



Cliffe Lane, Gomersal, West Yorkshire Built Heritage Assessment

Client: Quarters Gomersal Ltd

Local Planning Authority: Kirklees Council

Planning Reference: TBC

NGR: SE 2030 2631

Date of Report: June 2023

Author: Jim Bonnor

Report No.: KCS13-02.1

CONTENTS

LIST OF FIGURES	I
LIST OF PLATES	II
EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	2
2.0 SITE DESCRIPTION	2
3.0 GEOLOGY AND TOPOGRAPHY	2
4.0 LEGISLATION AND PLANNING POLICY CONTEXT	2
5.0 ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA	7
6.0 BASELINE CONDITIONS.....	9
7.0 ASSESSMENT.....	16
8.0 CONCLUSIONS	17
9.0 REFERENCES	17
10.0 FIGURES.....	19
11.0 PLATES.....	35

Every effort has been made to ensure the accuracy of reporting and appropriateness of recommendations. This report is based on information available at the time of writing, from the sources cited. It does not preclude the potential for future discoveries to be made, or for other unidentified sources of information to exist that alter the potential for archaeological impact. Any opinions expressed within this document reflect the honest opinion of Prospect Archaeology. However, the final decision on the need for further work rests with the relevant planning authority.

© Prospect Archaeology 2023

List of Figures

Figure 1: Site Location Map (source OS Opendata)	20
Figure 2: Location Map showing Heritage Assets (information from West Yorkshire HER)	21
Figure 3 Map of Yorkshire, Jeffreys 1775	22
Figure 4 OS First Edition 1843	22
Figure 5 Gomersal Tithe Map 1849	23
Figure 6: Ordnance Survey 1854, 1:10,560.....	24
Figure 7: Ordnance Survey 1894, 1:2500	25
Figure 8: Ordnance Survey 1907-8, 1:2500.....	26
Figure 9 Ordnance Survey 1922, 1:2500	27
Figure 10 Ordnance Survey 1938, 1:2500.....	28
Figure 11 Ordnance Survey 1956-7, 1:1250	29
Figure 12 Ordnance Survey 1966-7, 1:10,000	30
Figure 13 Ordnance Survey 1976, 1:10,000	31
Figure 14 Ordnance Survey 1984-8, 1:10,000	32
Figure 15: Hill-shaded image generated from Environment Agency 1m LiDAR open data.....	33
Figure 16 Site Layout	34

List of Plates

Plate 1: Looking west along the southern boundary toward Bawson Cliffe.	36
Plate 2: Looking north from the southeast corner.....	36
Plate 3: Modern development along the eastern boundary	37
Plate 4: Looking east from the centre of the site toward the Conservation Area	37
Plate 5: Looking west toward the northwest corner of the site and Throstle Nest.....	38
Plate 6 Looking south across the centre of the site from Ferrand Lane	38
Plate 7 From northern boundary, looking southwest toward Bawson Cliffe	39
Plate 8 View north over Ferrand Lane	39
Plate 9 Rear of the Methodist chapel.....	40
Plate 10 Looking east along Ferrand Lane to the Methodist chapel	40
Plate 11 Traditional stone gatepost	41

Executive Summary

A residential development is proposed on land off Cliffe Lane, Gomersal, West Yorkshire. Prospect Archaeology Ltd has prepared a Built Heritage assessment report on behalf of Quarters Gomersal Ltd to accompany a planning application.

This report has been prepared to consider the effects on the physical fabric and setting of significant historic structures in the vicinity of the proposed development. A map regression exercise and documentary search have provided historical context. In addition a site visit was made to assess intervisibility and the significance of any views.

Twenty designated assets have been identified within the study area. These relate to grade II and II* buildings, mostly situated within the Gomersal Conservation Area. The closest of these is the Methodist Church on Ferrand Lane. An undesignated building at Throstle Nest has the potential to have 18th century origins while there is a mid-late 19th century Victorian villa, also undesignated, to the southwest of the site, known as Dawson Cliffe.

No designated or undesignated assets or their setting will be significantly impacted by the proposed development.

1.0 Introduction

- 1.1.1 Prospect Archaeology Ltd has been appointed by Quarters Gomersal Ltd to prepare a built heritage assessment to assess the cultural heritage impact for potential residential development on land north of Cliffe Lane, Gomersal, West Yorkshire. This report considers the designated and undesignated built heritage lying within and adjacent to the proposed development.

2.0 Site Description

- 2.1.1 The site is approximately 3.35 hectares of pasture land on the western side of Gomersal. It is split by discontinuous hedges into three fields. To the north the site is bounded by Ferrand Lane, to the east by a paddock and residential development off Cliffe Mount, to the south by residential properties on Cliffe Lane and to the west by a path and access separating the site from Bawson Cliffe House, a house and ménage and a scrap yard at Throstle Nest.

3.0 Geology and Topography

- 3.1.1 The site falls from 150m OD in the southeast corner to approximately 128m OD in the northwest. It sits just below the lip of a ridge of land looking out over the Spen River valley. Tributaries of the Spen flow from this ridge and surrounding land.
- 3.1.2 The site lies on interwoven Lepton Edge Rock sandstone and Pennine Lower Coal measures formation sandstone, mudstone and siltstone with no recorded superficial deposits (www.bgs.ac.uk). According to the Coal Authority interactive map the majority of the site is within an area of Probable Shallow Coal Mine Workings and contains one or two mine entry points. (<http://mapapps2.bgs.ac.uk/coalauthority/home.html>).

4.0 Legislation and Planning Policy Context

4.1 Legislative Framework

Ancient Monuments and Archaeological Areas Act 1979 (AMAAA)

- 4.1.1 The Act is the primary legislation protecting archaeological remains within the United Kingdom. It identifies as a duty of the Secretary of State the need to compile and maintain a schedule of ancient monuments of national importance, to allow for their preservation, so far as possible, in their current (at the time of scheduling) state.
- 4.1.2 A statement setting out current Government policy on the identification, protection, conservation and investigation of nationally important (both scheduled and nationally

important non-scheduled) ancient monuments was published in October 2013 (DCMS 2013).

4.1.3 Where works to scheduled monuments are proposed for development-related purposes, the Secretary of State has particular regard to the following principles:

- Only in wholly exceptional cases will consent be granted for works which could result in substantial harm to, or loss of, the significance of a Scheduled Monument; and
- In cases that would lead to less than substantial harm to the significance of a Scheduled Monument the harm will be weighed against the public benefits of the proposal (DCMS 2013, para 20).

4.1.4 This legislative position is directly reflected in the National Planning Policy Framework (NPPF) which states that “Substantial harm to, or loss of designated heritage assets of the highest significance...should be wholly exceptional” (CLG 2018, para 194). Further, the NPPF states that “where a proposed development will lead to substantial harm to (or total loss of significance) of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss...” (ibid., para 195), and “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...” (ibid., para 196).

4.1.5 Where consent is granted for works that could result in harm to, or loss of, the significance of a Scheduled Monument, conditions are expected to be imposed that provide for recording of information that adds to our understanding of the significance of that monument. Those conditions are likely to be designed to ensure that:

- the project design seeks to further the objectives of relevant international or national research frameworks;
- use is made of appropriately skilled teams with the resources to fully implement the project design to relevant professional standards (such as those published by the Institute for Archaeologists);
- the project design provides for the full analysis, publication and dissemination of the results, including the deposition of reports in the relevant Historic Environment Record (HER), to a set timetable; and

- provision is made in the project design for the conservation and deposition of the site archive with a local museum or other public depository willing to receive it (DCMS 2013, para 21).

Planning (Listed Buildings and Conservation Areas) Act 1990

4.1.6 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) highlights the importance of built heritage and Listed Buildings within the planning system. With regard to the Local Planning Authority's (LPA) duty regarding listed buildings in the planning process, it 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.

4.1.7 In addition, Section 72 of the Act emphasises the value of Conservation Areas in built heritage planning. In relation to the duties and powers of the LPA, it provides that:

With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework (NPPF) 2023

4.1.8 This replaces all previous Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs) and revises the NPPF 2019. Historic Environment section was updated in 2021.

4.1.9 Section 16 provides policy on 'Conserving and enhancing the historic environment'. Planning decisions have to be made from a position of knowledge and understanding with respect to the historic environment. Paragraph 194 states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impacts of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

4.1.10 In paragraph 197, it is made clear that a balance must be sought, on the one hand sustaining and enhancing the significance of heritage assets and the positive contribution that they can make to communities, and on the other in considering the positive contribution that a new development could make to local character and distinctiveness.

4.1.11 The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. Any harm to, or loss of, the significance of a designated asset should require clear and convincing justification. Where substantial harm or loss is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be 'wholly exceptional' (para 200). In all cases the harm must be weighed against the public benefit (para 201).

4.1.12 As a footnote to para 200 the NPPF states that:

"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."

4.1.13 As is reflected in the DCMS 2013 statement on Government policy, it is made clear that undesignated heritage assets of national importance should be afforded the same consideration as designated assets of equivalent significance:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset" (para 203);"

4.1.14 In addition, para 192 states that:

"Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

4.1.15 b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.”

National Planning Practice Guidance (2014)

4.1.16 The National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in March 2014 and provides guidance for planners and communities which will help deliver high quality development and sustainable growth in England. In terms of heritage, guidance entitled ‘Conserving and enhancing the historic environment’ sets out information with respect to the following:

- the recognition of the appropriate conservation of heritage assets forming one of the ‘Core Planning Principles’ that underpin the planning system;
- what the main legislative framework for planning and the historic environment is (Planning (Listed Buildings and Conservation Areas) Act 1990; Ancient Monuments and Archaeological Areas Act 1979; and Protection of Wrecks Act 1973);
- a definition of ‘significance’;
- why significance is important in decision-taking;
- the considerations of designated and non-designated assets;
- the identification of non-designated heritage assets; and
- the considerations for when applications for planning permission are required to consult or notify English Heritage.

Non-Statutory Guidance

4.1.17 English Heritage Conservation Principles Policies and Guidance (EH 2008) defines the setting of historic assets as:-

4.1.18 the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape

4.1.19 HE draws a distinction between ‘setting’ and ‘context’ (paragraphs 76 and 77) and the document makes it clear that whereas ‘setting’ involves a localised area, ‘context’ is a

wider concept involving “any relationship between a place and other places, relevant to the values of that place”.

4.1.20 Heritage values are considered under four main headings

- Evidential Value derives from the potential for a place to yield evidence about past human activity
- Historical Value derives from the ways in which past, people and events can be connected through a place to the present
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it.

4.2 Local Policy Guidance

4.2.1 In the Kirklees Council Local Plan – Adopted February 2019 contains the following policy relevant to the Historic Environment:

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.

5.0 Assessment Methodology and Significance Criteria

- 5.1.1 The assessment of existing conditions has been based on a 'study area' extending 1000m from the boundary of the proposed development. This enables the significance

of existing and potential archaeological features to be considered in their local, regional and national contexts. A brief consideration of designated assets in the wider areas was also undertaken.

- 5.1.2 The source of the assets (Figures 1 & 2; Tables 1 and 2) noted in the following text are from the West Yorkshire Historic Environment Record (HER), and the National Heritage List for England (NHL) and have the prefixes HER or NHL.
- 5.1.3 Built heritage includes listed buildings, conservation areas, registered parks and gardens, and scheduled monuments. It also includes non-listed buildings of local architectural or historic interest. All statutorily protected built heritage assets are of national importance.
- 5.1.4 The historic built environment is assessed in accordance with the procedures set out in Historic England Advice Notes. Of particular significance in this report is *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)* (Historic England 2015). Within this document a staged approach is proposed:

Step 1: identify which heritage assets and their settings are affected

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance

Step 4: explore the way to maximise enhancement and avoid or minimise harm

Step 5: make and document the decision and monitor outcomes

6.0 Historical Background

- 6.1.1 Gomersal is a township in the parish of Birstall, where there is a 12th century church and fragment of Anglo-Saxon cross base. The township's pre-Norman credentials are attested by its entry in the Domesday survey under the lands of Ilbert de Lacey. The name Gomersal derives from the Old English personal name Guthmaer and the Anglian word 'halh' for a nook of land (small valley or a piece of land that stands out in some way, either physically or administratively).
- 6.1.2 Gomersal. The parish church of St. Peter – largely rebuilt in the mid-19th century though possessing a 12th century tower and fragments of an Anglo-Saxon cross base - is situated on Kirkgate, off Church Lane about a kilometre and a half to the east.

- 6.1.3 The Tithe map of 1849 (Fig 4) and Jeffrey's map (Fig. 3) suggest that early settlement was focused around the confluence of roads at the north of the village, stretching south along the Oxford Road, although settlement was generally dispersed with farms and houses scattered along the ridge and probably stretched down to Hill Top. Gillian Cookson's publication 'Gomersal – A Window on the Past' gives a suggested layout for the medieval settlement; the site is located just off her plan in an area marked as open fields (Cowle, L, 2016).
- 6.1.4 The economy was predominantly agrarian, but with a domestic cloth industry that grew in importance into the 19th century. In 1775 a cloth market was constructed on the southeastern limits of the settlement on Spen Lane, intended to compete with Leeds White Cloth Hall, though twenty years later the building had been given over to cloth spinning (late called Gomersal Mill) (HER7903) and the site continued as a mill into the later 20th century. The settlement was prominent in the Luddite riots of 1812 and in 1840 there were 130 hand-loom weavers here (Cowle, L, 2016). The 1854 OS map also shows another mill to the south.
- 6.1.5 The area also possess a number of coal seams and by 1848 there were several mines in operation in around Gomersal (BHO), most notably the West Lane colliery, which stood just beyond the eastern edge of the site. Other coal pits are shown on the OS 1854 map, particularly to the north. It is presumably from this period that the mine entries recorded within the site on the Coal Authority website originate. Iron ore was also mined in the vicinity (Crowle, 2016).
- 6.1.6 Other industries included tanning as suggested by field names (HER6239) and Bark Close (HER6238) may be a reference to oak storage for use in this process as well as stone quarries, brick and rope works shown on the 1854 OS map in the surrounding area.
- 6.1.7 A turnpike road was established in 1826, rising up the east side of the ridge and crossing Spen Lane at Gomersal Hill top. The LNWR Heaton Lodge and Wortley railway line from Leeds to Heckmondwyke (also known as Leeds New Line) was opened in 1900 and ran in a tunnel beneath the settlement to the north of Gomersal Hall.

7.0 Designated Heritage Assets

7.1 Baseline Conditions

Step 1: Identification

- 7.1.1 There are twenty designated assets within the study area, including grade II and II* listed buildings and the Gomersal Conservation Area. The site lies just outside the Conservation Area, the boundary of which runs along the centre of Ferrand Lane to the north. Just within the boundary, at the junction of Ferrand Lane and Latham Lane, is the grade II listed Gomersal Methodist Church (NHL1313715) and its graveyard. The chapel has slight intervisibility with the site.
- 7.1.2 There are a number of other listed buildings in the vicinity of Oxford Road. These are mostly grade II (see Table 1) as well as three grade II* buildings: Peel House (NHL1184378), Pollard Hall (NHL1313297) and Red House (NHL1135404), none of which share any significant views with the proposed development. There are a number of grade II listed buildings either side of the junction of Oxford Road and Spen Lane/Church Lane which are too distant to be visible from the site, including Hill Top House (NHL1135411), Crowtrees (NHL1253961) and the Church of St. Mary (NHL1184613). Further along Spen lane and almost 1km southwest of the site is Spen Hall (NHL1313302) and associated cottages, with no significant views to or from the site. About 700m due west of the site are Lands Farm (NHL1134595) and Egypt House (NHL1184280), both grade II and both of which are too distant to have their setting impacted by the proposed development.

Table 1: Designated Heritage Assets within 1km of the site

NHL No	Name / description	Grade
1134595	Lands Farmhouse	II
1135399	Grove Congregational Church and Sunday School	II
1135400	Forecourt Walls, Gatepiers and Gates to Grove Congregational Church	II
1135401	Sigston House	II
1135403	Gomersal Public Hall	II
1135404	Red House	II*
1135411	Hill Top House	II
1135417	Barn to Rear of Nos. 45 & 47	II
1134604	Office Building to Ventor Works	II
1134642	Lane Side House	II
1184280	Egypt House	II
1184613	Church of St Mary	II

1253961	Crowtrees, including Pump to Rear	II
1254051	Barn to Southwest of Royds Farm	II
1313297	Pollard Hall	II*
1313298	West House	II
1313302	Spen Hall including Adjoining Cottages	II
1313715	Gomersal Methodist Church	II
1184378	Manor House Peel House	II*
	Gomersal Conservation Area	

Step 2: Assessment of contribution of setting

7.1.3 There is no conservation area appraisal, however an impact assessment relating to proposed development on Ferrand Lane has been undertaken (Cowle, L, 2016). The report established the principal characteristics of the Conservation Area as:

- A spacious and unspoilt road (Oxford Road) curving gently and descending south to north through the entire length of the conservation area along the eastern flank of the ridge, with a prime aspect to the east over a rural setting and limited uphill views to the west stopped by mature trees or modern housing.
- Road and property curtilages bounded by attractive stone walls and - west of Oxford Road - bounded and sometimes extensively filled by mature trees.
- A surviving and attractive section of unspoilt country lane (West Lane).
- A large number of Listed detached houses of high quality on the west side of Oxford Road, in spacious and secluded grounds, indicating the appeal and success of this area historically through early industry and later as a residential area.
- The historical association with Charlotte Bronte (Red House).
- Some surviving historic farmhouses and agricultural buildings indicating the origins of the settlement.
- Some modest workers' houses and later middle-class houses making up the social and economic mix and providing evidence of social change.

- A high proportion of good quality public buildings, both civic and religious, many of which are Listed, indicating a strong sense of community.
- Predominant value provided by individual buildings rather than by spatial qualities.

7.1.4 The report shows that the Conservation Area's character derives mainly from its building stock and less from its spatial or landscape qualities. Principal appreciation of the Conservation Area is thus along the Oxford Road and West Lane. There are some long range views from the east which help to confirm the agricultural origins of the settlement and the general character of the area. By contrast, views from the west, across the development site, are limited by intervening later housing development and add little to the appreciation of the settlement's character (Crowle, 2016).

7.1.5 The Methodist Chapel (NHL1313715) falls within the Conservation Area and is the closest of the designated buildings. It was built 1827-8 as a Wesleyan Methodist chapel at the instigation of E. Brooke of Honley. It has a pleasingly symmetrical façade of a broad bow of four bays flanked by single bays to each side with rounded arched doorways and a single light above to match those in the bow. To the rear the building is more eclectic where a series of alterations and extensions have provided a range of heights and angles. Its graveyard is bounded by a low stone wall and mature trees with incidental views through to the west and northwest. The principal setting of the chapel comprises its position on and views from Latham Lane, including its associated Sunday School buildings (HER10617) and its graveyard to the rear, which forms part of its curtilage. Nothing within the development site or beyond adds to the appreciation and/or understanding of either the chapel or its graveyard.

8.0 Undesignated Heritage Assets

8.1 Baseline Conditions

Step 1: Identification

8.1.1 There are also a number of non-designated buildings within the study area. Two of these are within the Conservation Area: Cross House (HER8766), a mid-late 17th century stone house on Oxford Road and not within sight of the development site; and Gomersal Methodist Church Sunday School (HER10617) which forms part of the setting of the listed Methodist chapel next door.

Table 2: Undesignated Built Heritage Assets within 1km of the site

HER No.	Name / description	Period / date
8766	Cross House	Post-medieval
8768	Fieldhead Farm	Post-medieval
8777	Mazebrook Farm	Post-medieval
8791	Stables at 111 Moor Lane	Post-medieval
8855	The Old Coach House, Spen Hall	Post-medieval
9711	Air Raid Shelter	Post-medieval
10617	Gomersal Methodist Church Sunday School	Post-medieval

8.1.2 The remaining buildings are all on the very edge of the study area: to the north are Fieldhead Farm (HER8768), a much altered 19th century farmhouse and stable and Mazebrook Farm (HER8777), a stone farmhouse of 1654; to the east, on the other side of Gomersal, are 19th century stables and 18th century farmhouse at 111 Moor Lane (HER8791) and an air raid shelter (HER9711); to the southwest is the 17th century Old Coach House (HER8855) at Spen Hall. None of these buildings share any significant intervisibility with the site.

8.1.3 Two other assets of potential historic interest are Throstle Nest and Bawson Cliffe. A building is shown at Throstle Nest on Jeffery's map of 1775 (Figure 3) and all subsequent mapping. No detailed inspection was possible, but the building is at least part brick and has undergone substantial alterations and additions - it is currently at the centre of a scrapyard. Bawson Cliffe is a three bay mid-late Victorian villa fronting Cliffe Lane. It first appears on the 1894 OS map (Figure 7). It has a stone portico and coach house. Both assets are visible from the site.

Step2: Assessment of contribution of setting

8.1.4 Both Throstle Nest and Bawson Cliffe have limited visibility through the perimeter of trees to the north west and southwest of the site respectively and considered to be of no more than local significance. Throstle Nest presents as a much-altered collection of buildings, with no visible elements earlier than 19th century. It sits within a scrap yard with a modern development to the south, only visible at close quarters, and as such its setting adds little to our understanding or appreciation of the purpose or development of the building.

8.1.5 Bawson Cliffe was originally constructed beyond the limits of the village in what was an agricultural field and appears to be one of at least three such houses that appear to the

west of the village at this time, enclosed within large gardens, the other two being Firdene and High Royd (Figure 5). The isolated setting of these houses - amongst tree lined lanes - and their position on the ridge suggests they were built by families whose wealth derived from industrialisation and the houses were located to convey burgeoning status as well as enjoy privacy and take advantage of views over the Spen Valley to the west. In the case of Bawson Cliffe the isolation has long since been eroded by later development within the garden and surrounding area, as have the views over the valley. Views to the house across the site from Ferrand Lane are limited by existing trees which maintain its sense of privacy.

8.2 Map Regression

Map of Yorkshire, Jeffreys, 1775 (Figure 3)

- 8.2.1 Cliffe Lane is shown but there are no structures/features on the site. There is a building in the location of Throstle Nest.

OS First Edition 1843, 1:6 inch (Figure 4)

- 8.2.2 Cliffe Lane, Ferrand Lane and the path to the west of the site are shown, as is a building at Throstle Nest. There is no development on the site.

Gomersal Tithe Map 1849 (Figure 5)

- 8.2.3 The site is divided between six fields. The fields are in the ownership of Sarah Hirst and Benjamin Fearnley and Fairfax.

Ordnance Survey 1854, 1:10,650 (Figure 6)

- 8.2.4 No significant change.

Ordnance Survey 1894, 1:2500 (Figure 7)

- 8.2.5 The southern two fields have now become one. The West Lane Colliery has been established to the east. Bawson Cliffe has been built.

Ordnance Survey 1907-8, 1:2500 (Figure 8)

- 8.2.6 The colliery is now marked as an old shaft.

Ordnance Survey 1922, 1:2500 (Figure 9)

- 8.2.7 No significant change.

Ordnance Survey 1938, 1:2500 (Figure 10)

- 8.2.8 Cliffe Mount has been developed and there is some limited development along Cliffe Lane.

Ordnance Survey 1956-7, 1:1,250 (Figure 11)

- 8.2.9 There is further development along Cliffe Lane.

Ordnance Survey 1966-7, 1:2500 (Figure 12)

- 8.2.10 No significant change.

Ordnance Survey 1976, 1:10,000 (Figure 13).

- 8.2.11 There is increased development along Cliffe Lane and Bawson Court has been built to the west of Bawson Cliffe.

Ordnance Survey 1984-8 1:10,000 (Figure 104).

- 8.2.12 There has been new development at the east end of Ferrand Lane.

8.3 Site visit

A site visit was undertaken in September 2018 by Nansi Rosenberg. The site was pasture, predominantly grazed by horses and cattle with hay storage buildings and troughs. The site was bounded by residential development of the 1930s onwards to the south and east. To the northwest, Throstle Nest was surrounded by a scrapyard and south of this was a large house and possible modern equine and office buildings. Bordering the southwest corner was Bawson Cliffe. Along Ferrand Lane the site was demarcated by a post and rail fence and mature trees. Within the site, remnants of hedges survived along with further mature trees and post and wire fencing demarcated some areas. The southwest corner of the site was fenced off and had an open fronted storage shed and portacabin and was generally used for storage. There were some areas of undergrowth and bare earth. Traditional stone gateposts survived in some openings.

Step 3: Effect of the Proposed Development

- 8.3.1 The development proposal is for residential development with associated infrastructure and open space (Figure 16). There will be no direct impact on any built heritage assets. The site will be visible from the Conservation Area and a limited number of designated and non-designated assets, though will not significantly impact upon their setting.

Step 4: Enhancement / Avoiding Harm

- 8.3.2 Use of complimentary materials and designs would assist in linking any new development to the historic form and style of the village.

Step 5: Conclusions

- 8.3.3 The proposed development will have no direct or significant indirect impact on any designated or non-designated assets.

9.0 Conclusions

- 9.1.1 The development will have no significant impact, direct or indirect, on any designated or non-designated assets.

9.2 Statement of Relevance

- 9.2.1 Prospect Archaeology Ltd confirm that the conclusions and recommendations within this report are pertinent/relevant to submission of the full planning application.

10.0 References

10.1 Published Documentary Sources

BHO - 'Godwick - Goodmanham', in A Topographical Dictionary of England, ed. Samuel Lewis (London, 1848), pp. 312-315. British History Online <http://www.british-history.ac.uk/topographical-dict/england/pp312-315> [accessed 5 October 2018].

Cowle, L, 2016 *Proposed Development at Ferrands Lane, Gomersal. Impact Assessment*. Unpublished report

DCMS, 2013 *Scheduled Monuments & nationally important but non-scheduled monuments*, Department for Culture Media and Sport

Kirklees Unitary Development Plan Written Statement – Revised 28 September 2007

Martin, G H & Williams, A, 2003 *Domesday Book: A Complete Translation*, Penguin Books

Mills, A.D. (2011) [first published 1991]. A Dictionary of British Place Names (First edition revised 2011 ed.). Oxford: Oxford University Press. p. 202. ISBN 9780199609086.

10.2 Cartographic / Archival Sources

Ordnance Survey 1:2,500: 1894, 1907-8, 1922, 1938

Ordnance Survey 1:1250: 1956-7

Ordnance Survey 1:10,560 1854, 1966-7

Ordnance Survey 1:10,000: 1976, 1984-6

Map of Yorkshire, Jeffreys, 1775

Tithe Apportionment Plan of Gomersal, 1849

10.3 Digital Sources

<http://ads.ahds.ac.uk/>

<http://environment.data.gov.uk/ds/survey/index.jsp#/survey>

<http://discovery.nationalarchives.gov.uk/>

<http://opendomesday.org/place/SE2026/gomersal/>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<http://www.heritagegateway.org.uk/gateway/>

<http://kepn.nottingham.ac.uk/map/place/Yorkshire%20WR/Gomersal>

<https://www.old-maps.co.uk>

<https://historicengland.org.uk/listing/the-list/>

<http://www.magic.gov.uk/>

www.pastscape.org/homepage/

11.0 Figures

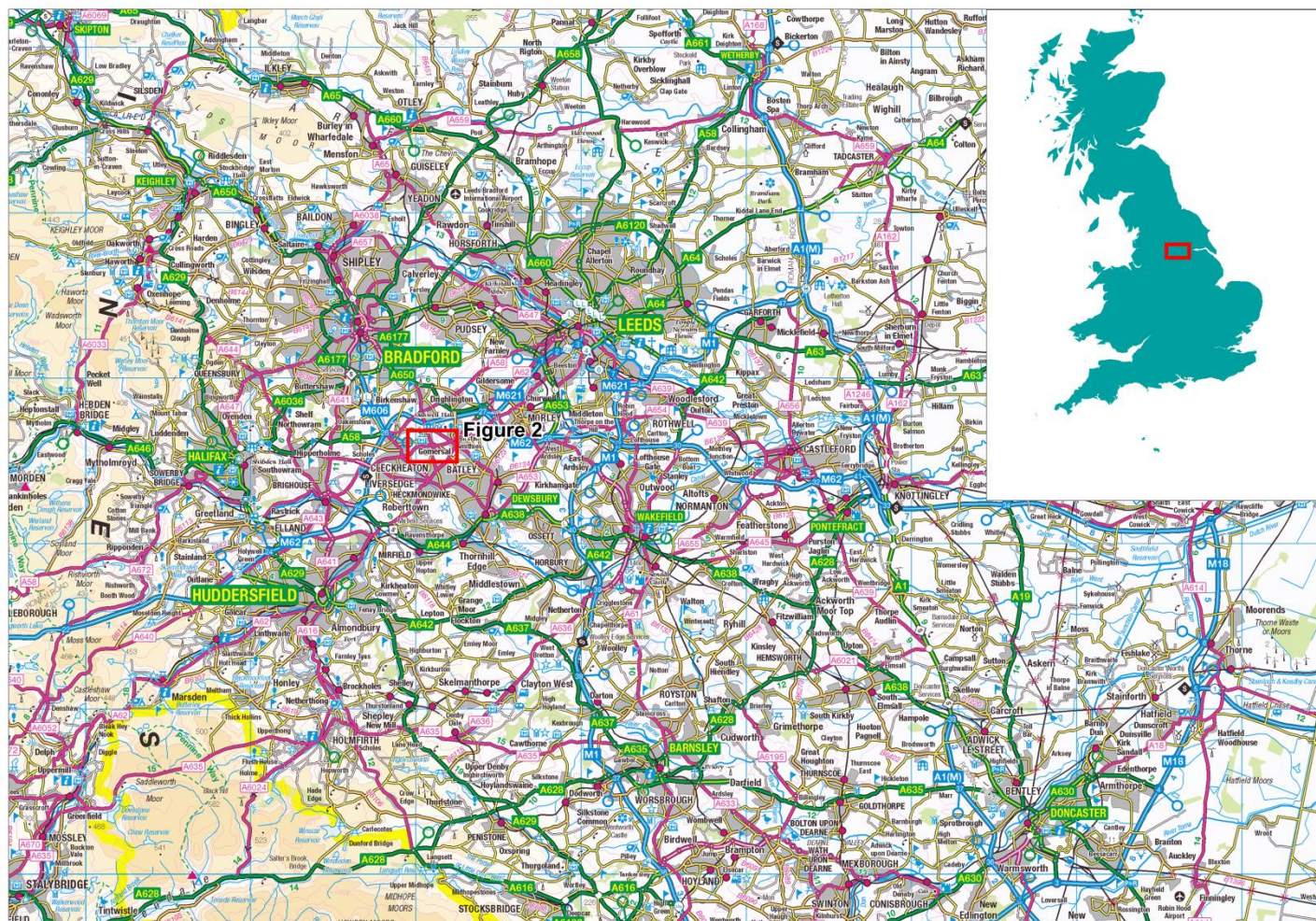


Figure 1: Site Location Map (source OS Opendata)

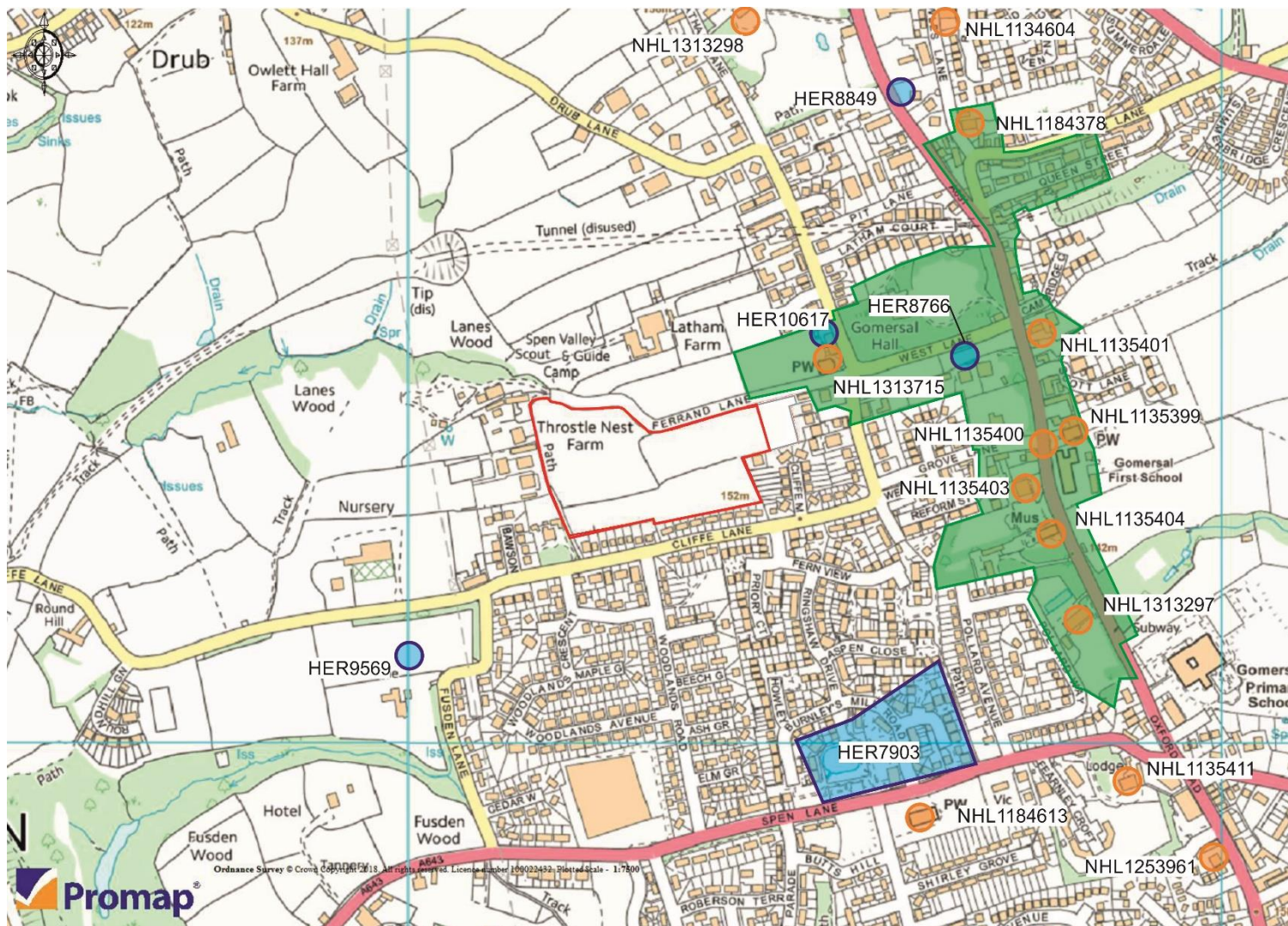


Figure 2: Location Map showing Heritage Assets (information from West Yorkshire HER)

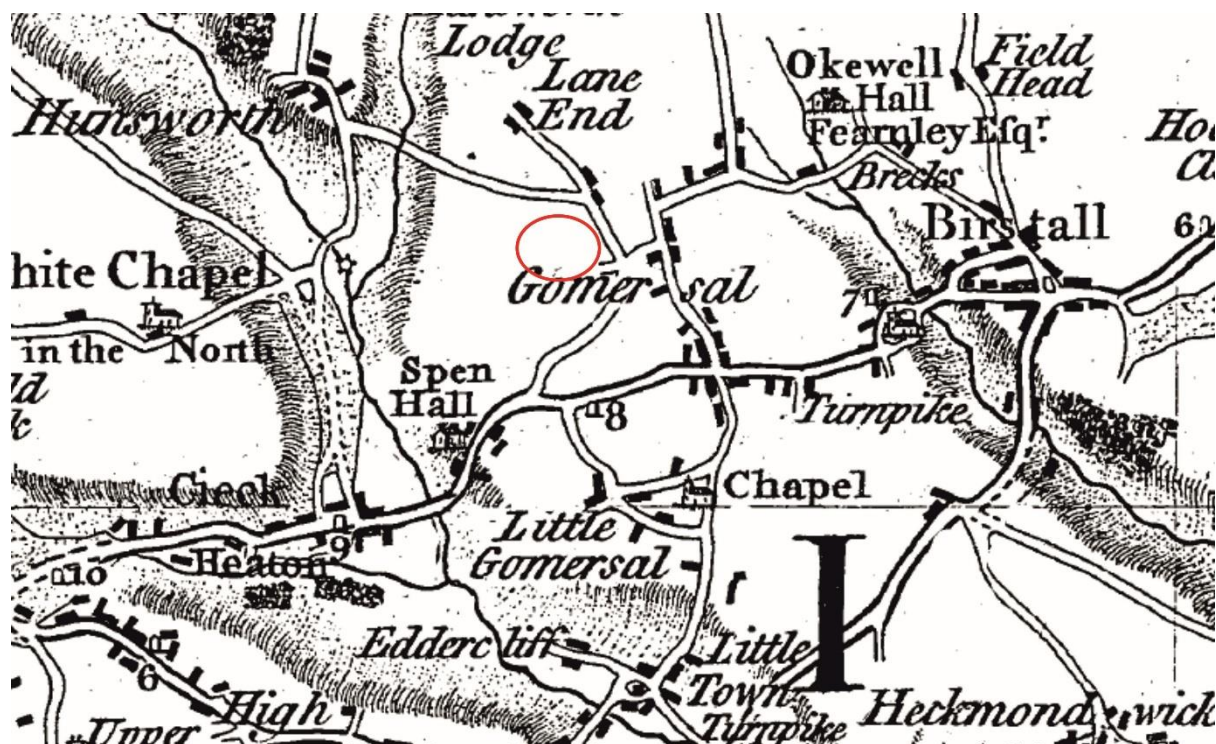


Figure 3 Map of Yorkshire, Jeffreys 1775



Figure 4 OS First Edition 1843



Figure 5 Gomersal Tithe Map 1849

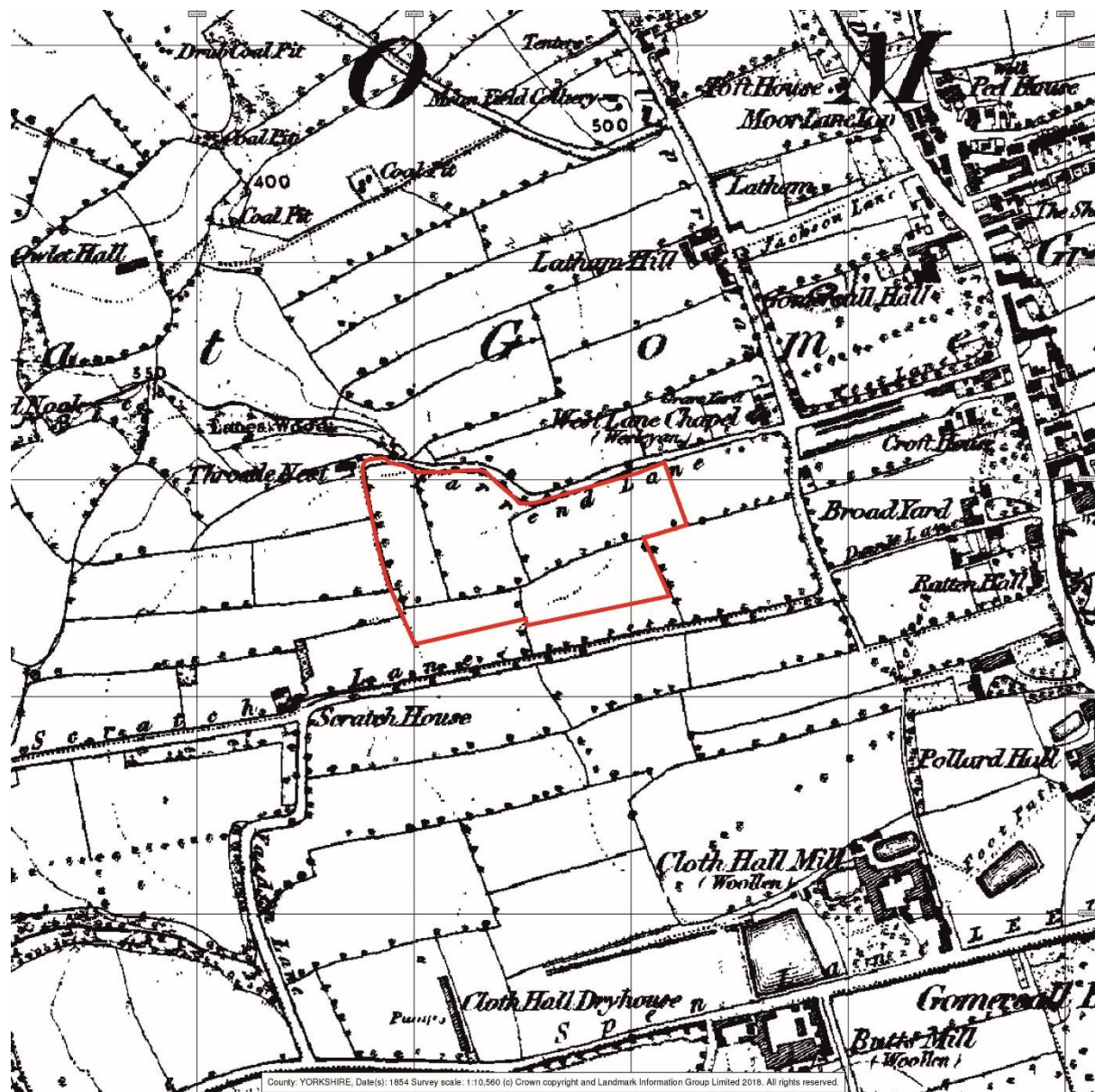


Figure 6: Ordnance Survey 1854, 1:10,560

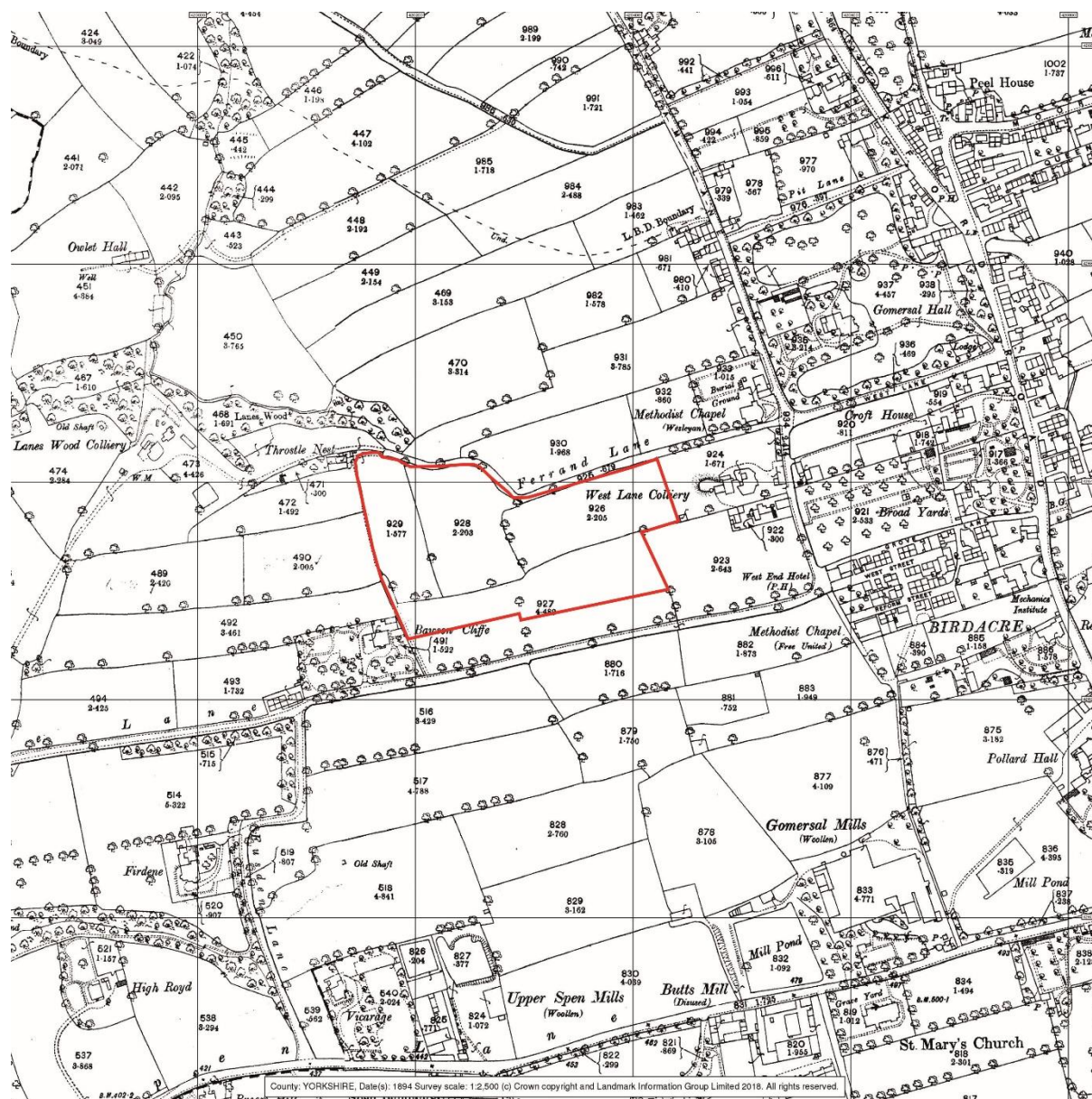


Figure 7: Ordnance Survey 1894, 1:2500

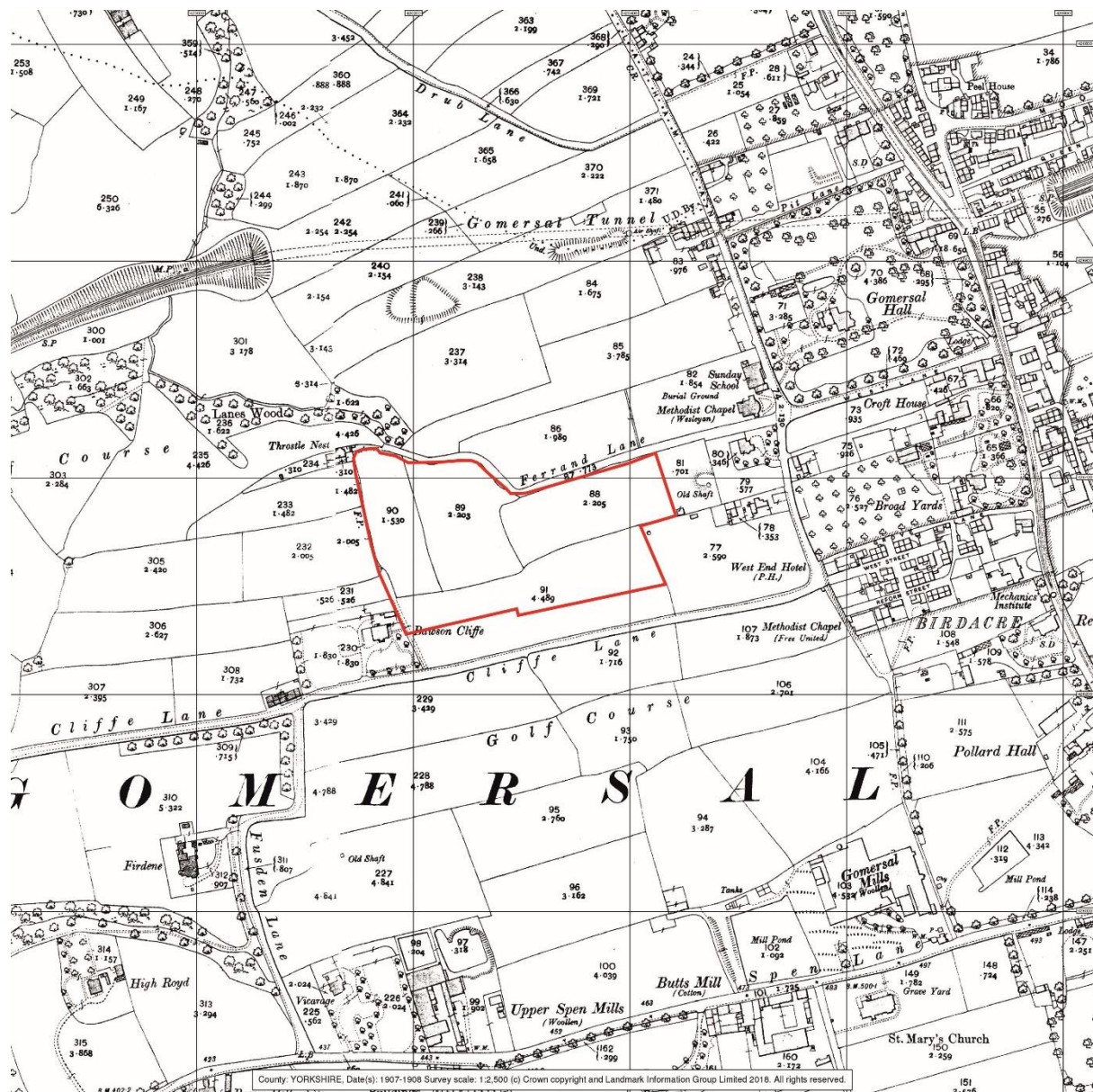


Figure 8: Ordnance Survey 1907-8, 1:2500

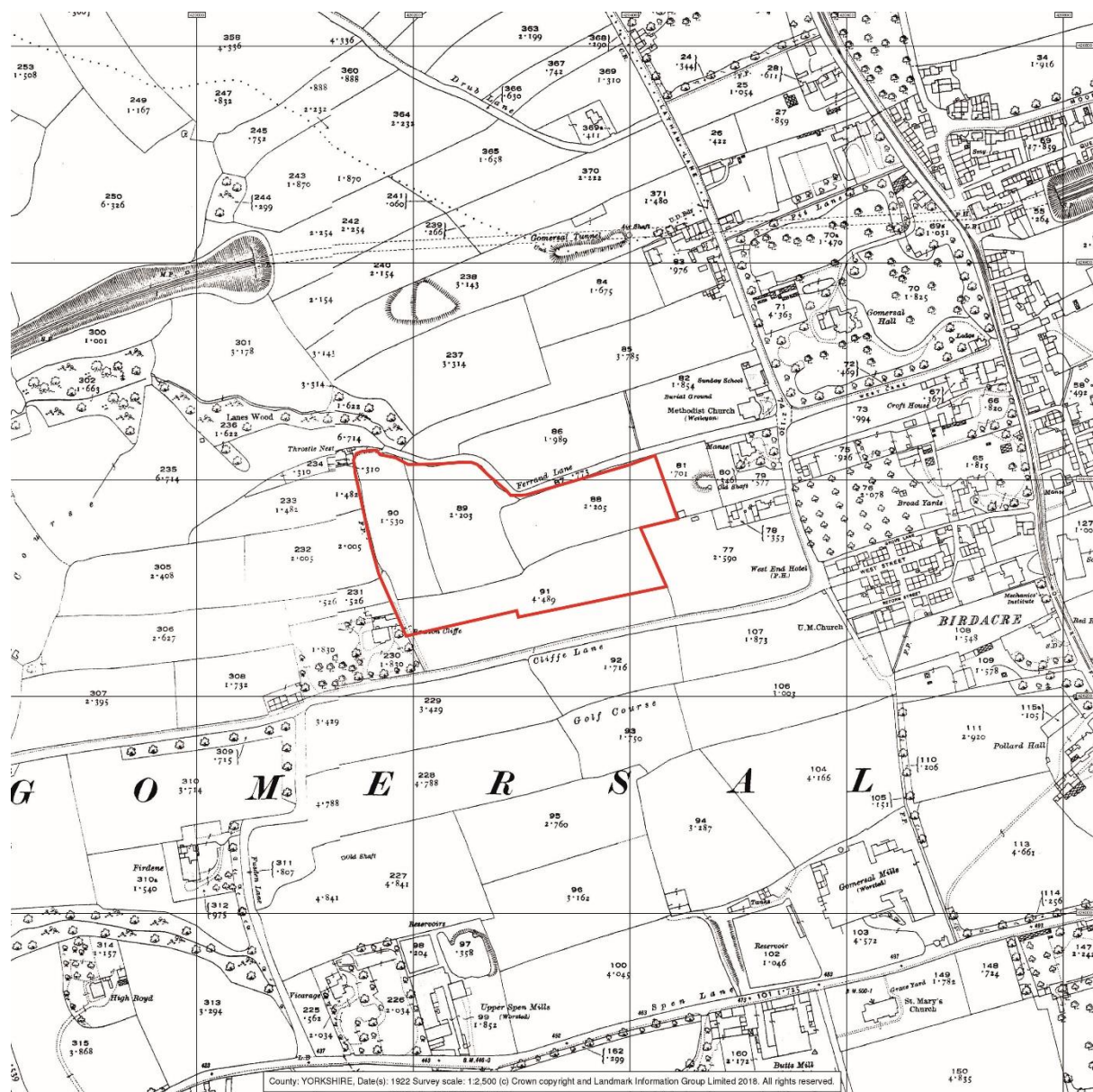


Figure 9 Ordnance Survey 1922, 1:2500

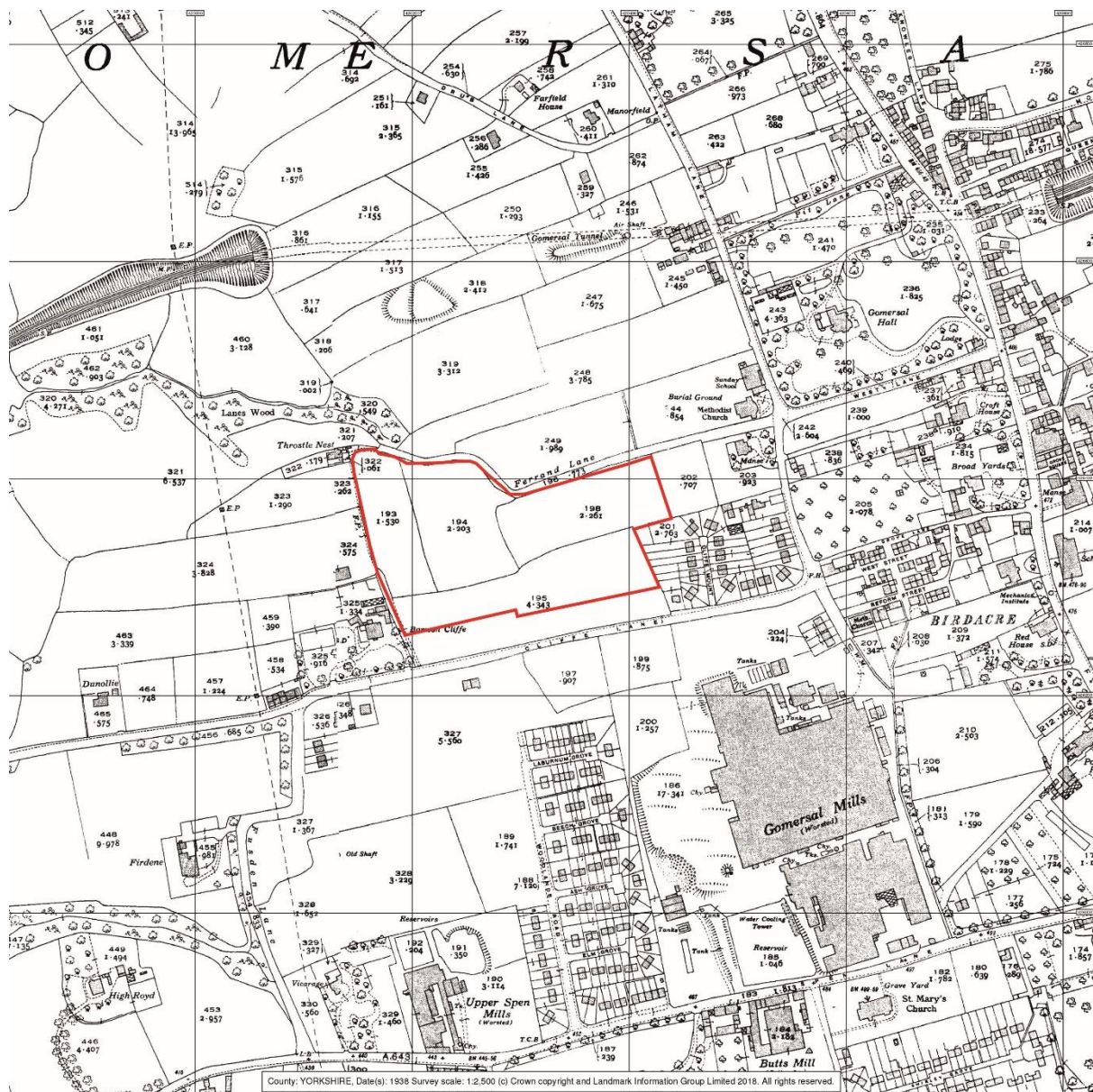


Figure 10 Ordnance Survey 1938, 1:2500

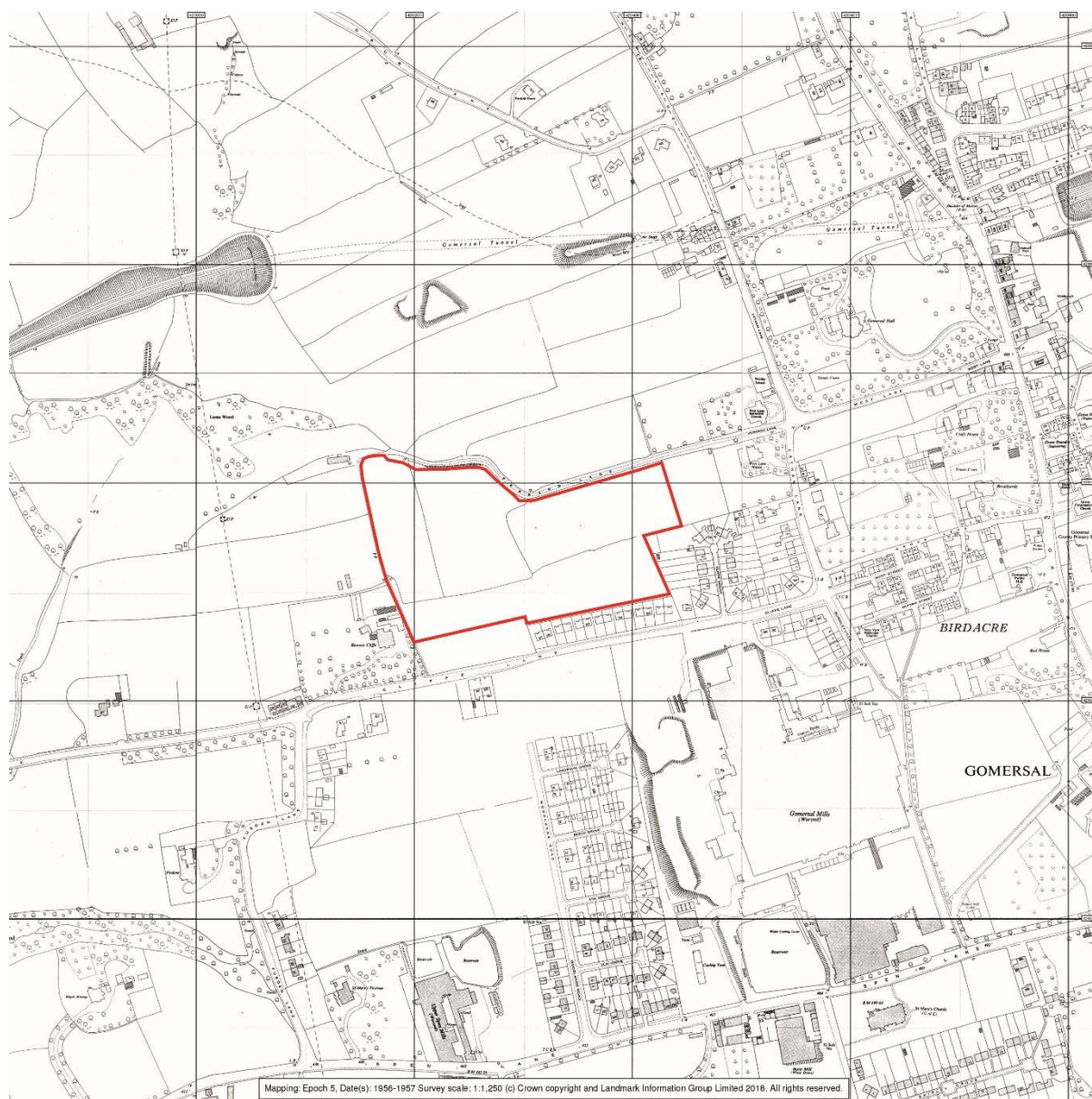


Figure 11 Ordnance Survey 1956-7, 1:1250

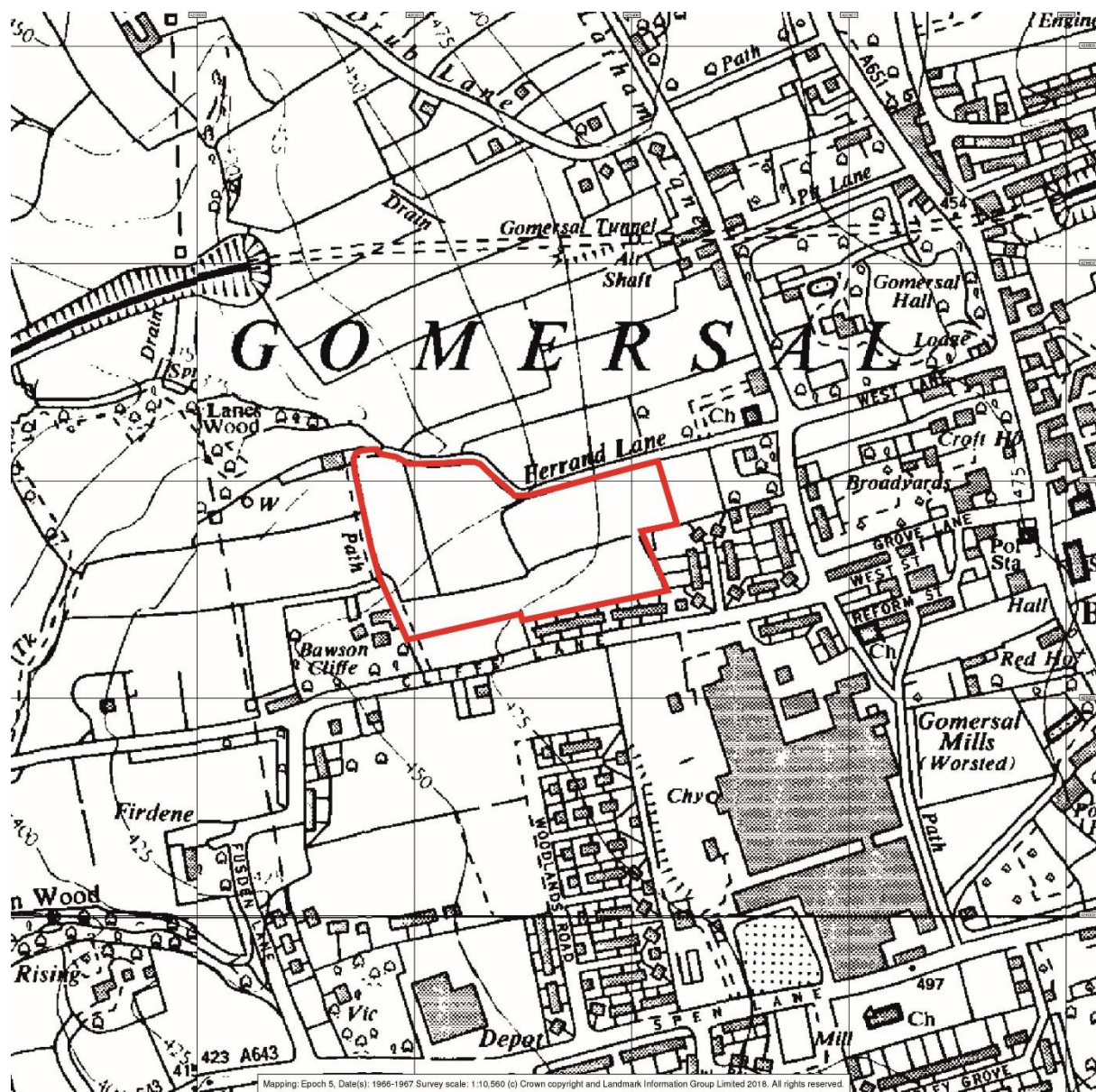


Figure 12 Ordnance Survey 1966-7, 1:10,000



Figure 13 Ordnance Survey 1976, 1:10,000



Figure 14 Ordnance Survey 1984-8, 1:10,000



Figure 15: Hill-shaded image generated from Environment Agency 1m LiDAR open data

THIS DRAWING IS BASED ON SURVEY DRAWING NO. SH1000-001,
PREPARED BY LATITUDE SURVEYS AND ORDNANCE SURVEY
INFORMATION. IT IS SUBJECT TO CONFIRMATION OF BOUNDARIES /
RIGHTS OF WAY / EASEMENTS AND CONSULTATION WITH THE
LOCAL AUTHORITY, DESIGN TEAM AND / OR, C LUTHERS, ETC.

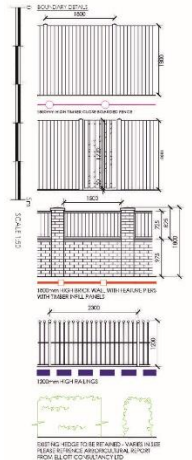
- PEDESTRIAN & VEHICULAR UNRAVELOUS
- GATE
- 32' WINDINGS OVERLOOKING PICS
FLUGS 10, 20, 30, 70, 75 & 81
- BOUNDARY
- PROPOSED TREES TO INCLUDE SPECIES SUCH AS SILVER BIRCH, MOUNTAIN ASH & NATIVE CHERRY TREES (WILLOW) ARE PROPOSED
- EXISTING TREES / SHRUBS / HEDGES TO BE REMOVED - REFERENCE A&B&C&D&E&F&G&H&I&J&K&L&M&N&O&P&Q&R&S&T&U&V&W&X&Y&Z
- EXISTING TREES / SHRUBS / HEDGES TO BE RETAINED - REFERENCE A&B&C&D&E&F&G&H&I&J&K&L&M&N&O&P&Q&R&S&T&U&V&W&X&Y&Z
- ROOT PROTECTION ZONES - REFERENCE A&B&C&D&E&F&G&H&I&J&K&L&M&N&O&P&Q&R&S&T&U&V&W&X&Y&Z
- INDICATIVE ESTIMATED CANOPY 22%
- EXISTING BUILDINGS TO BE DEMOLISHED
- EXAMINERS

BOUNDARY TREATMENTS

- 1800-mm HIGH STONE WALL WITH FEATURE PERI
AND CLOSE BOARDED TIMBER RAIL PANELS
- 1800-mm HIGH TIMBER CLOSE BOARDED FENCE
- 1200-mm HIGH 4 METAL RAILINGS
- SMALL GARDEN RETAINING WALLS - REFERENCE 2
DRAWINGS
- LARGE RETAINING WALL - REFERENCE 2
DRAWINGS

GROUND TREATMENTS:

- TARBACK TO ESTATE ROADS, PAVEMENTS / FOOTPATH, PRIVATE DRIVES AND DRIVE - JUNCTIONS AND DRIVE
- BRICKLE SETS TO MENS COURTS / ACCESSWAYS AND DRIVES - UNDER OTHER ROAD
- TURPED AREAS - ALL ROAD-GARDENS TO MOUNT
- PAVING SLABS TO PATHS & PARKS
- LOW LEVEL CURBS



KCS13-02.1 Cliffe Lane Gomersal Built assessment

12.0 Plates



Plate 1: Looking west along the southern boundary toward Bawson Cliffe.



Plate 2: Looking north from the southeast corner



Plate 3: Modern development along the eastern boundary



Plate 4: Looking east from the centre of the site toward the Conservation Area



Plate 5: Looking west toward the northwest corner of the site and Throstle Nest



Plate 6 Looking south across the centre of the site from Ferrand Lane



Plate 7 From northern boundary, looking southwest toward Bawson Cliffe



Plate 8 View north over Ferrand Lane



Plate 9 Rear of the Methodist chapel



Plate 10 Looking east along Ferrand Lane to the Methodist chapel



Plate 11 Traditional stone gatepost