted into residential accommodation. In addition, 12, 14 and 16, Kirkgate, is a further listed building, listed at Grade II (NHLE: 1253970). Stone buildings, many of which are terraced houses, mostly of the 19th Century survive to the east along High Street, mostly on the south side.

Historic mapping shows the evolution of the site and surroundings from the mid 19th Century to the present. In 1854 the site is shown as a small, enclosed part of one of the former common grazing fields of the village.

The character of the landscape at the site has changed since the end of the Second World War, in terms of built development along High Street, along the north side of which, towards its eastern end a number of 20th Century brick houses are located, as far as the right of way forming the north-western boundary of the site, with further similar houses along the east side of High Street, forming

the western boundary of the site. The construction of Challenge Way has replaced the railway with a modern landscape feature.

The extent of change, and fragmentation of earlier landscape characters, has substantially eroded the heritage interest inherent in its form and appearance, and consequently the contribution it makes to the setting of nearby heritage assets.

SITE APPRAISAL

The site (**Figure 1**) slopes from High Street down to the east and northeast.

The site is bounded to the north by a hedgerow, overgrown and with considerable gaps, with post and rail fencing and an area of dense planting providing screening from the Challenge Way road to the east. To the south the site is bounded by an overgrown hedgerow and a petrol filling station, the rear gardens of housing and a dry stone wall, which buttresses High Street bound the site to the southwest, and to the northwest the site is bounded by a largely collapsed stone wall with a barbed wire fence. A public right of way runs along the outside of this boundary. Internally the land comprises two fields, divided by the remains of a dry stone wall.

The site is under grass and had recently been grazed by horses at the time of the site visit.

The site forms the part of the edge of the rural setting of the settlement to its north and northeast.

7 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The following heritage assets have been identified as potentially sensitive to change within the site:

- Archaeological remains
- Those listed buildings described in **Section 4**, above

The designated assets located within the vicinity of the site represent secular and ecclesiastical remains dating from the post medieval period. The designated assets are considered in groups because of their proximity to one another, and their temporal associations.

The following statement of significance follows the methodology and terminology set out in **Section 2**.

ARCHAEOLOGY

Few remains of prehistoric and medieval date have been recorded in the wider area, and there is little evidence for pre-medieval activity within the site or the wider area. Cartographic evidence suggests that the site has been used as farmland since the medieval period, if not before. However, it is possible that medieval or earlier remains may survive within the site.

Modern OS mapping shows much of the historic field pattern has been lost through development over the last 150 or so years. On this basis the site represents a fragment, now damaged and partly lost through subdivision and built development, of a medieval and possibly later field system. The overall potential for encountering archaeological remains at the site is considered to be **low**.

Significance

The potential archaeological remains at the site are considered to possess potential **local heritage significance** in their capacity to contribute towards our knowledge of the age, form and function of early settlement in the area.

17 AND 19 KIRKGATE, THE BARN TO THE SOUTH EAST OF NUMBERS 17 AND 19 KIRKGATE, AND THE STABLES TO THE EAST OF NUMBERS 17 AND 19 KIRKGATE

Description

17 and 19 Kirkgate (NHLE: 1135379), The Barn to the south east of numbers 17 and 19 Kirkgate (NHLE: 1135380), and The Stables to the east of numbers 17 and 19 Kirkgate (NHLE: 1253978). Each building is listed at Grade II. The listed buildings form a group, are located some 375m west of

the site at the western end of the village, would not be affected by the proposed development and on this basis are not considered further.

THE CHURCH OF ST PAUL AND THE BOUNDARY STONE OPPOSITE ST PAUL'S VICARAGE.

Description

The parish church of St Paul (NHLE: 1134649), located some 60m west of the site (**Appendices 2.5 – 2.6, 2.8 – 2.10 and 2.12-2.14**), is a "Commissioners" church built during 1823 to 1825 by Thomas Taylor. The boundary stone, located against the boundary wall of the site and High Street (**Appendix 2.11**), dates to c.1830 and comprises an incised stone slab (NHLE: 1135378). Each building is listed at Grade II. The listed buildings form a group and on this basis are considered together.

Archaeological interest:

It is considered that the listed buildings are of medium historical interest. The fabric of the listed buildings contains evidence of their construction and in the case of the church of St Paul, phasing, the possibility that remains may be preserved within and around the listed buildings is considered to be high and the intrinsic archaeological interest of the buildings is considered to be medium.

Architectural and Artistic interest, with Historic Interest:

The designated assets represent a church and boundary stone dating from the 19th Century. There appears to be no evidence for direct historical associations between the listed buildings and the site. The architectural interest of the listed buildings derives from their design value in terms of their expression of the architecture of religion and territorial division of the 19th Century and later. The historic interest derives from the symbolic value of the buildings as part of the local community. Much of their architectural and artistic interest remains and is thus considered to be of medium interest.

Physical Surroundings and Experience

The setting of the listed buildings has altered considerably over time. A comparison of modern and historic OS maps shows much development within the village, including in the immediate vicinity of the listed buildings. Many of the dwellings along High Street date from the inter and post war periods and the setting of the listed buildings now comprise this more modern development. The setting of the listed buildings is formed almost entirely by each other and the remaining historic and other buildings along and adjacent to High Street. In particular, the immediate setting of the Church of St Paul comprises its surrounding churchyard, which is extensive to the south and west, and which contains a number of 19th Century and later memorials. There is housing to the south, west and the southern part of the east churchyard boundary. To the northeast, the churchyard is bounded by

the former National School, now the Hanging Heaton C of E Junior and Infant School, terraced housing in local stone laid out perpendicular to the road and the former vicarage to the east. Many of these structures are very broadly contemporary with the listed building and form a significant part of its setting.

The boundary stone located on the east side of High Street, also forms part of the setting of the church and vice versa. In addition, the location of the boundary stone at the roadside on the historic boundary between Batley and Dewsbury, is significant, reflected both in its alignment with a fragmentary field boundary crossing the site and in the stone boundary wall beside High Street.

The site is not visible from the church or churchyard but can be seen from the driveway leading to the church from the High Street. The church can be seen on the skyline from many parts of the site. However, only fragments of the local landscape surrounding the designated assets is legible in terms of previous land use.

The Public Right of Way (BAT/45/20) which runs along the north-west boundary of the site provides glimpsed views of the tower of St Paul's Church. Whilst the views towards the church do not take in the site, its proximity alongside the route does contribute a sense of agricultural character to the view. Of note is that this route alongside the site does not appear on historic Ordnance Survey maps, where it is shown as a narrow enclosure, possibly a private access, with the public right of way turning to the west to join High Street further up. This view is not considered to make an important contribution to the setting of the church, rather forming one example of the many glimpsed views of the tower from within the surrounding area that help to define its landmark quality.

Overall, the contribution of setting to the significance of the listed buildings is low and their sensitivity to further change in their setting is very low.

Summary of Significance

The group of listed buildings are considered to possess a **national level** of heritage significance, deriving from:

- * Their **architectural interest**, which makes a **high contribution** to the significance of the listed buildings, as important examples of the architecture of the late Georgian period.
- * Their **historic interest**, which makes a **medium contribution** to their significance, in relation to the historical importance of the sites to the development of the local area, the reasonably well-documented history of the church in particular, and their illustrative historic interest in

reflecting the changing local economy, styles of living and land-use over the last four centuries, and the symbolic value of the designated assets as part of the local community.

- * Their **archaeological interest**, in particular that of the church, which makes a **high contribution** to its significance primarily in relation to the research value of the fabric of the building itself and the potential below ground remains within and adjacent to the asset to increasing our understanding of the development of the village.

Setting does not form a major part of the significance of the listed buildings in that they have been absorbed largely into the infill development of the village. The site is not considered to make an important contribution towards the setting of the designated assets.

8 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT

The proposed development comprises some 55 residential dwellings, with access both external and internal.

Potential Effects Arising from the Proposal

The principal attributes of the scheme which have the potential to affect heritage assets include:

1. **Groundworks** - Groundworks associated with the construction of the access, drainage and foundations for the proposed development.
2. **Scale** - An increase in scale, and therefore prominence, of development at the site.
3. **Appearance** - Change in the appearance of development at the site in relation to evident land use, architectural design, and materials.

ARCHAEOLOGICAL REMAINS

Groundworks – The proposal will result in groundworks deriving from the excavations for new footings, services, and surfaces have the potential to impact buried archaeological remains.

There is no recorded evidence for archaeological remains within or in the immediate vicinity of the site. The evidence from historic maps in particular suggests that medieval and later land use was agricultural in nature. Historic mapping indicates that the site has remained as fields since at least the 19th Century and there is no evidence for settlement activity here. The likelihood of encountering coherent archaeological remains seems low and the significance of any surviving remains is likely to be low.

Any surviving remains are likely to be whole or partially destroyed by the proposed works, resulting in a **negative effect** to their significance.

DESIGNATED ASSETS

The parish church of St Paul (NHLE: 1134649) is located some 60m west of the site, while the boundary stone is located against the boundary wall of the site and High Street (NHLE: 1135378). Each building is listed at Grade II.

The setting of the listed buildings has altered considerably over time, and during the 19th Century, when constructed, they were located within a relatively isolated group of buildings at the edge of the settlement. The setting of the listed building now primarily comprises the grounds in which the church is located, along with the other buildings along High Street, as well as each other.

Overall, the historic setting of the listed buildings has lost much of its legibility as part of an isolated group at the edge of the settlement. The contribution of setting to the significance of the listed buildings is relatively low and its sensitivity to further change in its setting is similarly low.

The proposed development would result in views to new dwellings being available at points along High Street and from the driveway leading to the church. This would result in a reduction in the extent of undeveloped agricultural land evident within the approach to the church. The spacing and position of development will provide a degree of permeability through and across the site, particularly from the church driveway, offering a depth to views wherein some sense of the topography and wider landscape setting will remain. Glimpsed views of the tower will remain from the public right of way to the north-west of the site, and new views will be provided from within the scheme with the new access from Challenge Way roughly aligned on it.

The road boundary wall to High Street will remain, and most of the historic boundary through the site will be preserved in its current extent of survival, such that the key components of the setting of the boundary stone will be unchanged.

The proposed development would have no impacts on the fabric of the listed buildings, with a minor change in terms of their setting and is considered to result in a minor adverse impact to their heritage significance from further loss of historic landscape character within an already substantially altered landscape.

9 DISCUSSION

SUMMARY OF SIGNIFICANCE

Few remains of prehistoric and medieval date have been recorded in the wider area, and there is little evidence for pre-medieval activity within the site or the wider area. Cartographic evidence suggests that the site has been used as farmland since the medieval period, if not before. However, it is possible that medieval or earlier remains may survive within the site. The overall potential for encountering archaeological remains at the site is considered to be **low**.

The site lies makes a low contribution to the setting of the Grade II Listed parish church of St Paul (NHLE: 1134649), located some 60m west of the site and a boundary stone (NHLE: 1135378), located against the boundary wall of the site and High Street.

SUMMARY OF IMPACT

The proposal will result in groundworks deriving from the excavations for new footings, services, and surfaces have the potential to impact buried archaeological remains. The likelihood of encountering coherent archaeological remains seems low and the significance of any surviving remains is likely to be low. Any surviving remains are likely to be whole or partially destroyed by the proposed works, resulting in a **negative effect** to their significance. Records of archaeological discoveries within the area do not illustrate a potential for surviving below ground remains of sufficient significance to require preservation *in situ*.

The historic settings of the Church of St Paul (NHLE: 1134649) and the Boundary Stone Opposite St Paul's Vicarage (NHLE: 1135378), each listed at Grade II, has lost much of its legibility as part of an isolated group at the edge of the settlement. The contribution of setting to the significance of the listed buildings is relatively low and its sensitivity to further change in its setting is similarly low.

The proposed development would have no impacts on the fabric of the listed buildings, with a minor change in terms of their setting and is considered to result in a minor adverse impact to their heritage significance.

CONCLUSION

In conclusion, the proposed development at the site may lead to harm to below ground archaeology, representing a heritage asset likely to be of at most local significance. Any harm would be less than substantial in nature and towards the bottom end of this scale.

In addition, there would be harm to two designated assets, namely the Church of St Paul and the Boundary Stone Opposite St Paul's Vicarage, listed buildings, listed at Grade II. The harm would be less than substantial in nature and towards the lower end of this scale.

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the local planning authority shall have special regard to the desirability of preserving the setting of the listed building. In practice great and special weight will be given to the conservation of these designated assets in considering the application and weighed against the public benefits of the proposal. This is accordance with NPPF para. 193 and 196 and as established through case law precedent [2013] EWHC 473 (admin). In this instance, the weight given will reflect the Grade II Listed status of the affected assets and should take into consideration the very low-level of anticipated impact.

Overall, it is considered that the scheme is in compliance with relevant policies from the Kirklees Local Plan.

10 BIBLIOGRAPHY AND REFERENCES

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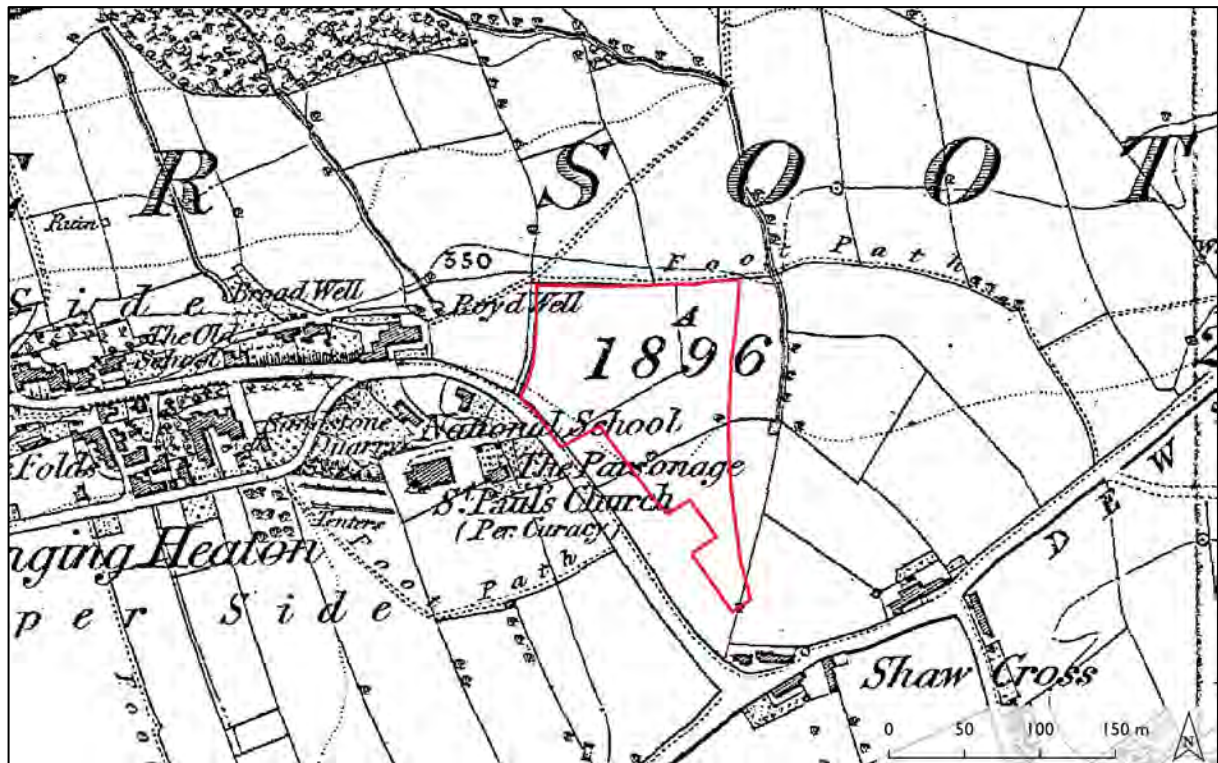
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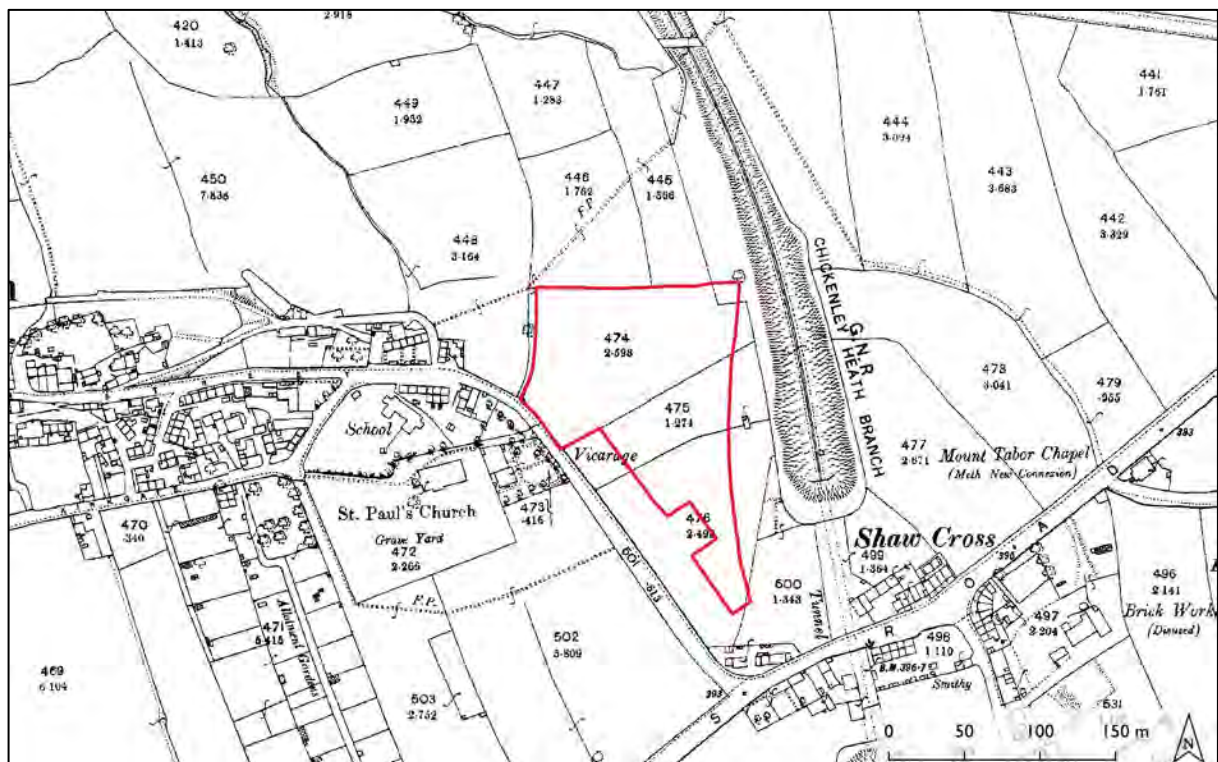
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APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS



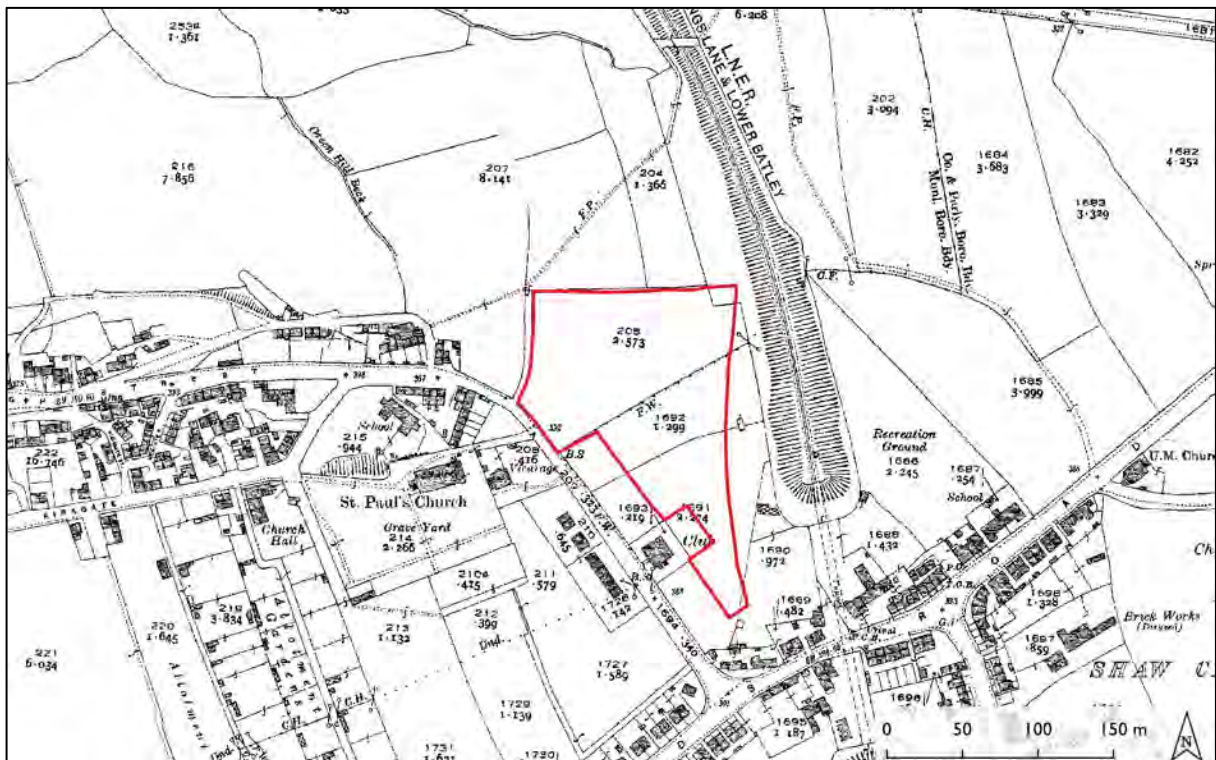
Appendix I.1: 1854 Ordnance Survey map



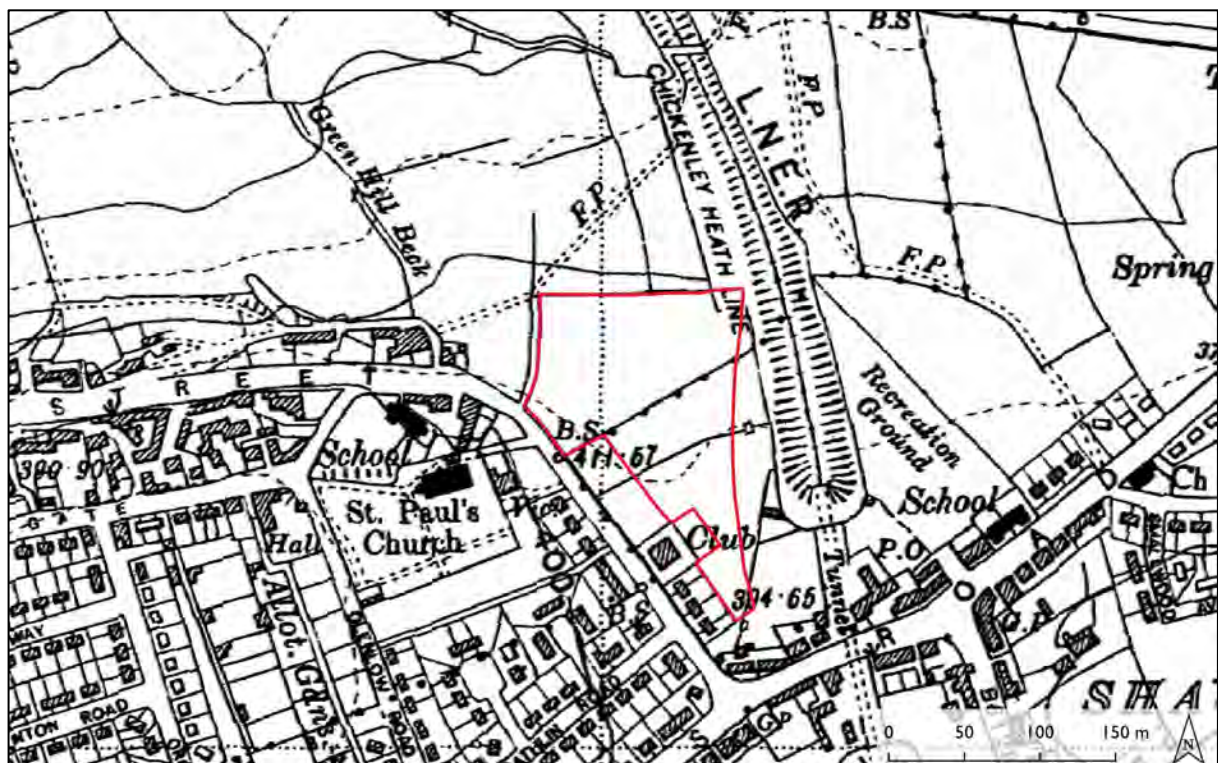
Appendix I.2: 1892 Ordnance Survey map



Appendix I.3: 1907 Ordnance Survey map



Appendix I.4: 1933 Ordnance Survey map



Appendix I.5: 1946 Ordnance Survey map

APPENDIX 2:

PHOTOGRAPHY

Appendix 2.1:
View of site looking
north from High
Street



Appendix 2.2:
View looking south-
east along boundary
to High Street
showing housing



Appendix 2.3:
View looking across
the site from the
north
)



Appendix 2.4:
View across the site
looking from the
south



Appendix 2.5:
View from the site
across the southern
boundary wall
towards the vicarage
and Church of St
Paul.



Appendix 2.6:
View looking south
across the site
towards the Church
of St Paul.



Appendix 2.7:
View of Grade II
Listed barn on
Kirkgate, c.400m west
of the site, looking
north-east



Appendix 2.8:
View of the Church
of St Paul, looking
east



Appendix 2.9:
View of the Church
of St Paul from the
south, noting the
vicarage to the right.



Appendix 2.10:
View along the
church lane, looking
north-east across the
site



Appendix 2.11:
Detail of the parish
boundary marker
stone adjacent to the
southern boundary of
the site..



Appendix 2.12:
View looking from
High Street across
the former National
School towards the
church of St Paul.



Appendix 2.13:
View looking south-
west from High
Street showing 19th
Century housing with
the church of St Paul
behind.



Appendix 2.14:
View looking south-
from High Street
showing 19th Century
housing with the
church of St Paul
behind.



Appendix 2.15:
View of the Working
Mens Club, towards
the southern
boundary of the site.



APPENDIX 3:

GAZETTEER OF HERITAGE ASSETS

HA	Period	Name	Type	Designation	HER ref	NGR	
1	Uncertain	Linear Ditch (cropmark)	Cropmark of linear ditch; a second ditch, very faint, may abut it at right angles - possibly a fragment of a prehistoric or Romano-British field system.		HER: 4060	426500	423700
2	Uncertain	Field system	Geophysics identified medieval to post-medieval ridge and furrow, along with linear boundary features, a ring ditch and associated field system, and square enclosures.		HER: 15018	427400	423600
3	Uncertain	Cropmarks east of Childswell	Cropmarks of 'zig-zag' linear ditch, not well understood; similar features occur on PRN 4548; could be prehistoric or Romano-British; associated pits or maculae introduce the possibility of former woodland but uncertainties indicate that evaluation is warranted.		HER: 4542	427100	423300
4	Romano-British	Roman Coin	As of Augustus (27 B.C.-A.D. 14.) Obverse: within a wreath, AUGUSTUS TRIBUNIC POTEST. Rev: S.C. surrounded by ? (HMW); M. SAN QUINIUS. Found in June 1962, 6 inches below the surface. In the Bagshaw Museum, acc. no. 1962.166.		HER: 1898	425690	422920
5	Post-medieval	110 Oaks Road, Soothill	110 Oaks Road, Soothill (SE 25450 23928). Late 18th Century house with C19 alterations. Coursed rubble with ashlar dressings. Stone slate roof with 2 brick gable stacks and a single tall rear wall brick stack. quoins. 2 storey.	Grade II LB	HER: 12094 NHLE: 1135381	425450	423928
6	Post-medieval	Grove Farmhouse, 17-19 Kirkgate, Hanging Heaton	Grove Farmhouse: a timber-framed aisled hall, thought to originally date from the 16th Century, with alterations from the 17th Century onwards. Part of a post-medieval farm complex.	Grade II LB	HER: 12093 NHLE: 1135379	425577	423170
7	Post-medieval	Stables at Grove Farm, Hanging Heaton, Soothill	Late 18th to early 19th Century stables at Grove Farm, Hanging Heaton, Soothill (SE 25601 23181). Stables. Late C18 and C19 alterations. Coursed rubble with ashlar dressings, and stone slate roofs. L-plan, single storey.	Grade II LB	HER: 12125 NHLE: 1253978	425601	423181

HA	Period	Name	Type	Designation	HER ref	NGR	
8	Post-medieval	Barn at Grove Farm, Hanging Heaton, Soothill	Mid 19th Century barn at Grove Farm, Hanging Heaton, Soothill (SE 25594 23148). Barn. Mid C19. Dressed rubble with ashlar dressings and stone slate roof with ashlar coped gables. Flush ashlar quoins.	Grade II LB	HER: 12126 NHLE: 1135380	425594	423148
9	Post-medieval	12, 14 & 16 Kirkgate	House, now three dwellings, of mid 18th Century date with later alterations.	Grade II LB	NHLE: 1253970	425485	423095
10	Post-medieval	Church of St Paul	"Commissioners" church of 1823-5 by Thomas Taylor. Altered 1894 and restored 1917 after a fire in 1916.	Grade II LB	NHLE: 1134649	425905	423176
11	Post-medieval	Boundary Stone	Boundary stone, c.1830, marking the boundary between Batley and Dewsbury.	Grade II LB	NHLE: 1135378	425985	423193
12	Post-medieval	Toll Gates	Toll gate, c.1850, for the Dewsbury to Leeds Turnpike Road.	Grade II LB	NHLE: 1253264	426509	423458
13	Post-medieval	Greenhill Mills and Dyeworks	First shown on the 1st ed 25" series OS map c. 1894, not on earlier historic OS map. Named Greenhill mills on modern digital mapping but unclear to what extent, if any, 19th Century buildings survive on the site.		HER: 17825	425180	423600
14	Post-medieval	Disused Quarry	Excavations recorded a large amount of 19th/20th Century material culture within a possible fill of an earlier quarry shown on the first edition OS of 1854.		HER: 14956	425830	423200
15	Post-medieval	Gawthorpe Reservoir and Water Tower	Gawthorpe reservoir, Ossett Corporation W. W. covered reservoir which is first shown on the c. 1894 OS map. Gawthorpe Water Tower located at the northern eastern corner of the reservoir. Reinforced concrete water tower of 1928.	Grade II LB	HER: 5112 NHLE: 1472774	426900	422600
16	Modern	World War II Heavy Anti-Aircraft site	World War II Heavy Anti-Aircraft site, ref. no. O, later changed to H12 for the Leeds Gun Defended Area. First mentioned in the P.R.O. February 1940. 22/6/1942 described as unarmed. 1:10,000 OS map shows site apparently built on. N.B. There appears to be a military		HER: 6429	425200	423000

HA	Period	Name	Type	Designation	HER ref	NGR	
			site, possibly the camp for the gunners, at SE 252 228 (shown on 1954 1:2500 OS map).				

APPENDIX 4:

LISTED BUILDING DESCRIPTIONS

CHURCH OF ST PAUL

DETAILS

Grade: II

List Entry Number: 1134649

Date first listed: 13-Jan-1984

LOCATION

District: Kirklees (Metropolitan Authority)

National Grid Reference: SE 25905 23176

DESCRIPTION

"Commissioners'" Church. 1823-5 by Thomas Taylor. Altered 1894. Restored 1917 after fire of 1916. Ashlar. Pitched slate roof with roll top copings. 3-tier west tower. 7-bay buttressed nave with tall 2-light windows with Y tracery and hood moulds with mask-like figure head stops. Small chancel with 4-light east window with intersecting tracery. The projecting 3-tier tower has perforated parapet with tall octagonal pinnacles. 2-light louvred openings to bell chamber. Clock face to 3 elevations. Main arched entrance at base of tower on west side.

Very plain, light interior with stained glass to east window only. Nave windows are leaded. Carved reredos. Well carved and panelled organ case in north-east corner.

BOUNDARY STONE OPPOSITE ST PAUL'S VICARAGE

DETAILS

Grade: II

List Entry Number: 1135378

Date first listed: 07-May-1991

LOCATION

District: Kirklees (Metropolitan Authority)

National Grid Reference: SE 25985 23193

DESCRIPTION

Boundary stone. c1830. Stone slab with rounded top. Front has incised central boundary line with to the left Batley, and to the right Dewsbury in incised lettering. The stone marks the boundary between Batley and Dewsbury.