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**KIRKLEES COUNCIL**

**DEWSBURY, RIVERSIDE**

**ARCHAEOLOGICAL DESK BASED ASSESSMENT AND HERITAGE STATEMENT**

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**ARCHAEOLOGICAL DESK BASED ASSESSMENT AND HERITAGE STATEMENT**

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## 1 INTRODUCTION

1.1.1 This report has been prepared by Wardell Armstrong LLP, a Registered Organisation with the Chartered Institute for Archaeologists (CifA) in respect to development proposals for a Site at Dewsbury, Riverside (NGR: SE 22869 19584). Proposals entail:

- a) Application for full planning permission for engineering works, drainage and utilities connection for the provision of site access from Forge Lane and Ravensthorpe Road and associated works; and,
- b) Application for outline planning permission for the erection of up to 350 dwellings and mixed use development (including community facilities) with associated works including the provision of internal estate roads and parking, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management) and sustainable urban drainage works drainage principles.

1.1.2 This report sets out the archaeological and historical background of the Site and provides an assessment of the significance of any known or potential heritage assets of an archaeological and built heritage nature within the boundary of the Site. Potential direct impacts to the archaeological resource and built heritage resource as a result of the proposed development are set out and appropriate mitigation measures for reducing/offsetting these potential impacts are proposed where relevant.

1.1.3 The proposed development also has the potential to impact upon the significance of designated heritage assets within the vicinity of the Site. Potential impacts would be indirect caused by changes in the setting of a given heritage asset which may affect the significance of the asset or the ability to appreciate that significance. This report includes proportionate statements of significance of the designated assets potentially affected, including the contribution that their setting makes to their significance, in order to allow for an understanding of any potential harm to significance.

1.1.4 The assessment was undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CifA 2014) and in accordance with terminology expressed within the National Planning Policy Framework. Historic England guidance good practice guidance presented in the *Setting of Heritage Assets* (Historic England GPA 3 2017) has been adhered to as appropriate.

## 2 PLANNING POLICY AND LEGISLATION

2.1.1 A heritage asset is defined in the National Planning Policy Framework (NPPF) as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest’ (Ministry of Housing, Communities and Local Government 2021, Annex 2 page:67).

### 2.2 Legislation

2.2.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas. Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).

2.2.2 Building and Conservation Areas) Act (1990). In relation to development proposals, the legislation states that:

*‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the secretary of state shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’ (section 66).*

2.2.3 With regards to Conservation Areas it states that:

*‘special attention shall be paid to the desirability of preserving or enhancing the character of that area’ (section 72).*

2.2.4 Hedgerows are afforded protection under the Hedgerow Regulations 1997 (amended 2002). Hedgerows are deemed important if they:

- Are associated with a Scheduled Monument or a site recorded on an Historic Environment Record; or
- form an integral part of a field system shown on a map pre-dating 1845;
- mark a parish or township boundary predating 1850; or
- mark the boundary of a pre-1600 estate.

### 2.3 National Planning Policy

2.3.1 The National Planning Policy Framework (NPPF) supported by the National Planning Policy Guidance (PPG), which endorses the conservation and enhancement of the

- historic environment (Department for Communities and Local Government 2014), defines the role of the planning system as to promote and achieve sustainable development and involves 'protecting and enhancing our natural, built and historic environment' (MHCLG 2021, para:8).
- 2.3.2 The NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments ... should be wholly exceptional' (MHCLG 2021, para:200).
- 2.3.3 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications 'great weight' should be given to the asset's conservation and that 'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional' whilst 'substantial harm to or loss of...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' (MHCLG 2021, para:200).
- 2.3.4 Non-statutory designated heritage assets, comprising Registered Battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.
- 2.3.5 The significance of a heritage asset (designated or non-designated) is defined within the National Planning Policy Framework (NPPF) as 'the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic' (MHCLG 2021, Annex 2 page:71).
- 2.3.6 The setting of a heritage asset (designated or non-designated) is defined as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' (MHCLG 2021, Annex 2 page:71).
- 2.3.7 Where heritage assets (designated or non-designated) are to be affected by development, 'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their

setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (MHCLG 2021, para:194).

2.3.8 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2019, para:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2021, para:202).

2.3.9 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2021, para:203), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2021, page:56). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (MHCLG 2021, para:194).

## 2.4 Local Planning Policy

2.4.1 Local plan policy is presented within the following documents:

- Kirklees Local Plan (adopted 2019); and
- Kirklees Local Plan Allocations and Designations (adopted 2019).

2.4.2 Within the latter, the Site is located within a housing allocation referenced as 'Land to the south of Ravensthorpe/Lees Road Dewsbury' (HS61).

2.4.3 General policy includes the following with reference to archaeology and heritage:

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

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

heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

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

- a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;
- b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;
- c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;
- d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;
- e. accommodate innovative design where this does not prejudice the significance of heritage assets;
- f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted

### **3 METHODOLOGY**

3.1.1 This report assesses potential impacts to buried archaeological remains through ground disturbance and potential impacts to built heritage through changes in their setting. The following sets out the evidential sources and impact assessment methodology.

#### **3.2 Archaeological Databases**

3.2.1 The standard collation of all known archaeological sites and find spots within 1km comes from the West Yorkshire Historic Environment Record (HER). HER entries within an approximate 1km radius of the site are plotted on drawing ST18374-001. Where relevant, these sites and finds have been discussed in Section 5.

3.2.2 Information on designated heritage assets has been sourced from Historic England datasets.

#### **3.3 Historical and Cartographic Sources**

3.3.1 The principal sources for this type of evidence were:

- the Kirklees Local Studies Library; and
- online sources holding historic Ordnance Survey and Tithe maps.

3.3.2 Relevant documents are listed in the Bibliography.

#### **3.4 Secondary Sources**

3.4.1 All sources are listed in the Bibliography. The principal sources of secondary material were:

- the Kirklees Local Studies Library;
- the Archaeology Data Service <sup>1</sup>; and
- the Wardell Armstrong in-house library.

#### **3.5 Geological/Geotechnical Information**

3.5.1 A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 2021).

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<sup>1</sup> <https://archaeologydataservice.ac.uk/>

3.5.2 Where available Site Investigation reports will be referenced as appropriate and detailed within the Bibliography.

### 3.5.3 **Site Inspection**

3.5.4 A walkover survey of the Site was undertaken in August 2021.

3.5.5 The inspection had the following purposes:

- to examine the areas of archaeological potential identified during the desk-based assessment, in particular, with a view to gauging the likely survival and condition of archaeological remains;
- to identify signs of disturbance or truncation within the Site which could affect archaeological potential;
- to review the presence/absence of earthworks indicative of the presence of archaeological remains i.e. ridge and furrow earthworks;
- to confirm the presence/absence of historic hedgerows; and
- to inform the Impact Assessment element of this document.

### 3.6 **Impact Assessment Methodology**

3.6.1 Archaeological impacts will be assessed according to the DMRB methodology presented in Appendix 1.

3.6.2 With regard to the assessment of impacts to designated heritage assets, in particular reference to the NPPF which notes ‘significance derives not only from the physical fabric of a heritage asset but also from its setting’ (MHCLG 2019, Annex 2 page:71).

3.6.3 Firstly in respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation/ understanding of an asset’s significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm;

- Step 5 – Make and document the decision and monitor outcomes.

3.6.4 A non-exhaustive list provided within the document (2017:11) identifies themes such as the following when describing setting and assessing its contribution to significance:

- Physical Surroundings;
  - Topography;
  - aspect;
  - functional relationships and communications;
  - history and degree of change over time; and
- sense of enclosure, seclusion, intimacy or privacy.
  - Experience
  - views from, towards, through, across and including the asset;
  - intentional inter-visibility with other historic assets and natural features; and
  - sense of enclosure, seclusion, intimacy or privacy.

#### *Assessment of Impact*

3.6.5 The NPPF stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm (Significance is sustained or enhanced).

3.6.6 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states 'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting' (Para 19).

3.6.7 The application of the terms 'substantial' and 'less than substantial' is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm,

however where EIA terminology is required or in respect to stakeholder preferences, the DMRB methodology will also be referenced, see Appendix 1.

## **4 DESCRIPTION OF THE SITE**

### **4.1 Location**

4.1.1 The 30.47ha Site is located within the parish of Thornhill. It is present to the south of Ravensthorpe Road on the southern outskirts of Dewsbury, the town centre being located 2.3km to the north-east.

### **4.2 Known Potential Constraints**

4.2.1 There are no designated heritage assets recorded within the Site boundary.

4.2.2 Designated heritage assets located within 1km of the Site comprise Listed Buildings only. These include a complex of Listed Buildings at Lees Hall located c.170m north of the Site. The potential impact to Listed Buildings will be discussed within the 'Heritage' section of this report.

4.2.3 With respect to non-designated assets the HER records the presence of a possible cropmark within the Site which could represent the remains of an enclosure of unknown date but putatively referenced as dating to the prehistoric/roman period (HER ref: 642). The potential impact to any remains of an archaeological nature will be discussed within the 'Archaeology' section of this report.

## **6 ARCHAEOLOGY: THE EVIDENCE**

### **6.1 Topography, Geology, Soils**

- 6.1.1 The Site occupies the north facing slope of a Pennine ridge which rises above the River Calder present 100-700m north of the Site. The slope on which the Site is located continues to rise beyond the southern boundaries of the Site to a plateau at around 165m AOD. To the southern side of the plateau the land drops to the Howroyd Beck. Atop the ridgeline to the south-east of the Site is the village of Thornhill which occupies the projecting eastern terminus of the ridge.
- 6.1.2 The position of the Site affords long ranging views to the north.
- 6.1.3 The main body of the 29.4ha Site is located within arable land present on the north-east facing slope which on the boundaries of the Site drops in height from 90m AOD to 50m AOD, towards the River Calder.
- 6.1.4 The western 8ha of the Site occupies a north/north-west facing slope dropping from a height of 85m AOD to 55m AOD. This area is under woodland.
- 6.1.5 The north-eastern extremity of the Site extends across relatively level ground comprising allotments covering approximately 1ha, an area of hardstanding including a residential property and the highway around the Ravensthorpe Road/Lees Hall Road junction.
- 6.1.6 The solid geology of the Site is predominantly recorded as the Pennine lower coal measures albeit bands of sandstone (Kepton Edge Rock) extend across the western half of the Site. Superficial deposits are restricted to the north-eastern extremity of the Site which is lower lying. These comprise alluvium and include river terrace deposits of sand and gravel.

### **6.2 Previous Archaeological Works**

- 6.2.1 The land within the boundary of the Site has not been subject to any previous archaeological fieldwork. In order of proximity, the following fieldwork has been undertaken within the search area.
- 6.2.2 A programme of geophysical survey and trial trenching was undertaken 320m west of the Site in 1996. The evaluation was negative.
- 6.2.3 A watching brief was undertaken in 2008/9 during ground works associated with a sewer pipeline 450m north-east of the Site. At this location the watching brief was negative.

6.2.4 A community led geophysical survey and excavation was undertaken 550m north of the Site in 2012. The remains of brick courses were recorded which were thought to be associated with an eighteenth-century house formerly located on that site.

### 6.3 **Archaeological and Historical Background**

6.3.1 The following is a synthesis of the archaeological background to the Site, drawing on the results of the HER enquiry, cartographic evidence and secondary sources.

#### *Prehistoric*

6.3.2 During the early part of this period, it is possible that the Calder valley was occupied by an extensive lake such that the Site may have been under a waterbody or in the vicinity of its edge. The area in general is not thought to have been exploited until the waterbody receded and climatic conditions improved in the Mesolithic period (Nuttall 1995). Although no entries for stone tools in the search area are referenced by the HER, antiquarian reference to artefacts is known for the wider locality. For example, 9km south-east of the Site a possible knapping site has been referenced at Wooley Edge.

6.3.3 Potentially the north facing aspect of the Site may have made it less attractive for settlement, albeit high ground in proximity to the River Calder and any associated waterbodies may have overridden this concern. The HER records a single entry which may attest to prehistoric activity. This is located within the boundary of the Site and comprises a possible cropmark which may represent buried remains associated with an enclosure and associated trackway/linear features (HER reference 642). Although undated, the morphology of the possible cropmark may attest to prehistoric activity overlooking the Calder valley.

#### *Romano-British*

6.3.4 The possible cropmark, referenced above as extending into the boundary of the Site, may also attest to potential remains of Roman origin (HER reference 642). Whilst this is tentative and the HER does not record any other evidence of Roman activity within the boundary of the Site, it is reputed that the high ground of the ridge on which the Site is located may have been attractive for Roman military activity (Nuttall 1995). Potentially in support of this, Roman coins have been recovered in antiquity from Overthorpe and Thornhill at the eastern end of the plateau, c. 1.5km south-east of the Site (Nuttall 1983).

### *Early Medieval*

6.3.5 The HER does not record any evidence for early medieval activity within the search area. However, the remains of multiple Anglo-Saxon crosses and coffin fragments are recorded as being found during renovations to the church at Thornhill, c. 2km south-east of the Site (Nuttall 1983). Furthermore, Dewsbury to the north-east of the Site is also thought to have been the location of a religious establishment during this period.

### *Medieval*

- 6.3.6 Dewsbury and Thornhill are referenced within the Domesday survey of 1066.
- 6.3.7 During this period two families in particular are known to have resided in the vicinity of the Site. These included the Saviles of Thornhill Hall located 2.3km south-east of the Site, their presence consolidating the favourable location of the higher ground at the eastern end of the plateau for settlement activity.
- 6.3.8 In closer proximity, however, were the Nettletons of the early fifteenth century Lees Hall located 160m north of the Site. This represents the first verified settlement activity in the immediate vicinity of the Site (HER reference 2636). At this time documentary evidence attests to the family of William Nettleton who occupied a timber framed house. The extent of the landholding associated with the house is unknown.
- 6.3.9 Slightly further afield but representative of the medieval exploitation of the wider landscape in proximity to Dewsbury were two water powered fulling and corn mills of medieval date. These are recorded on the River Calder 815m north of the Site (HER reference 2871).

### *Post Medieval*

- 6.3.10 Occupation has continued at Lees Hall throughout this period. Additions to the property were made by Robert Nettleton in 1530 before the family left residence in 1655 when it was bought by Thomas Hobson who lived there until 1668. Hobson was followed by the Radcliffe family and then the Thornhill family before it passed through varied ownership.
- 6.3.11 The land holding associated with the property may have extended into the Site albeit this is unknown. Certainly, the Tithe map (discussed below) indicates that the nineteenth century landholding associated with Lee Halal was focused on fields abutting the River Calder which may have extended into the western part of the Site now under woodland.

- 6.3.12 The aforementioned mills were known as Upper and Lower Mills by this time and were acknowledged by the fieldname Mylnefeild in the mid to late sixteenth century. These mills and many other examples of later date continued in use throughout this period which witnessed the industrial revolution, the consolidation of Dewsbury as a mill and textile town and its industrial expansion during the nineteenth century, particularly into an area known as Ravensthorpe which extends to the River Calder in the vicinity of the northern boundary of the Site. As a consequence, the HER is dominated by HER entries of industrial character. Only those entries which are particularly pertinent and/or of direct relevance to the land within the boundary of the Site will be discussed.
- 6.3.13 The earliest cartographic evidence studied as part of this assessment was the 1845 Thornhill Tithe Map, see Figure ST18374/003. This showed the main body of the Site to the south of the Manchester and Leeds Railway which had been opened in 1841 and which appeared to have isolated Lees Hall from much of its associated landholding. Within the Site the land was shown to extend across a number of arable/pasture enclosures under various ownerships as shown in Table 6.1. The arable/pasture part of the Site was present between an area of woodland present in the west of the Site and some built development adjacent to the road to Lees Hall in the east of the Site.
- 6.3.14 The built development at the eastern end of the Site at the time of Tithe Survey comprised a cluster of cottages and gardens under various ownerships and an inn owned and occupied by Thomas Drake (plot 521). The construction of these likely having been triggered by the establishment of a nearby crossing of the Calder and Hebble navigation in 1770; albeit an earlier origin (perhaps associated with Lees Hall) cannot be ruled out.

<b>Table 6.1: Tithe Map Apportionment Details</b>		
<b>Owner</b>	<b>Plots</b>	<b>Description</b>
Elizabeth Ingham	483	Two cottages and gardens
	484	Wood
Thomas Thornhill	505	Lees Hall Demesne: -
	507	Lees Hall Demesne: High Trees
	508	Lees Hall Demesne: Wheat Royd or Lady Wood Close
	509	Lees Hall Demesne: Low Trees
John Wallis Esquire	463	Flanges
	464	Flanges
	465	Near Stony Royd
	466	Far Stony Royd

<b>Table 6.1: Tithe Map Apportionment Details</b>		
<b>Owner</b>	<b>Plots</b>	<b>Description</b>
	471	Upper Slung Royd
	489	Dick Royd
Joshua and James Taylor Ingham	520	Cottages and garden
	522	Two cottages and garden
	523	Croft
	524	Croft
John Wallis	490	Great House Close
	491	Little House Close
	492	Cawood Ing
	493	Gib Croft
	494	Thompson Croft
	495	Cottages and garden
	500	Middle Cawood Ing
	501	Near Cawood Ing
Earl of Scarborough	519	Cottage and garden
Thomas Drake	521	Blacker Arms Inn and garden

6.3.15 On the first production of Ordnance Survey mapping, apart from the depiction of a possible area of working in the wood in the west of the Site, a small ‘sandstone quarry’ in Tithe plot 465 and a barn in the south-east corner of Tithe Plot 507, the 1850 Ordnance Survey map showed no change within the boundary of the Site.

6.3.16 The depiction of some mineral working in the Site accords with the industrial backdrop to the Site first facilitated by the Calder and Hebble Navigation opened in 1770 and consolidated by the Manchester and Leeds Railway which had opened in 1841. Aside the localised activity within the boundary of the Site the entrance to a coal mine was annotated 270m south-east of the Site (HER reference 14725). This larger operation was served by the Cromwell Colliery Railway which extended east of the Site boundary towards the Calder and Hebble Navigation where a glass works and a forge were also annotated c.150m north-east of the Site.

6.3.17 By 1894 the Cromwell Colliery Railway has been diverted to a ‘mineral railway’ aligned through the eastern boundary of the Site. This connected the mine to the Manchester and Leeds Railway. A cluster of buildings within the Site located adjacent to the mineral railway before it crossed the road were likely associated with its function.

6.3.18 With respect to the road network, by the time of the production of the 1894 map this had been extended along the northern boundary of the Site (Ravensthorpe Road) such that some of the cottage plots shown at Tithe had been removed (plots 520 and 522).

Cottage plots 495 and 519 and inn plot 521, all fronting the road to Lees Hall, had been retained.

6.3.19 By the production of the 1930 map Tithe map cottage plots 495 and 519 had been removed, the western-most cottage making way for the construction of additional terrace rows to the immediate proximity of the Site boundary. Only the inn and the cottage pair in the west of the Site (within the woodland) were shown as surviving from the production of the Tithe. Also shown on this map was the presence of allotment gardens in the east of the Site adjacent to the 'mineral railway'. An 'old shaft' was depicted in the woods in the east of the Site, further attesting to mineral extraction in that part of the Site which had been indicated by a potential area of surface working on the 1850 map. To the northeast of the woods a new area of surface mining was attested to by an ovoid area of disturbed ground.

6.3.20 The 'mineral railway' in the east of the Site appeared to be in continued use on the 1950 Ordnance Survey map. This map showed the construction of residential properties along Ravensthorpe Road to the immediate north of the Site boundary. This map also verified the small-scale extraction activity in the west of the Site first depicted in 1930 as a surface feature indicative of small-scale extraction. Certainly, by the time of the production of the 1955 map (not reproduced here) a building or compound had been constructed in this part of the Site and significant groundworks and spoil deposition were depicted. This is confirmed by the 1966/67 Ordnance Survey map (not reproduced here). The cottage pair in the woods in the west of the workings was removed at some time between 1966/67 and 1973/83, the latter map showing the construction of a school to the boundary of the Site in the east and confirming the abandonment of the former mineral railway which by this time was annotated as a 'dismantled railway'.

#### 6.4 **Aerial Photographs**

6.4.1 Available aerial photography through Google Earth was viewed. None of the images showed cropmarks in accordance with HER reference 642 albeit this may have been due to variable crop and moisture conditions which can affect the visibility and duration of cropmarks.

#### 6.5 **Site Visit**

6.5.1 The Site was visited in August 2021. Weather conditions were fine with clear visibility.

- 6.5.2 The main body of the Site was observed to be under a mixed arable regime with areas under crop, harvested areas and areas left fallow.
- 6.5.3 Field boundaries within the main body of the Site were mixed and included some sections of hedgerow and some sections of stone walling, albeit in general they appeared to be made up of defined bands of vegetation such as bracken and dense/tall ruderals (it is noted that these could have obscured additional areas of stone walling). The visible stone walls were located along the boundaries in the central part of the Site.
- 6.5.4 No earthworks or areas of differential crop growth were observed within the arable part of the Site which could indicate the presence of buried archaeological remains. Specifically, the area of the Site where the HER records the potential presence of a cropmark (HER reference 642) was observed to be under a cereal crop present with uniform growth (see Plate 6.1). Where its footprint extended beyond the boundary of the Site, dense tall ruderals were present.
- 6.5.5 The western part of the Site was characterised as woodland. Features within the woodland included a section of stone walling which may represent a surviving fragment of the parish boundary between Thornhill and Mirfield, see Plate 6.2. This was present in the north-western corner of the Site. A boundary marker was also visible on the alignment slightly to the south of this, see Plate 6.3. No other features of note were observed within the woodland.
- 6.5.6 In the eastern extremity of the Site where a mineral railway (first shown in 1894) was formerly aligned parallel with the eastern boundary of the Site, an area of overgrown allotments was present. The mineral railway first shown in 1894 would have been aligned within the eastern boundary of the allotment. No above ground remains were noted. Where the mineral railway would have approached the road crossing, modern extensions to a roadside building were present within its former footprint alongside an area of hardstanding for carparking. The roadside building comprised a two storey three bay house present at the location of a building shown on the 1845 Tithe Map and recorded within the apportionment as an inn. This was in residential use at the time of survey.
- 6.5.7 The small part of the Site extending to the north of Ravensthorpe Road included two plots of vacant land and a closely set street network around early twentieth century terrace rows (outside of the Site). The plots of vacant land comprised a triangular plot

in the east with trees and shrubs and a rectangular plot in the west with two trees. Both plots were grassed. The eastern-most plot included a raised inspection shaft.



**Plate 6.1: Arable crop to southern side of wall (RHS of frame)**



**Plate 6.2: Possible parish boundary in the north-west of the Site (scale 1m)**



**Plate 6.3: Possible parish boundary marker in the north-west of the Site (scale 1m)**

## 7 ARCHAEOLOGICAL POTENTIAL

### 7.1 Summary Potential

7.1.1 Based on the known archaeology, the potential of the Site may be judged as follows:

7.1.2 **Prehistoric – Unknown** – the HER references a possible cropmark enclosure within the boundary of the Site. This may attest to prehistoric activity for which there is an otherwise general paucity of evidence. Topographically the Site poses some favourable characteristics, being located on high ground above a water source (the River Calder) albeit a north facing slope may have inhibited site selection for extensive occupation activity. It is more likely that any activity presented by the cropmark is peripheral to a foci of activity located elsewhere and is probably agricultural in nature.

7.1.3 **Roman – Unknown** – the HER references a possible cropmark enclosure within the boundary of the Site. This may attest to Roman activity for which there is an otherwise general paucity of evidence, it being anticipated that higher ground at Thornhill may have been more attractive for military activity. It is more likely that any activity presented by the cropmark is peripheral to a foci of activity located elsewhere and is probably agricultural in nature.

7.1.4 **Early medieval – Low** – there is no evidence for early medieval activity within the boundary of the Site.

7.1.5 **Medieval – Low to medium** – the Site is located within close vicinity to known medieval occupation, namely Lees Hall, albeit the parts of the Site closet to this asset have undergone postmedieval/modern development in the form of highway works/the construction of a mineral railway. Nevertheless, the undisturbed parts of the Site may have the potential for remains of an agricultural nature such as boundary ditches.

7.1.6 **Post Medieval – High** – the map regression exercise undertaken as part of this assessment has demonstrated that a number of cottages and a former inn of at least mid-nineteenth century date were constructed within the boundary of the Site. A cottage pair was shown in the woodland in the west of the Site and a number of cottages were shown in the north-eastern part of the Site in the vicinity of Lees Hall Lane from 1845 onwards. Apart from the former inn which remains to Lees Hall Road all the buildings (the former cottages) have been removed, but potential remains for below ground remains to be present, the highest potential being for the cottage pair

formerly located within the woodland and then cottages in Tithe plots 520 and 522 which may survive in the extreme northern part of the extant allotments.

7.1.7 **Industrial – High** - The Site has a high potential for remains of industrial archaeology, in particular mining remains in the woodland in the west. These include the remains of a shaft and possible 'historic' surface working areas. Other 'historic' surface working areas in the Site are anticipated to have been removed through later extensive working undertaken in the mid twentieth century (land in the west of the Site to the east of the area historically depicted as Lady Wood and now beneath woodland also) and through the modern arable regime (the small 'sandstone quarry' depicted in the east of the Site in 1850). Other industrial remains could comprise remains of the mineral railway which extended within and parallel to the eastern boundary of the Site between 1894 and into the mid-twentieth century, albeit it is anticipated that the feature would have been predominantly above ground in nature with subsurface remains being minimal, albeit the remains of ancillary buildings may be present within an area currently occupied by hardstanding and allotments in the north-east of the Site.

## **8 ARCHAEOLOGY IMPACT ASSESSMENT**

8.1.1 Appendix 1 describes the methodology for assessing the magnitude of impact and the overall significance of impact.

8.1.2 The proposed development will cause ground disturbance which will have the potential to disturb archaeological remains.

### **8.2 Detailed Application – Potential Direct Impacts**

8.2.1 The detailed part of the application comprises a new junction at Forge lane, a road link to the western boundary of the Site and a secondary access onto Ravensthorpe Road.

8.2.2 With reference to the potential of the Site as discussed in Section 7 the groundworks associated with the detailed footprint would affect potential archaeological assets as follows:

- Prehistoric – the proposals would not affect the recorded extent of the possible cropmark which may attest to prehistoric activity. However, associated remains within the road footprint cannot be ruled out.
- Roman – the proposals would not affect the recorded extent of the possible cropmark which may attest to Roman activity. However, associated remains within the road footprint cannot be ruled out.
- Early medieval – there is no reason to anticipate the potential presence of early medieval remains within the footprint of the road.
- Medieval – the proposed road footprint may extend across field boundaries of potential medieval date associated with Lees Hall.
- Post medieval – on Ravensthorpe Road, Lees Hall Road and south of the highway towards the allotments, the works may disturb buried remains of cottages shown in Tithe plots 520 and 522 and which may be eighteenth century (or earlier) in date.
- Industrial – where the footprint of the road leaves Lees Hall Road and heads south towards the allotments the works may disturb buried remains of the late nineteenth century mineral railway and buried remains associated with ancillary buildings.

8.2.3 In general, the importance of any archaeological remains within the proposed road footprint is not anticipated to exceed that of low to medium significance. Any prehistoric/Roman remains would be anticipated to be related to activity peripheral

to any foci of activity which the possible cropmark may attest to, these being possible boundary related features associated with any potential field system which may have extended across the slope of the Site towards the end of the prehistoric and into the Roman period. Any remains of medieval date are also likely to be agricultural in nature, potentially associated with field/land boundaries associated with Lees Hall. Industrial and post medieval remains, if present, would illustrate the known activity within the Site related firstly to post medieval cottage habitation and subsequently the mineral railway.

8.2.4 The magnitude of impact in all cases would be referenced as major as a worst-case scenario.

8.2.5 **In reference to the DMRB methodology, the overall impact to potential archaeological remains would be no greater than moderate adverse in effect with any adverse impacts resulting being of slight adverse effect in the most likely circumstance.**

### 8.3 **Outline Application – Potential Direct Impacts**

8.3.1 The outline part of the application comprises the remainder of the footprint of the Site, with potential impacts determined in reference to the parameters plan. Notably this demonstrates the avoidance of any impact in the west of the Site where woodland, which has been assessed to hold industrial potential, would be retained.

8.3.2 With reference to the potential of the Site as discussed in Section 7 the groundworks associated with parameters plan would affect potential archaeological assets as follows:

- Prehistoric – the parameters plan shows residential development extending across part of a possible cropmark which may attest to prehistoric activity. Associated activity within the remainder of the outline footprint cannot be ruled out.
- Roman – – the parameters plan shows residential development extending across part of a possible cropmark which may attest to Roman activity. Associated activity within the remainder of the outline footprint cannot be ruled out.
- Early medieval – there is no reason to anticipate the potential presence of early medieval remains within the outline area.
- Medieval – field/land boundaries of potential medieval date associated with Lees Hall may extend across the outline area.

- Post medieval – buried remains of cottages associated with Tithe plot 520 and which may be eighteenth century (or earlier) in date may be present in the north-western corner of the extant allotments where the parameters plan shows residential development.
- Industrial – the parameters plan show residential development along the eastern edge of the extant allotments where remains of the mineral railway may be present.

8.3.3 In general, the importance of any archaeological remains within the outline area is not anticipated to exceed that of low to medium significance. Remains associated with the possible cropmark are most likely to be related to an enclosure of agricultural character with the foci of settlement activity of the prehistoric period more likely to be located in more favourable topographic locations elsewhere. Any prehistoric/Roman remains would be anticipated to be peripheral and agricultural in nature, these being possible boundary related features associated with any potential field system which may have extended across the slope of the Site towards the end of the prehistoric and into the Roman period. Any remains of medieval date are also likely to be agricultural in nature, potentially associated with field/land boundaries associated with Lees Hall. Industrial and post medieval remains, if present, would illustrate the known activity within the Site related firstly to post medieval cottage habitation and subsequently the mineral railway.

8.3.4 The magnitude of impact in all cases would be referenced as major as a worst-case scenario.

8.3.5 **In reference to the DMRB methodology, the overall impact to potential archaeological remains would be no greater than moderate adverse in effect with any adverse impacts presenting from the proposals being of slight adverse effect in the most likely circumstance.**

## **9 ARCHAEOLOGICAL MITIGATION**

- 9.1.1 In this instance the 'field evaluation' referred to within paragraph 194 of the NPPF is not considered necessary at the predetermination stage of the hybrid application; it being reasonably assumed that if evaluation was a pre-requisite of all applications potentially affecting archaeological remains then this would be expressly stated within the policy. As it is not, the 'where necessary' should be applied proportionally, most likely being required on Site's where remains of potential high (national) importance could be located which could preclude development. On the baseline presented here there is no evidence to indicate the presence of remains of national importance and therefore it is considered that no predetermination evaluation would be necessary on the evidence presented within the baseline.
- 9.1.2 It is anticipated that archaeological fieldwork, if it is required, could be delayed as a condition to consent and undertaken as mitigation works, as a phased programme if considered necessary, in accordance with Written Schemes of Investigation prepared in consultation with the Planning Archaeologist. This would, in consideration of the Planning Practice Guidance, be reasonable and proportionate on reflection of the evidence presented within the baseline data which indicates that there is no evidence to suggest the presence of remains within the boundary of the site which could preclude development.
- 9.1.3 Conditioned fieldwork would also reflect paragraph 204 of the NPPF which indicates that any fieldwork which would cause the loss of the whole or part of a heritage asset should (if it is required) be undertaken as a condition to consent, such that the Local Planning Authority has not permitted the loss of archaeological material through fieldwork undertaken before it is known that the proposals can proceed.

## **10 ARCHAEOLOGICAL COMPLIANCE WITH NATIONAL PLANNING POLICY AND LEGISLATION**

### **10.1 Legislation**

10.1.1 In respect to the Ancient Monuments and Archaeological Areas Act (1979) there are no Scheduled Monuments within the footprint of the Site. Neither is there any evidence to indicate the presence of archaeological remains within the footprint of the Site which whilst unscheduled would be regarded as being of national significance. Potential remains have been gauged to be of low to medium importance only. The proposals would not therefore be in contravention of the 1979 Act.

10.1.2 In respect to the Hedgerow Regulations (1997), the earliest map studied as part of this assessment was dated 1846. Thus, any boundaries (assumed hedgerows) which are shown on the map cannot be classified as important on historic grounds; map evidence pre-dating 1845 being necessary for this purpose. On the evidence presented within the baseline, the Hedgerow Regulations would not be engaged.

### **10.2 Policy**

10.2.1 In accordance with paragraph 194 of the NPPF this assessment has described the significance of potential buried remains which could be affected by the proposals. This report constitutes the appropriate desk-based assessment required and has demonstrated that field evaluation to determine a planning application submission is not necessary in this instance, there being no evidence to indicate the presence of remains which could preclude development. Suitable mitigation has been put forward to mitigate potential impacts to the archaeological resource.

10.2.2 With due regard to policy LP35, archaeological fieldwork undertaken as a condition to consent to the detailed part of the application (the junction at Forge Lane and the road link through the Site) would accommodate the required 'excavation and recording' of remains where preservation in situ would not be possible. With respect to the remainder of the Site, archaeological fieldwork undertaken as a condition to outline consent could inform on master planning associated with a reserved matters application and thus inform on the necessity for preservation in situ and/or the necessity for further fieldwork across the main body of the Site.

## 11 HERITAGE: BASELINE

### 11.1 Designated Heritage Assets

11.1.1 Baseline data has been gathered from Historic England GIS datasets. Asset details were gathered on the parameters as set out below.

- World Heritage Sites – within 1 km of the Site;
- Scheduled Monuments – within 1 km of the Site;
- Grade I Listed Buildings – within 1 km of the Site;
- Grade II\* Listed Buildings – within 1 km of the Site;
- Grade II Listed Buildings – within 1 km of the Site;
- Registered Parks and Gardens – within 1 km of the Site;
- Conservation Areas – within 1 km of the Site;
- Historic Battlefields – within 1 km of the Site; and
- Non designated heritage assets of a built heritage nature within the Site.

11.1.2 Assets as specified above which are within the stated vicinity of the Site are set out in Table 11.1.

<b>Table 11.1: Designated Heritage Assets</b>		
<b>Reference</b>	<b>Description</b>	<b>Status</b>
1134720	Calder and Hebble Navigation Greenwood Lock	Listed Building Grade II
1183783	Ravensthorpe-Dewsbury Railway Railway Bridge Over Calder and Hebble Navigation, Long Cut	Listed Building Grade II
1183804	Cleggford Bridge Over River Calder at Junction With Savile Road	Listed Building Grade II
1313643	Former Gatehouse to Lees Hall, to South Of Main Hall	Listed Building Grade II
1313644	Thornhill Lees Church of England School	Listed Building Grade II
1313646	Ravensthorpe-Dewsbury Railway Railway Bridge over River Calder	Listed Building Grade II
1313648	Gate And Gatepiers to Church of Holy Innocents	Listed Building Grade II

Table 11.1: Designated Heritage Assets		
Reference	Description	Status
1313654	Calder and Hebble Navigation Low Mill Lane Bridge and Entrance Gate to Cut	Listed Building Grade II
1313673	Calder and Hebble Navigation Double Lock at Shepley Bridge	Listed Building Grade II
1313677	Broad Oakes	Listed Building Grade II
1450703	Railway Viaduct MVN2/196, Wheatley's Bridge	Listed Building Grade II
1183833	Gates and Gate Piers to Thornhill Lees Vicarage	Listed Building Grade II
1183890	Calder and Hebble Navigation Cottage at Shepley Bridge Locks	Listed Building Grade II
1300325	Cottage to Rear of Broad Oakes	Listed Building Grade II
1300421	Church of Holy Innocents	Listed Building Grade II
1300424	Sundial 7 Yards to South of Church of Holy Innocents	Listed Building Grade II
1300477	House Immediately to South of Thornhill Lees Church of England School (Former School and Schoolmasters House)	Listed Building Grade II
1300635	Calder And Hebble Navigation Lock at New Cut Top at Junction with River Calder	Listed Building Grade II
1313642	Thornhill Lees Hall	Listed Building Grade I
1134691	Walls to East and South of Broad Oakes	Listed Building Grade II
1134696	Church of St Saviour	Listed Building Grade II
1134698	The Second Hall (to South-West of Lees Hall)	Listed Building Grade II*
1134699	Barn Immediately to North-East of Lees Hall	Listed Building Grade II
1134713	Thornhill Lees Vicarage	Listed Building Grade II

11.1.3 Of the designated assets listed in **Error! Reference source not found.** it is anticipated that the significance of the asset types listed below would not be affected by the proposals (significance is sustained). This is due to their significance lying wholly/predominantly within their fabric and/or the lack of change which the proposals would cause in respect to elements of setting which contribute towards their significance. These types of assets would not therefore be taken forward within the Heritage Statement i.e. the types of assets listed below are considered scoped out of further assessment;

- Buildings which are clearly ancillary features to other buildings, their important setting elements being restricted to their physical and visual relationship with a principal building with other external elements being insignificant towards their understanding and appreciation;
- Canal and railway related features whose important setting elements are restricted to their association with a canal/railway and other canalside/railway features, the interaction and understanding of which would not be affected by the proposals;
- Road bridges whose important setting elements are related to an understanding of functionality/immediate architectural response; and
- Assets in built up areas whose setting are limited to their immediate surroundings and where important cones of view to/from would not be affected by the proposals; and
- Distant and isolated assets with no historic links to the land within the Site boundary.

11.1.4 Subsequent to this filtering process the following assets have been identified for which further assessment is considered necessary to determine the nature of any potential impact (if any). These buildings have principally been taken forward as a precaution due to their highly graded status.

<b>Reference</b>	<b>Description</b>	<b>Status</b>
1313642	Thornhill Lees Hall	Listed Building Grade I
1134698	The Second Hall (to South-West of Lees Hall)	Listed Building Grade II*

## 12 ASSESSMENT OF SIGNIFICANCE AND SETTING

12.1.1 Change within the setting of the following Listed Buildings has the potential to impact upon their overall significance:

- Grade I Thornhill Lees Hall (NHLE reference 1313642); and
- Grade II\* The Second Hall (to south-west of Lees Hall) (NHLE reference 1134698).

12.1.2 These assets are shown on Figure ST18374/002.

12.1.3 A description of each of the above assets' interests is presented below. These interests are discussed in proportion with the value of the asset and as far as is necessary in order to determine the importance of setting to the significance of each asset and the potential effect of the proposals on this.

12.1.4 Due to the related nature of the Listed Buildings they will be discussed together to avoid any unnecessary repetition but for clarity the Grade I part of Lees Hall is the timber framed phase(s), the Grade II\* part of Lees Hall is the later stone-built phase. Historic mapping showing the property is shown on Figure ST183374/003 (1-5).

### 12.2 **Grade I Thornhill Lees Hall (NHLE reference 1313642) and Grade II\* The Second Hall (NHLE reference 1134698)**

#### ***Architectural Interest***

12.2.1 The open hall and east wing of the property comprises the timber framed structure and are thought to be fifteenth century in date. In general, the frame is constructed of sawn oak secured with flush sawn oak pegs. Notably, some elements show the contour of the trunk and retain patches of bark.

12.2.2 The open hall part of structure appears to be 1.5 bays wide, having been shortened in the west when a later adjacent stone structure was constructed in the early seventeenth century. It is anticipated the western extremity of the hall and a timber framed west wing may have been lost at this time.

12.2.3 The surviving parts of the open hall have king post trusses with curved braces and paired purlins. The edges of the posts, braces and tie beams are all stop chamfered, illustrative of their presence within a high-status space. Vertical stud filling is present to the upper part of the exterior walls. Their former extension to ground level is indicated by peg and mortise holes. The most notable feature is present at the eastern end of the hall. This comprises a hood or canopy which extends along and in front of the cross truss to the eastern elevation. This would have canopied over the high table

which the owner of the property would have occupied. Its construction appears to incorporate a potential wall painting extending along the eastern wall of the hall (incorporating red, white and green flowers and figures) but which has been affected by a later lathe and plaster covering. The original opposing western elevation of the hall appears to have been removed, with the timber frame sawn off and replaced with a stone wall. Nevertheless, the existing hearth on this wall likely represents the approximate location of the original hearth. The lack of sooting to the hall's roof timbers indicates the former presence of a smoke hood.

12.2.4 The timber framed east wing which would have been the family wing (the solar) is a two storey, two bay structure, separated on the ground floor by an interior wall of vertical studding infilled with original mud and straw (which is also present to part of the west wall). Each room at the ground floor has a doorway into the open hall to the west (straddling the canopy). The northern-most of the bays has another doorway in its north-west corner providing access to a staircase which opens up to a single room at first floor level which was originally open to the roof. The wall framework of the east wing comprises posts sitting on stylobates of local sandstone. These are held together by cills, wall plates and post and truss cross frames with curved braces and king posts. Purlins are set into the back of the principal rafters. Wall studding predominantly comprises broad, vertical struts but diagonal struts are used either side of the windows and around the king posts.

12.2.5 The early seventeenth century stone-built hall to the west of the timber framed structure reflects a period of extensive remodelling at Lees Hall which included the replacement of some of walls to the open hall and east wing in stone (the north wall of the hall and the north and east wall of the east wing). At this time an external stone-built chimney stack was added to the eastern elevation of the east wing (to serve fireplaces to both floors). One of the fireplaces includes the arms of the Nettleton and Drake families and is thought to reference a marriage of Edward Nettleton before his death in 1612. As part of these works the upper floor of the solar wing was subject to elaborate redecoration with an ornately carved fireplace and panelling (since removed) and the insertion of a plaster ceiling. This remains extant and incorporates a frieze of beasts, trees and exotic fruit and flat panels carved with leaves, flowers and fleur-de-lis. An external staircase also added.

12.2.6 The stone-built hall to the west was constructed of dressed stone with large quoins. Whilst the eastern and southern walls have undergone subsequent change/remodelling in the nineteenth century, the northern and western walls remain

extant with original fenestration and a doorway (to the west). Built to two storeys with gable ends at the northern and southern elevations, the roofline is broken to the west elevation with a single gable around a stone mullion and transomed window which breaks the roofline. Windows to the western elevation typically have double chamfered jambs and drip mouldings. The western elevation also includes a doorway with double chamfered jambs and a triangular lintel. The northern elevation is predominantly blank (small window present) being dominated by a centrally placed massive stone built external stack. A similar stack is also present to the centre of the western elevation.

12.2.7 Internally the once partitioned space to the second floor is now open, the former room spaces illustrated by moulded ceiling friezes of animals, contemporary with the ceiling work to the solar in the east wing. Second storey rooms to the north and west elevations were heated by fireplaces accommodated by the external stacks and it is anticipated that the floor in general was for family use being entered from the former western wing of the timber framed phase (now demolished). To the ground floor the space is also open but conversely this is likely reflective of its original use when the space was used by servants predominantly as a kitchen.

12.2.8 The seventeenth century period of investment associated with the stone-built phase may also have been associated with two other extant buildings (listed separately) associated with the property, a gatehouse and barn located to the immediate south-east of the eastern wing (NHLE references 1313643 and 1134699).

12.2.9 The property is of significant architectural interest incorporating the remains of a timber framed building thought to represent the hall and eastern wing of a H plan house, the open hall part of which includes particularly significant features of fifteenth century date. These comprise an oak canopy over the former location of the high table with evidence of a wall painting the area which it canopied over. Other particular features of architectural note comprise the plasterwork to the ceiling of the solar of the east wing and the upper storey of the stone built west wing whose western elevation in particular displays features of note in the pattern and form of fenestration and a doorway.

### ***Historic Interest***

12.2.10 The original timber framed property was established by the Nettleton family in the fifteenth century. The Nettleton family left residence in 1655 when it was bought by Thomas Hobson who retained ownership until 1668 when it was sold to the Radcliffe

family and later the Thornhill family. A C. Wheatley is referenced as an owner in the second half of the nineteenth century. By the 1930s, after its ownership by the Yorkshire Electric Power Company, it had been sold as a farmhouse and individual tenements. In 1971 the timber framed building was in use as an office and packing area, whilst the stone-built building was in agricultural use. Owners of the hall in general were referenced as the Mortimers during the second half of the twentieth century.

- 12.2.11 The property is extant today as a timber framed hall which is open to the roof and which is adjoined by a two-storey timber framed wing of two bays to the east and an isolated stone built wing of early seventeenth century date to the west.
- 12.2.12 It is possible that the timber framed eastern wing was the earliest phase of the house as its timber frame is almost wholly independent from the open hall and is known to have been built first due to a position of flush pegs in its western elevation. Once the timber framed open hall was added (either in immediate succession or at a later date) the house is thought to have also included a timber framed west wing (since demolished) such that it would for a time during the medieval period have comprised a traditional H plan hall. A rough H plan arrangement is reflected by the extant building albeit the western range is stone built and separate from the timber phase.
- 12.2.13 The association of the property with notable families of fifteenth and sixteenth century date provides it with significant historic interest. This is further illustrated by the surviving fabric of the building which testifies to the evolution of the building from the fifteenth to early seventeenth century and which attests to periods of investment around sources of heat and aesthetic treatments, with fireplaces added outside of the open hall as the period progresses and decorative plasterwork invested in for the original solar and later family rooms.

### ***Setting***

- 12.2.14 The asset is located on well draining geology in close proximity to the River Calder. The proximity of this water source, the lush pastures to its banks and the favourable nature of the soils would have likely been prime placemaking factors in locating the original property in the fifteenth century.
- 12.2.15 Against this backdrop the property faces south-east, its frontage aligned in response to Lees Hall Road which likely represents the alignment of a simple lane during the medieval period. The interaction of the property with the lane is referenced through

the later (seventeenth century) construction of a gatehouse to the south side of the property.

- 12.2.16 The lane would have provided access to the property from any contemporary settlement located nearby, in particular that which would have been located c.2.5km east at Thornhill where a village is likely to have been present around a church of potential early medieval origin and where another medieval property of particular note was present; the residence of the Savil family, (Thornhill Hall).
- 12.2.17 At this time the landholding of Lees Hall is uncertain although a review of the much later 1845 Tithe map indicates that by the mid-nineteenth century the land associated with the property extended north to the southern banks of the River Calder. This map also shows the presence of a outbuildings at the location of Wallis Farm which is located c.100m south of the property and which remains extant today, its associated lands providing for an immediate agricultural backdrop to the property which has otherwise seen significant change in recent centuries.
- 12.2.18 The industrial revolution and the steady encroachment of industry in the immediate vicinity of the property is first observed through the appearance of major transport networks of eighteenth and nineteenth century date. In the first instance this comprised the Calder and Hebble Navigation which made use of the River Calder and was established 230m north-east of the property in 1770. This was followed by the Manchester and Leeds Railway which opened in 1841. Whilst the canal is located some distance from the property, the railway is located to its immediate north. Although the railway did not completely sever the property from the River Calder at this time, with apparent crossings depicted providing continued access to its river pastures, its presence consolidated the encroachment of post medieval industry which in recent times appears to have isolated the property with the former railway crossings no longer extant.
- 12.2.19 To elucidate this, after the establishment of the canal and the railway, the Cromwell Colliery opened on a hillside c.850m south of the property. This was shown on the 1850 Ordnance Survey which also showed a 'forge' and a 'glassworks' 300m to the south-east of the property. At this time a mineral railway connecting the colliery and the canal crossed Lees Hall Lane 350m south-east of the property. The Tithe map and the 1850 map show an inn and a number of cottages clustering in the vicinity of the road crossing. Whether or not the inn and the cottages reflect a foci of activity of medieval origin, close by to the property is uncertain albeit it is more likely that they

are of later origin associated with the eighteenth/nineteenth century development of industry.

- 12.2.20 Later mapping shows extensive industrial development to the north of the property of an area called 'Ravensthorpe' around the River Calder. This included large scale modern industrial activity associated with a power station and is a period which saw the property come under the ownership of the Yorkshire Electric Power Company and its potential threat of demolition through the tipping of spoil which later mapping shows to have occurred in the vicinity of the property along Lees Hall Road.
- 12.2.21 The growth of industry was reflected in a corresponding demand for housing and associated road networks. As such, between 1930 and 1949 a road was extended across the railway line from Ravensthorpe to join Lees Hall Road. The road, which acted to further detach the property from any remaining intermediate or distant agricultural backdrop, necessitated the removal of the earlier cottages present c225m south of the property and facilitated the construction of a number of terrace rows which now occupy their former footprint. In the post-war years a number of semi-detached properties were constructed along Ravensthorpe Road. On Lees Hall Road, in the vicinity of the property, works and depots have been established which include a car depot, a tarmac plant and a garage.
- 12.2.22 In summary, the setting of the property has seen considerable change since the time of its construction in the medieval period and the significant investment that occurred in the early seventeenth century. Predominantly secluded from a 'modern' backdrop, the property remains at the top of Lees Hall Road alongside its seventeenth century barn and gatehouse within its immediate setting. The seemingly stranded building complex encloses an area under lawn such that that the front (south-east elevation) of the property faces onto the lawn and holds views of the barn and gatehouse. Beyond this lawn, to the southern perimeter of the property's boundary, are a number of mature trees which screen views of the Site from the immediate setting of the hall and which extend along a section of Lees Hall Road towards Wallis Farm, the intervening landscape to the west comprising paddocks which remain a positive element of setting reflective of the historic rural character of the hall, albeit against a backdrop of modern residential development along Ravenshorpe Road which the Site sits behind.
- 12.2.23 An area of hardstanding extends to the side and rear of the property. This provides access to a range of outbuildings. These buildings do not coincide with the

arrangement of any outbuildings shown on the Tithe map and are a mix of mid/late nineteenth – twentieth century date. They may have been constructed for an agricultural function, but their current use is uncertain

12.2.24 The following attributes of the setting of the property are considered contribute to the significance/ability to appreciate the significance:

- The physical interaction of the property with a private ‘enclosed’ lawned area to its frontage which responds to the front (south-eastern elevation) and which may represent the footprint of an earlier garden;
- The Hall’s group value with a separately listed seventeenth century barn and gatehouse which attest to the early seventeenth century period of improvement and status of the hall;
- The tree lined terminus of Lees Hall Road in the immediate proximity of the Hall which is illustrative of a former rural approach with horse paddocks associated with Wallis Farm present to the immediate west.



**Plate 12.1: The northern end of Lees Hall Road approaching Wallis Farm on LHS of frame**



**Plate 12.2: The northern end of Lees Hall Road approaching the private driveway to the Hall (Wallis Farm beyond LHS of frame) (see 12.3)**



**Plate 12.3: Wallis Farm outbuildings**



**Plate 12.4: Industrial development visible to the west on approach**



**Plate 12.5: Horse paddocks to west of continued approach (Site rising behind houses)**



**Plate 12.6: Lees Hall at top of Lees Hall Road**



**Plate 12.6: Exiting the top of Lees Hall Road towards Wallis Farm and residential terraces beyond**



**Plate 12.7: Exiting Lees Hall Lane adjacent to Wallis Farmhouse on RHS of frame and car depot to LHS of frame**



**Plate 12.8: Terraces housing at bottom of Lees Hall Lane**



**Plate 12.9: Exit nearing Ravensthorpe Road junction**



**Plate 12.10: Garage at junction of Lees Hall Road and Ravensthorpe Road**



**Plate 12.11: View towards Lees Hall from the body of the Site SE 231 196. Approximate location of hall shown in red**



**Plate 12.12: View towards Lees Hall from the body of the Site SE 228 194. Approximate location of hall shown in red**

## 13 HERITAGE - IMPACT ASSESSMENT

13.1.1 The potential direct or in-impact to heritage assets as a consequence to proposed development within the site is discussed below.

### 13.2 **Grade I Thornhill Lees Hall (NHLE reference 1313642) and Grade II\* The Second Hall (NHLE reference 1134698)**

#### *Change*

13.2.1 The proposals would cause change to sloping land rising above houses to the south of Raventhorpe Road, land which is visible on the immediate approach to the Hall and (potentially) from the private grounds of the Hall during winter months. The change would introduce residential development to an area currently under an arable regime.

13.2.2 It is noted, however that change does not equate to harm.

#### *Impact*

13.2.3 With due regard to an understanding that change does not necessarily equate to harm, site observations, and having considered the significance of the asset and the contribution that setting makes towards an understanding and appreciation of this significance, it is anticipated that the changes caused by the proposals within the Site as set out above would cause **no harm**. This is based on the following moderating grounds.

- The significance of the building lies principally within its fabric of timber and stone construction, the phased nature of the building elements and the various periods of investment illustrating the social hierarchy of spaces, high quality craftsmanship and the adaption of the building over time in accordance with contemporary building innovation and aesthetic fashions. The appreciation and experience of these historic, architectural and aesthetic interests would not be infringed upon by the proposals.
- The proposals would not affect the physical interaction of the property with a private 'enclosed' lawned area to its frontage which responds to the front (south-eastern elevation) and the terminus of Lees Hall Road and which may represent part of the original garden to the medieval house which would likely have been set close to the asset. The understanding of the orientation of the Hall to the terminus of the historic route and the presentation of its frontage against an immediately abutting garden area is likely representative of the early setting of the asset. An appreciation of this would not be infringed upon by the proposals.

- The Hall's group value with a separately listed seventeenth century barn and gatehouse which attest to the early seventeenth century period of improvement and status of the house would not be affected by the proposals;
- The tree lined terminus of Lees Hall Road in the immediate proximity of the Hall which is illustrative of a former rural approach with horse paddocks associated with Wallis Farm present to the immediate west would be unaffected by the proposals.

## **14 HERITAGE ASSESSMENT AGAINST LEGISLATION AND POLICY**

### **14.1 Legislation**

14.1.1 With reference to Section 66 of the Planning (Listed Buildings and Conservation Areas Act) (1990) and the 'special regard' referenced as being required in respect to a Listed Building or its setting, no harm has been identified in respect to any identified assets located within the search area. The proposals would not therefore be in contravention of the 1990 Act.

### **14.2 Policy**

14.2.1 In accordance with policy and guidance designated heritage assets potentially sensitive to changes within their setting have been subject to proportionate assessments of significance.

14.2.2 No harm has been identified to the significance of any designated heritage asset as a result of the proposals and as such, the NPPF (paragraph 202) would not be engaged. Nevertheless, should any stakeholder disagree with this assessment and consider that minimal harm would be incurred through changes within setting the public benefits offered by the proposals could be used to balance any perceived harm. It is understood that public benefits would comprise the provision of a plot for a religious facility as part of the proposals and a financial contribution to an offsite primary school.

14.2.3 In respect to the adopted local plan policy, the proposals would not engage policy LP35.

## **15 CONCLUSION**

- 15.1.1 Baseline information was gathered from the West Yorkshire Historic Environment Record, Historic England data sets, Kirklees Local Studies Library and a Site walkover survey.
- 15.1.2 Baseline collection has ascertained that there is no evidence for the presence of archaeological remains which could preclude development, the potential archaeological remains present within the Site able to be mitigated through appropriate archaeological fieldwork which could reasonably be undertaken as a condition to consent or as part of a reserved matters application. The granting of consent would not be in conflict with legislation and national and local planning policy on archaeological grounds.
- 15.1.3 It is considered that baseline collection has ascertained that there would be no harm to designated heritage assets located within the vicinity of the Site as a consequence of change within their setting. In the event that any stakeholder disagrees with this conclusion and considers harm to be incurred to the Grade I and II\* Listed Buildings at Lees Hall, the public benefits to be offered by the scheme could be used to demonstrate full compliance with national and local planning policy.

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**Appendix 1**  
**DMRB Assessment Methodology**

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 1 below.

The **magnitude of impact** is measured from the condition that would prevail in a ‘do nothing’ scenario and it is assessed without regard to the importance of the receptor (Highways England, 2019).

The worst magnitude of impact would be Loss of resource and/or quality and integrity of resource and severe damage to key characteristics, features or elements.

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 2 below.

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. In some cases the significance of impact is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that level of significance chosen.

Table 1: Establishing the importance of a heritage asset	
Value (sensitivity)	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019)

Table 2: Establishing the magnitude of impact		
Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.

Table 2: Establishing the magnitude of impact		
Magnitude of impact (change)		Typical description
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

Table 3: Establishing the significance of impact						
Value/Importance	Very High	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
		<b>No change</b>	<b>Negligible</b>	<b>Minor</b>	<b>Moderate</b>	<b>Major</b>
<b>Magnitude of impact</b>						

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

Table 4: Significance categories	
Significance Category	Typical Description
<b>Very large</b>	Effects at this level are material in the decision-making process.
<b>Large</b>	Effects at this level are likely to be material in the decision-making process.
<b>Moderate</b>	Effects at this level can be considered to be material decision-making factors.
<b>Slight</b>	Effects at this level are not material in the decision-making process.
<b>Neutral</b>	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

**Appendix 2**  
**Historic Hedgerows Assessment**

In determining which if hedgerows are important on archaeological or historic grounds The Hedgerow Regulations (1997) state the following criteria.

**The Hedgerow Regulations 1997 Schedule 1 Part II - Archaeology & History**

1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose “historic” means existing before 1850.
2. The hedgerow incorporates an archaeological feature which is—
  - (a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or
  - (b) recorded at the relevant date in a Sites and Monuments Record.
3. The hedgerow—
  - (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and
  - (b) is associated with any monument or feature on that site.
4. The hedgerow—
  - (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or
  - (b) is visibly related to any building or other feature of such an estate or manor.
5. The hedgerow—
  - (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or
  - (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system—
    - (i) is substantially complete; or
    - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Act, for the purposes of development control within the authority’s area, as a key landscape characteristic.

*Criteria 1*

No hedgerows within the Site mark the boundary, or part of the boundary, of at least one historic parish or township. Therefore, no hedgerows within the Site would be classified as important under Paragraph 1 criteria.

*Criteria 2*

There are no scheduled monuments recorded within the footprint of the Site. Therefore, no hedgerows within the Site would be classified as important under Paragraph 2 criteria.

*Criteria 3*

There are no archaeological sites recorded within the footprint of the Site. Therefore, no hedgerows within the Site would be classified as important under Paragraph 3 criteria.

#### *Criteria 4*

The land within the footprint of the Site is not known to have been associated with a pre-1600 AD estate. Therefore, no hedgerows within the Extension Site would be classified as important under Paragraph 4 criteria.

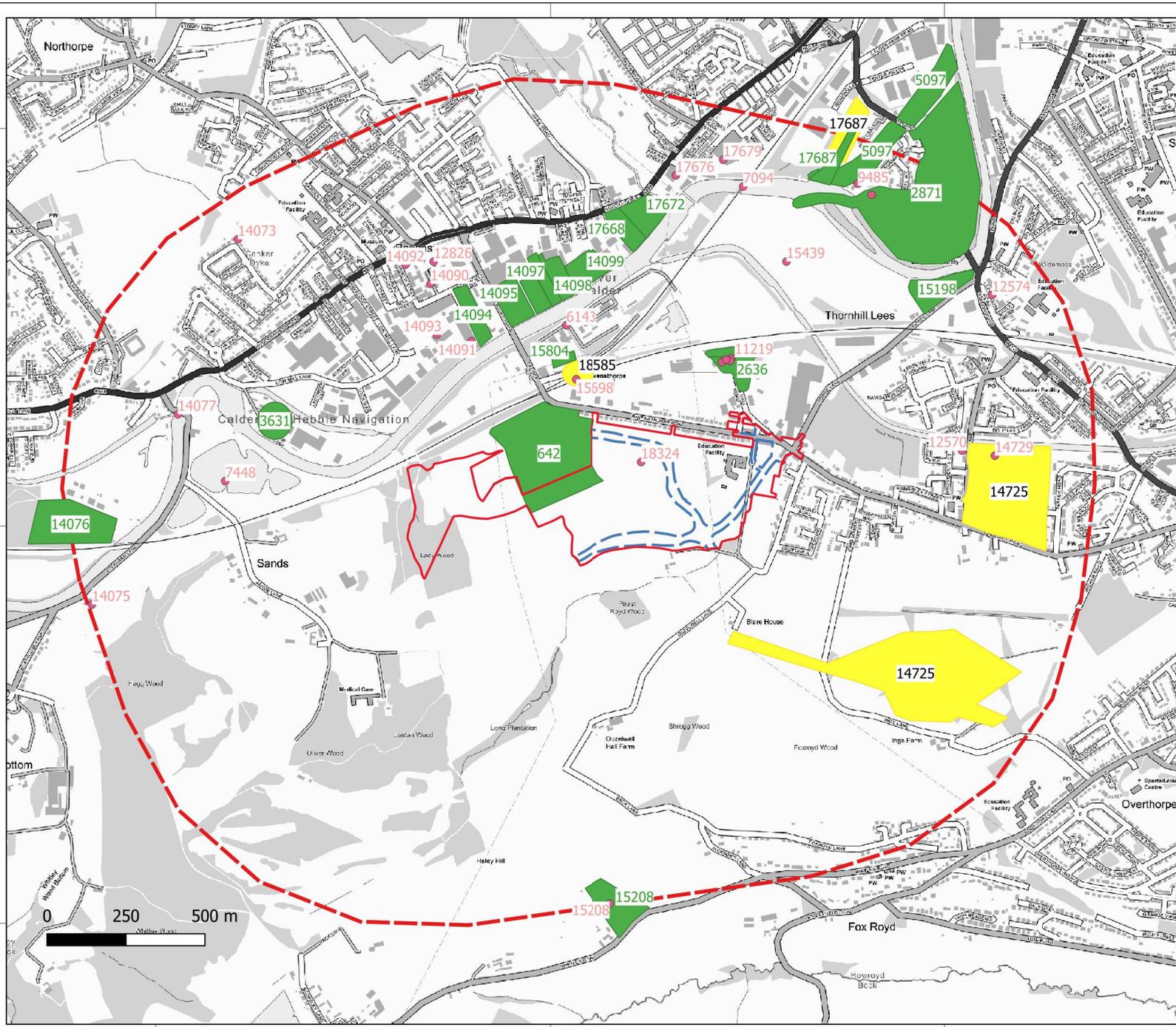
#### *Criteria 5*

In assigning a hedgerow as historic the phrase 'pre-dating the Inclosure Acts' should be taken to mean before 1845 (Defra 2002)<sup>2</sup>. The earliest map studied as part of this assessment was the 1846 Tithe Map. Boundaries (assumed hedgerows) shown on this map cannot be classified as 'historic' on this basis.

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<sup>2</sup> Defra. (2002) Amendment to the Hedgerow Regulations 1997: A guide to the law and good practice – amendment 2002

## **DRAWINGS**



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- Search Area (1km)
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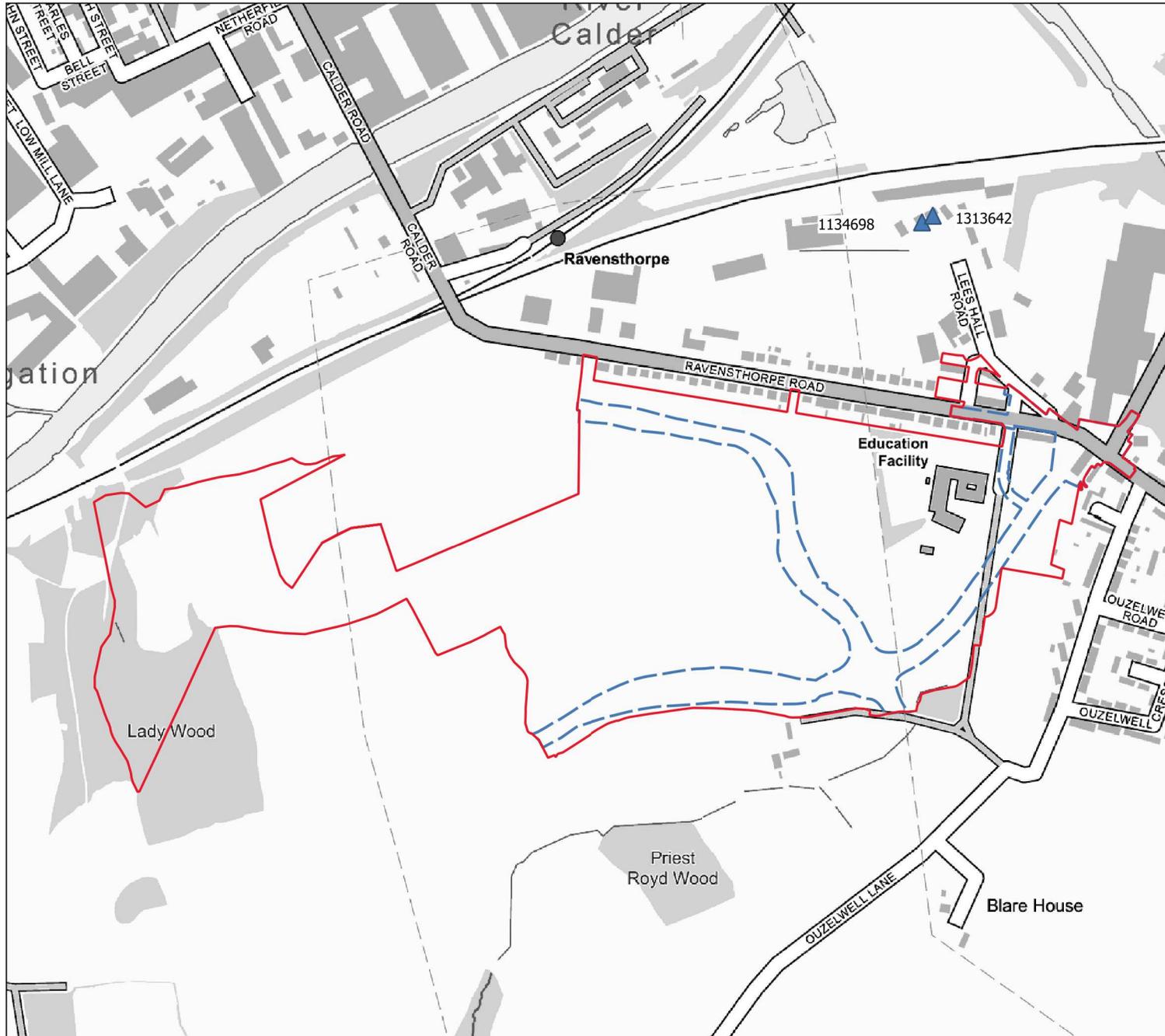
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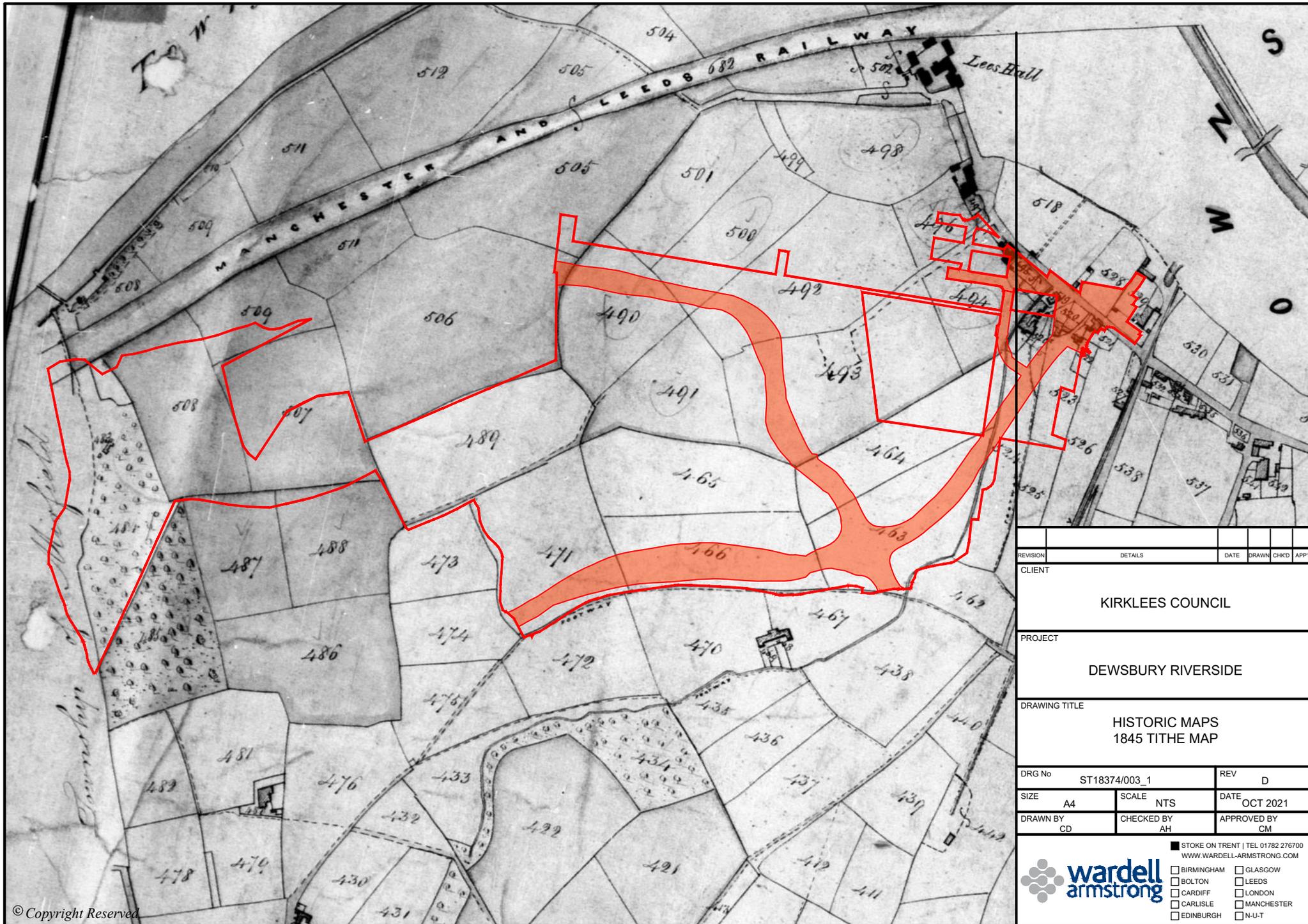
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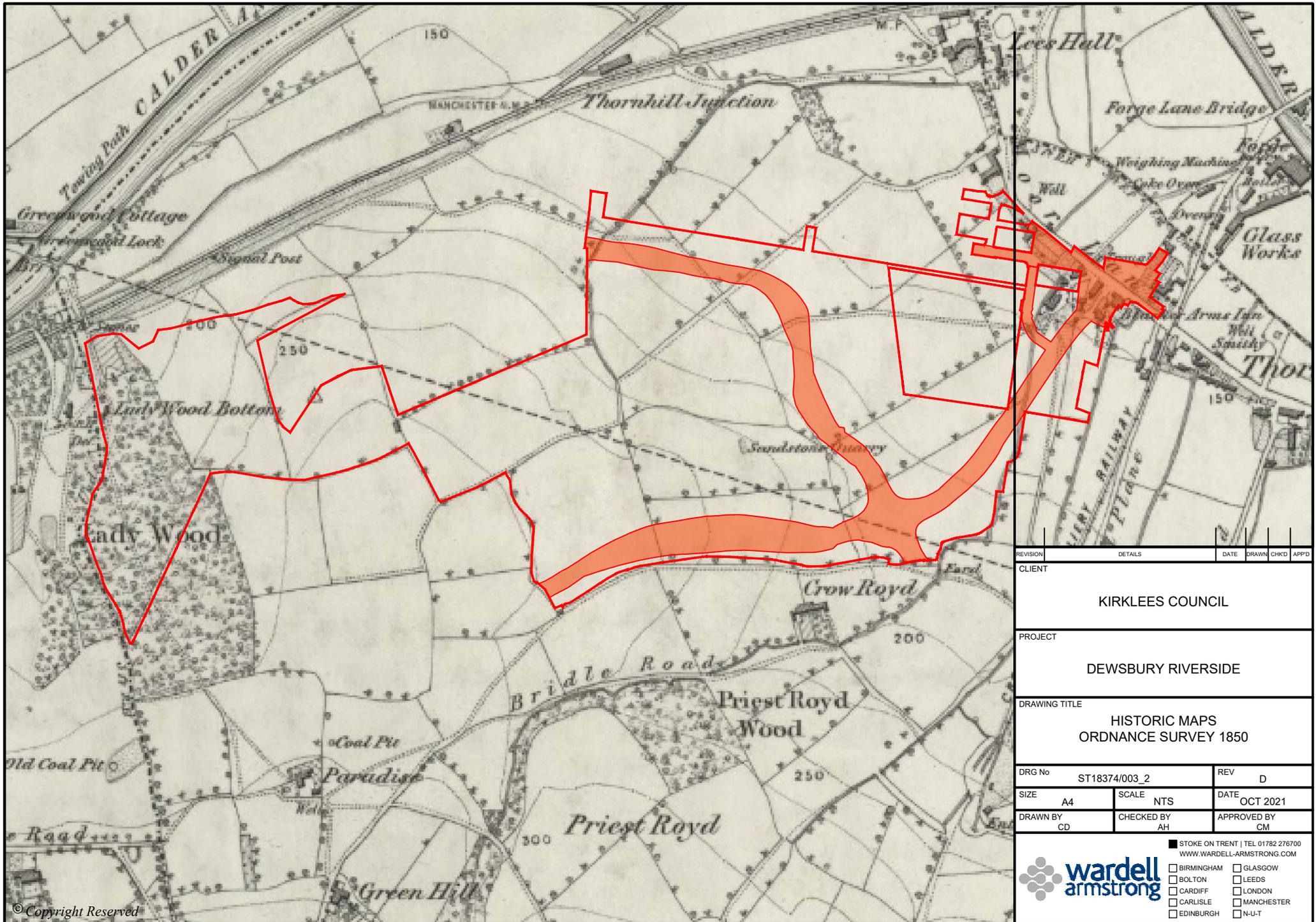


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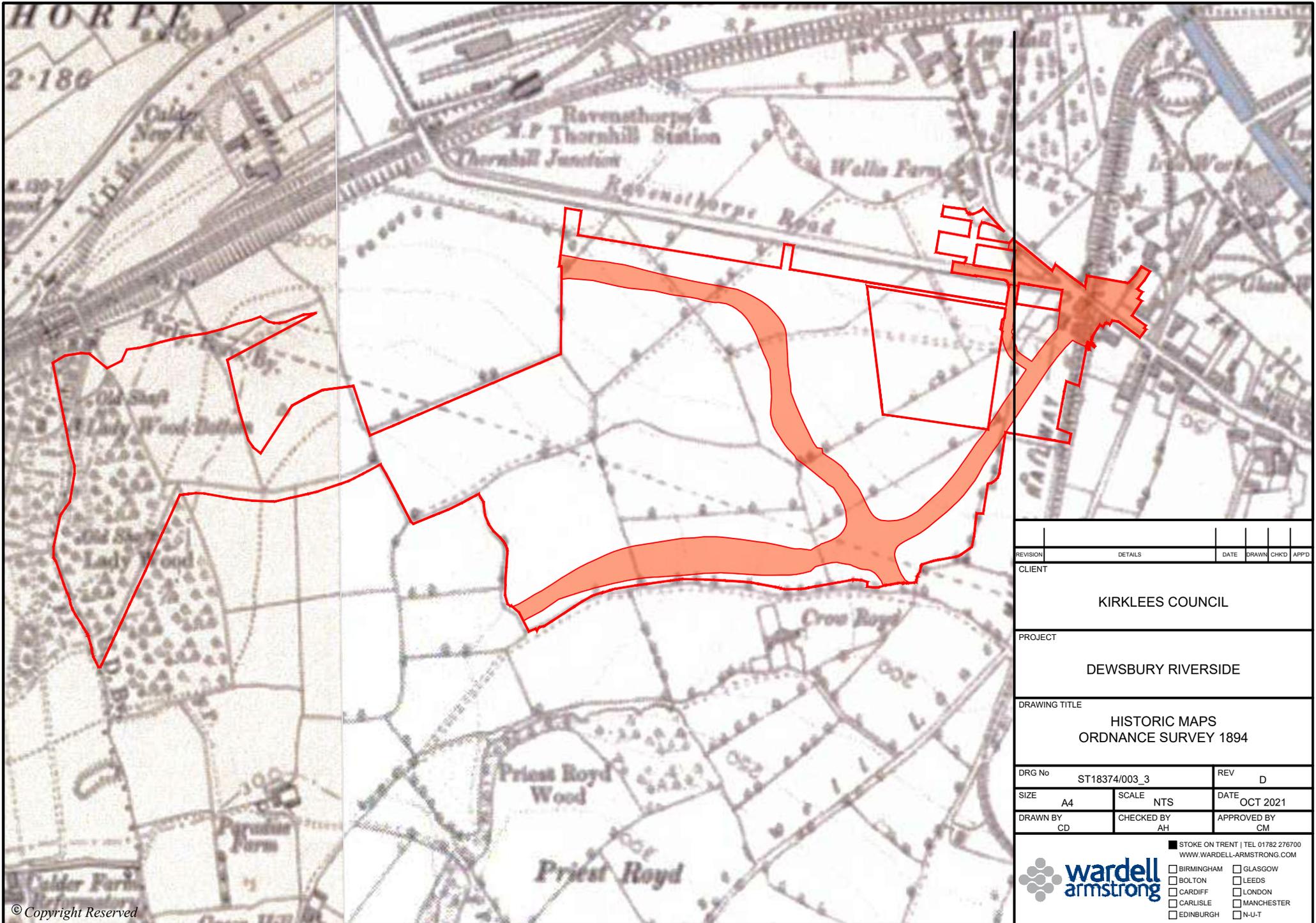
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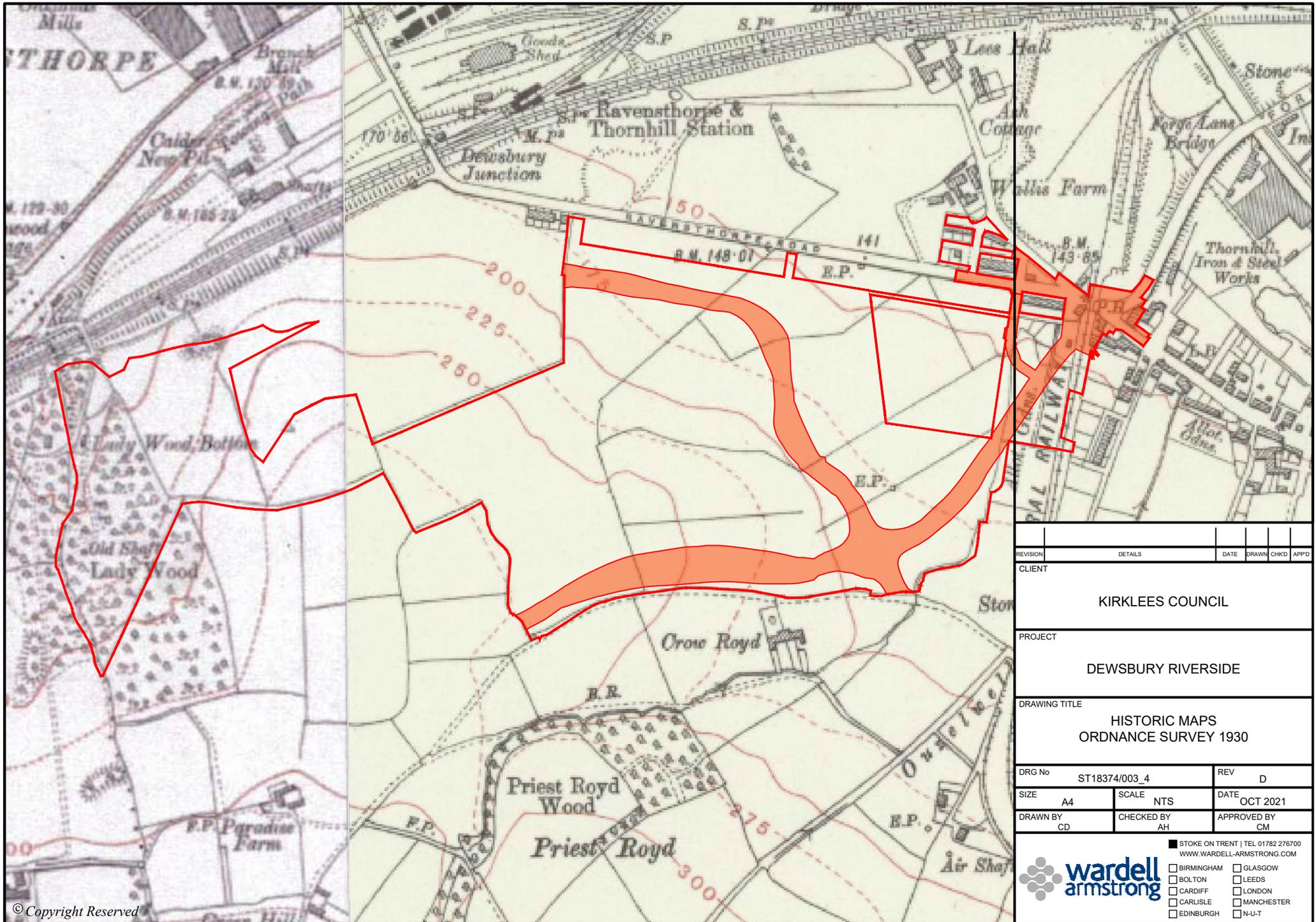
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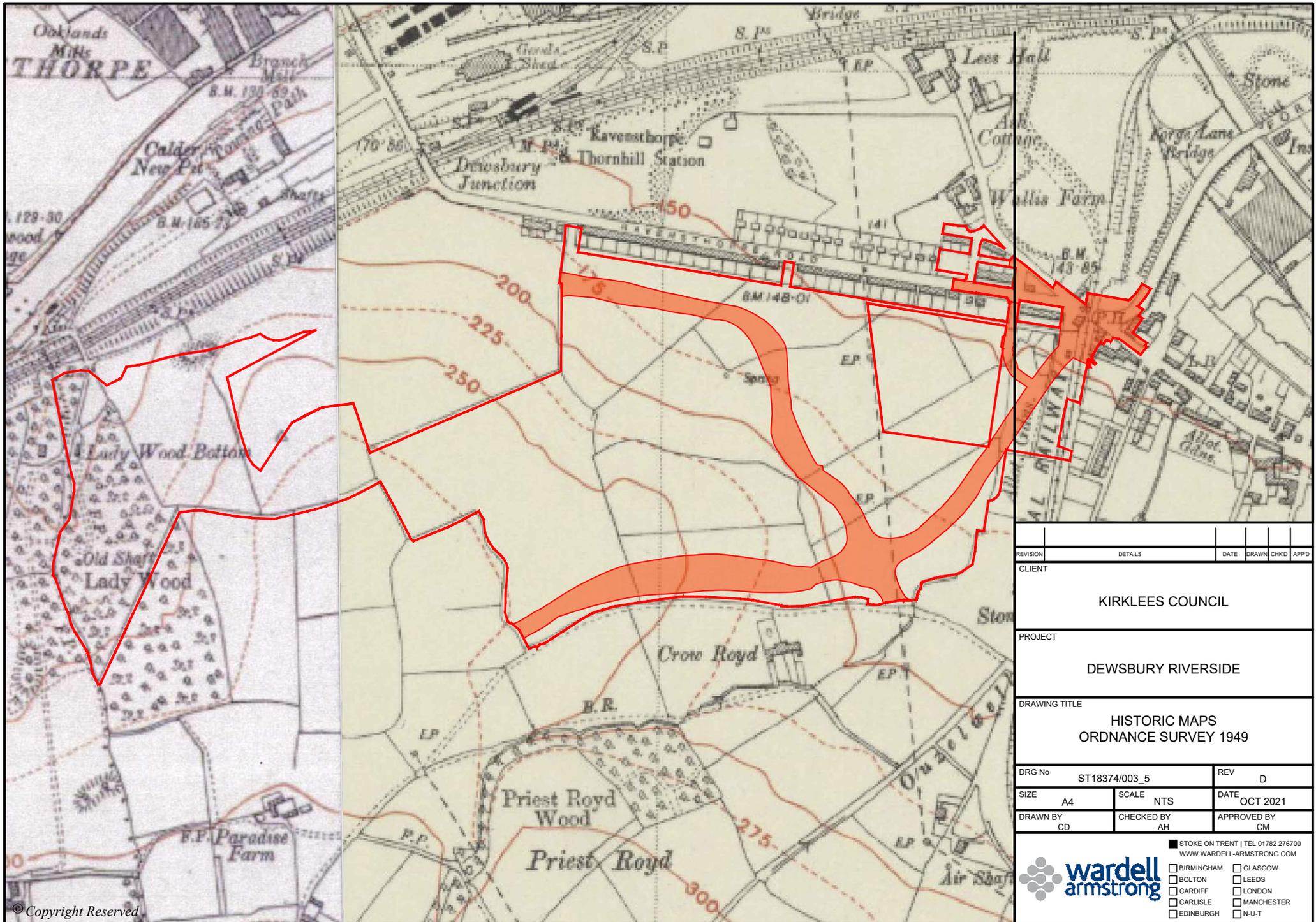
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