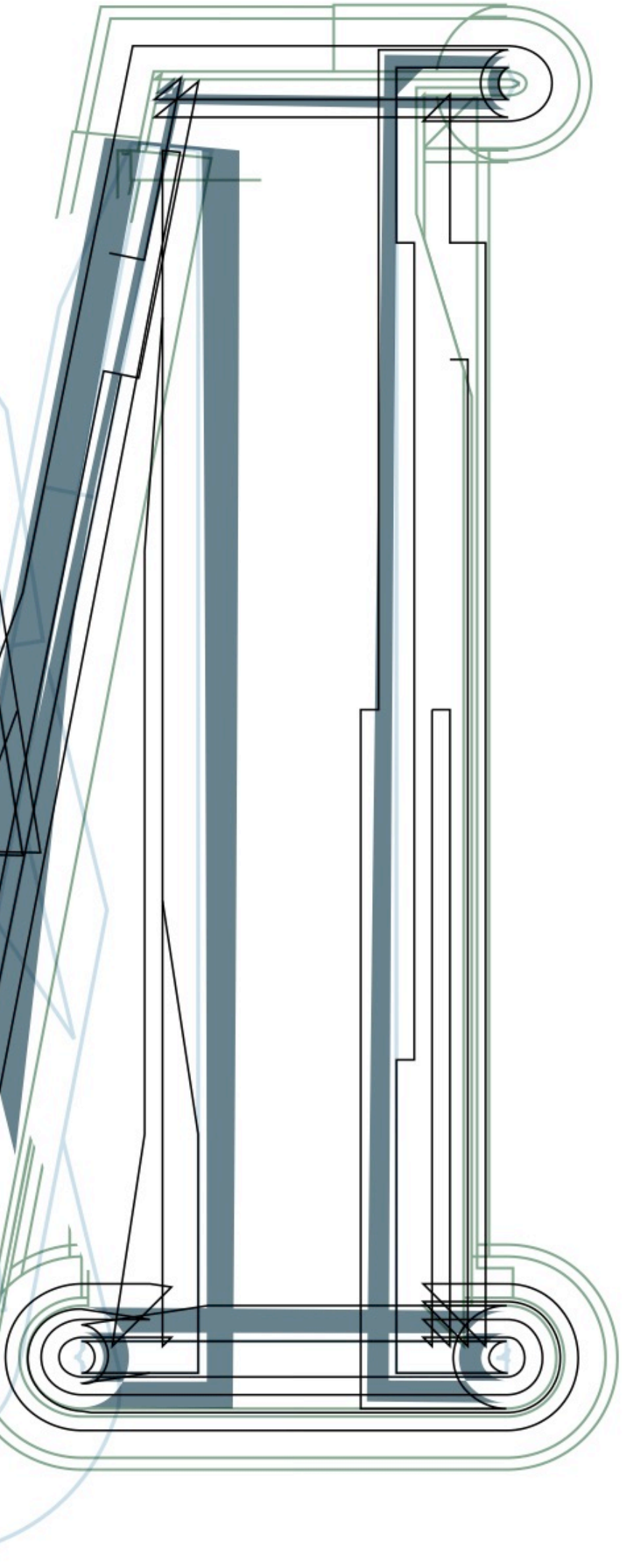


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Ubrique Investments

Residential Development of Land of Storthes Hall Lane, Kirkburton

Built Heritage Statement

m b Heritage

Ubrique Investments

Residential Development of Land of Storthes Hall Lane, Kirkburton

Built Heritage Statement

m b Heritage & Planning Ltd
Leeds

E: enquiries@mbheritage.co.uk

1.0 INTRODUCTION

1.01 This Statement, prepared on behalf of Ubrique Investments, sets out an assessment of the potential impacts upon the built historic environment arising from proposals for the residential development of land off Storthes Hall Lane, Kirkburton. The Site currently comprises the Storthes Hall Park University Campus which was laid out in the 1990s and provides student and administrative accommodation, retail space, bar/restaurant (The Venue) and gymnasium facilities. The site extent is shown at Figure 1.

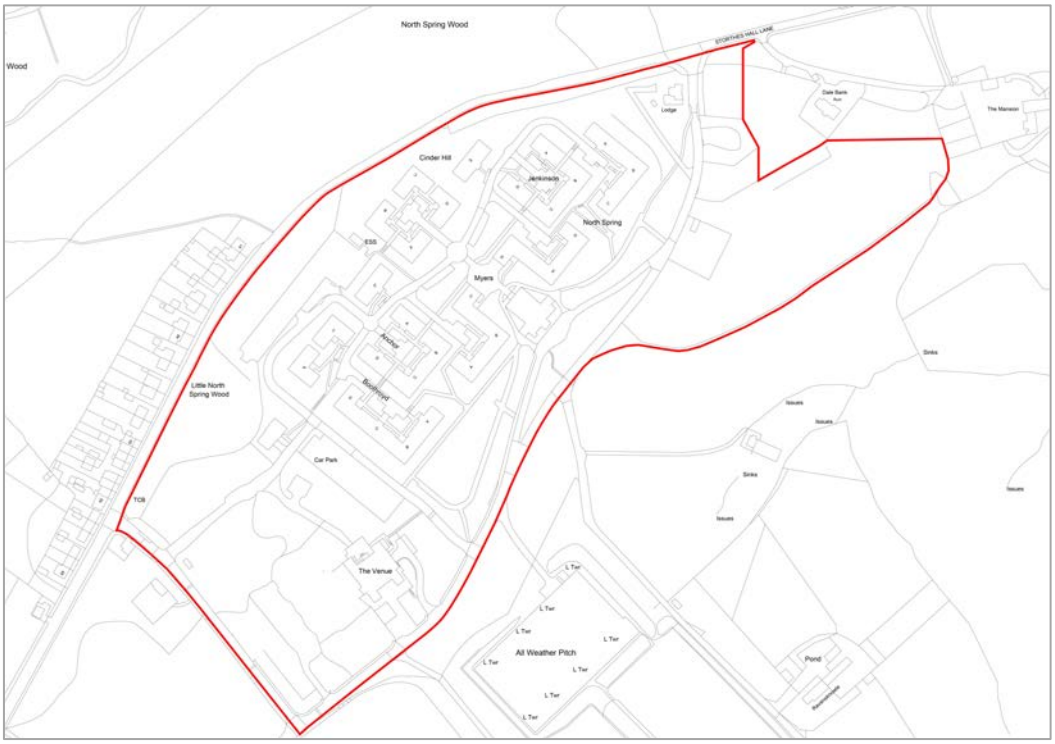


Figure 1: Site Extent

1.02 The Site falls within the northern section of land allocated for residential development within the Kirklees Local Plan (2019) under the provisions of Policy LP73, Land at Storthes Hall. The southern section of the allocation site has extant permission for the development of a continuing care retirement community comprising circa 300 residential units and associated community facilities. The proposals relate to the residential redevelopment of the student campus, including the demolition of the majority of buildings falling within the Site. A copy of the current masterplan layout for the development is included at Appendix 1 and this forms the basis for the assessment set out below.

1.03 Two designated heritage assets, recorded on the National Heritage List for England (NHLE), fall within the Site. These are located at the existing entrance to the campus off Storthes Hall Lane to the north-east corner of the Site and comprise The Lodge (list entry number 1184008) and Gate Piers and Gates at the Lodge (1135347). Both are Grade II listed, erected in around 1903, and were associated with Storthes Hall Hospital, a mental health facility which opened in 1904, closing in 1992. A number of buildings and structures associated with the former Hospital are retained and include the former administrative block, a ward block (now The Venue bar and restaurant) and elements of boundary walling. The Site also historically formed part of the parkland setting to Storthes Hall located to the north-east and outside of the Site extent.

1.04 The Statement follows National Planning Policy Framework 2021 (Framework) and good practice guidance in assessing the heritage significance of those identified designated and non-designated assets potentially affected by the proposed development. The Statement is structured as follows:

Section 1 – Introduction

Section 2 - Policy Context and Guidance

Summarises the principal policy and best practice guidance relevant to the assessment.

Section 3 – Baseline Assessment of Significance

Sets out an overview of historic environment baseline information, including mapping information relevant to the site. Identifies those heritage assets potentially affected by the development.

Section 4 - Assessment of Development Impact

Assesses the potential impact of the development proposal upon the significance of heritage assets falling within the vicinity of the site and where appropriate, makes recommendations on measures to remove or reduce any harmful impacts identified.

1.05 A site walkover was undertaken during May 2022. This Statement considers potential built heritage impact and does not assess archaeological potential.

2.0 POLICY AND ASSESSMENT GUIDANCE

Legal Context

2.01 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities in respect of works affecting a listed building, to *"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."*

2.02 This statutory duty must be given great weight and importance in the decision-taking process.

National Planning Policy and Historic England Guidance

2.03 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (paragraph 8). It indicates that 'great weight' should be given to the conservation of designated heritage assets (paragraph 199), conservation being defined as *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance"* (Annex 2: Glossary).

2.04 Significance, for heritage policy, is defined in the Framework (Annex 2: Glossary) 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. Significance derives not only from a heritage asset's physical presence, but also from its setting."

2.05 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. Historic England Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets, 2019 (HEAN12), indicates that heritage assessments of significance should provide an impartial analysis of significance and the contribution of setting:

"A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance."

2.06 HEAN12 advocates a stage approach to decision-taking in applications affecting heritage assets:

1. Understand the form, materials and history of the affected heritage asset(s).
2. Understand the significance of the asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise and mitigate negative impacts in a way that meets the objectives of the National Planning Policy Framework.
5. Look for opportunities to better reveal or enhance significance.

2.07 Further guidance on the assessment process is provided in Historic England Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment, 2015 (GPAP2). This notes that if there is apparent conflict between the proposed development and the conservation of a heritage asset consideration may need to be given alternative means of delivering the development which leads to a more sustainable result which reduces potential harm to significance. This process, reflected in HEAN12 advice, should be undertaken before weighing the public benefits of a proposal against any harm.

2.08 In considering the extent of harm, Paragraph 200 of the Framework states that any harm to, or loss of, the significance of a designated heritage asset should require 'clear and convincing justification'. Paragraph 201 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset (particularly those of higher significance), authorities should refuse consent unless it can be demonstrated that:

"The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss."

2.09 Where less than substantial harm is identified to the significance of a designated heritage asset the Framework advises, at paragraph 202, that authorities should weigh the public benefits of the proposal against the harm identified.

2.10 Public benefits include heritage benefits and the NPPG provides the following examples:

- *"Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.*
- *Reducing or removing risks to a heritage asset*
- *Securing the optimum viable use of a heritage asset in support of its long-term conservation."*

2.11 In any assessment it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and, conversely, the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework 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."

2.12 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

"Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."

2.13 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19).

3.0 BASELINE ASSESSMENT

3.01 In order to understand the nature of the built historic environment in the vicinity of the site and to identify those heritage assets likely to be impacted by the development proposals a baseline assessment study has been undertaken. This identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, scheduled monuments and conservation areas
- Non-designated heritage assets, including buildings or structures of local interest
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets

3.02 To inform the baseline assessment the following information sources have been reviewed:

- The National Heritage List for England (NHLE)
- The Historic England Research Record
- West Yorkshire Historic Environment Record (WYHER)
- Historic maps of the site and surrounding area.

3.03 Baseline data and background information is summarised below.

Recorded Heritage Assets

3.02 The NHLE holds two records falling within the Site:

The Lodge, Storthes Hall Road

Grade II Listed Building **List Entry Number: 1184088**

Lodge house circa 1903-04 built in connection with the foundation of the Storthes Hall Hospital which opened in 1904. The building is located at the entrance to the University Campus and to the north-east of the Site (NGR: SE18226 12928). It is built in and Edwardian Free Style in single storey with dormered attic in a hammer dressed stone and render under tiled roof. The building is currently unused.

Gate Piers and Gates at the Lodge, Storthes Hall Road

Grade II Listed Building **List Entry Number: 1135347**

Two square-plan rock faced gate piers with caps and wrought iron gates with Art Nouveau elements, date 1903. Located adjacent to the Lodge at the north-eastern entrance to the Site (NGR: SE18243 12942).

3.03 The original Storthes Hall mansion house is located to the north-east of the Site which falls within its historic parkland setting:

The Mansion (Storthes Hall Hospital), Storthes Hall Road

Grade II Listed Building **List Entry Number: 1313310**

The mansion house was constructed in the late 18th century with later additions dating to the early 19th century. The house, in two-storeys with attic, is built in a neo-classical style in ashlar with hipped slate roof. The house was built for the Horsefall family and is located to the north-east/east of the Site (NGR: SE18503 12920).

3.04 Other NHLE records within the vicinity of the Site are considered sufficiently distant and screened by intervening woodland enclosure such that no development impacts are anticipated. No conservation areas or other area based designations, fall within the vicinity.

3.05 The WYHER holds an entry for the Storthes Hall Hospital, Thurstonland (MWY9376) which was established as the West Riding Lunatic Asylum in around 1904. The asylum was designed in three main parts, the main asylum, the acute hospital (which included a central administration block), laundry and power station. A separate large-scale range of ward buildings was built in the early 20th century on land to the south-west. Surviving buildings and structures include the listed Lodge and gate piers and gates, the main administration building and the 'Arboretum' which was used to house difficult to manage patients and is now The Venue bar and restaurant. Other buildings have been demolished and their sites over-built by student residential blocks.

3.06 Other records held on the WYHER outside of the site include evidence of a medieval iron-working site within Myres Wood to the east (MWY4934), a find spot comprising a prehistoric sandstone implement or grain roller to the south-east (MWY13946) and a series of prehistoric

clearance cairns and earthworks within Saville Wood again to the south-east (MWY9814, MWY977). The development will not impact upon these recorded features.

3.07 The Historic England Research Record includes Storthes Hall Hospital (1066888) noting that work began on the construction of the fourth West Riding Asylum, to designs by J. Edwards Vickers in the grounds of the mansion in around 1900.

Historic Context and Mapping Record

3.08 Storthes Hall mansion house was constructed for the Horsefall family in around 1788 as a replacement for an earlier manorial Hall within the Thurstonland estate occupied by John Storthes during the 16th century and possibly built during the 14th century. The estate and Manor of Thurstonland was sold to Richard Horsfall in around 1605 and the family occupied the house until the 19th century.

3.09 The First Edition Ordnance Survey (OS) map, published in 1854 based on an 1849-50 survey, shows Storthes Hall set within a woodland enclosure with a series of outbuilding and stable ranges to the west, north and east. A walled garden is shown to the south east of the Hall set within an area of parkland between the house and Myers Wood. The Site is shown as an area of parkland or agricultural land with areas of woodland plantation to the west/south-west of the Hall.

3.10 The 1891-93 OS map provides more detail and shows the Site as agricultural land, likely in pastoral use with woodland plantation, including North Spring and Little North Spring Wood providing enclosure. A small quarry is shown centrally within the Site.

3.11 In around 1900 the West Riding County Council purchased the 629-acre Storthes Hall estate for the construction of a forth West Yorkshire asylum for 'pauper lunatics'. The asylum was designed by J. Vickers Edwards, the West Riding Surveyor and Architect and included acute and main hospital complex, supporting buildings and a hospital farm. The 1906 OS map shows the complex as constructed, marked as the West Riding Lunatic Asylum (Storthes Hall), with a series of ward blocks, connected by covered walkways, set back from a central administration building. The area of the Site was developed as an acute hospital with symmetrically arranged wards housing around 50 patients flanking the administration block along with detached

'cottage homes' for chronic healthy patients. To the south-west the 'Arboretum' ward block has been constructed with a larger attached block extending further to the south-west housing a central boiler house, laundry and laundry residence. Following the completion of the acute hospital a larger hospital, constructed on an echelon plan, was built to the south-west to house general hospital cases. This later block has now been cleared. The acute hospital was accessed from the north-east where the Lodge house and entrance gates and piers are retained.

3.12 The asylum was renamed the Storthes Hall Mental Hospital in 1929 and the West Riding Mental Hospital in 1939. Following the creation of the National Health Service it became simply Storthes Hall Hospital in 1948. Subsequent 20th century mapping shows little change to the principal ward blocks established in 1903-04 within the Site. Further buildings were constructed during the mid-20th century to the north of the blocks and included a range of glasshouses/sheds to the Storthes Hall Lane frontage.

3.13 The Hospital closed in 1992 and the area of the Site was redeveloped as a student campus for the University of Huddersfield. The majority of Hospital buildings were demolished although the administration block remains along with the Arboretum ward block, now The Venue, and was extended to the rear in around 2010.

3.14 Copies of OS mapping are included at Appendix 2.

4.0 ASSESSMENT OF DEVELOPMENT IMPACT

Development Proposals

4.01 The description of the proposed development, to be submitted as an outline planning application is:

Proposed demolition of buildings at Storthes Hall and construction of up to 261 residential dwellings and redevelopment of the Lodge cottage for a residential use and associated works on land south of Storthes Hall Lane.

4.02 The proposed redevelopment masterplan is included at Appendix 1 and provides the basis for the initial assessment of potential impacts upon the built historic environment. In summary the masterplan proposes:

- The demolition of all buildings, excepting the Grade II Listed Buildings, The Lodge and Gate Piers and Gates, and redevelopment of the Site to provide circa 261 new dwellings.
- The Lodge building and associated gates and piers, will be retained as a single dwelling with garden land within the development.
- The proposed new dwellings will be arranged in detached, semi-detached and terraced forms.
- Areas of open space will be provided within the Site and include a central landscaped square.
- Structural woodland and individual trees will be retained to the perimeter of the Site and new landscape planting will be provided within development areas.
- Access will take taking from the existing ingress and egress roads off Storthes Hall Lane to the north and south of the Site.
- Matters of scale, design and material treatment will be the subject of future reserved matters applications.

Development Impact

4.03 Having regard to the baseline assessment set out within Section 3 it is considered that the potential impacts of the development upon the built historic environment will relate to those

upon the significance of the two designated heritage assets falling with the Site and upon the significance, within setting, of the listed Mansion house to the north-east. Consideration is also given to the impact upon non-designated buildings related to the former Hospital use of the Site. In undertaking the assessment set out below regard is had to best practice guidance produced by Historic England.

4.04 A series of Plates showing the Site and its surroundings are included at Appendix 3.

The Lodge, Storthes Hall Road
Grade II Listed Building **List Entry Number: 1184088**

Gate Piers and Gates at the Lodge, Storthes Hall Road
Grade II Listed Building **List Entry Number: 1135347**

4.05 The Lodge house is situated to the west of the main entrance to the Site on slightly elevated ground and enclosed by trees and shrubs to the north, south and east. It was built in around 1903 as part of the original layout of the asylum and was added to the statutory list in 1984. The building is single storey with dormers and designed in the Edwardian Free Style incorporating Arts and Crafts elements incorporating swept and sprocketed hipped roof, tall central stacks, buttresses, quoins and an arched entrance. Walling is in stone and a rough coarse render with a terracotta tiled roof.

4.06 The principal elevation of the Lodge orientates to the east onto the road and is well represented in views on entering the Site. Landscape enclosure and the visual relationship with the retained entrance gates and piers contribute positively to setting. Boundary walling and steps similarly contribute positively although areas of walling and capping have been unsympathetically replaced are removed. The building is currently unoccupied although was formerly used as part of the University campus.

4.07 The Lodge building will be retained within the development as a single detached dwelling which will continue and reinstate its historical residential use. The proposed layout shows the laying out of garden land to the rear of the building and reinstatement of boundary treatments. Subject to detailing, including any internal works, no negative impacts upon

significance will arise. Improvements to the visual condition of the building curtilage and reinstatement of boundaries will provide an opportunity to secure a degree of enhancement.

4.08 The Gate Piers and Gates, dated 1903, are set adjacent and to the east of the Lodge and were added to the statutory list in 1984. The gates share setting with the Lodge and are prominent at the entrance to the campus. The structures will be retained within the development and as such no development impacts are assessed.

The Mansion (Storthes Hall Hospital), Storthes Hall Road

Grade II Listed Building **List Entry Number: 1313310**

4.09 The Mansion house is located to the north-east/east of the Site and was added to the statutory list in 1984. The house was erected in around 1788, replacing an earlier manorial house, and is constructed in a relatively restrained Neo-Classical style in two-storeys in ashlar with a hipped grey slate roof covering. The building is set within woodland enclosure to the north, west and east which largely screens the house in views from Storthes Hall Lane. The principal elevation of the house orientates to the south where aspects are more open onto former areas of parkland and a walled garden area to the south-east.

4.10 Historic mapping indicates that the Site, historically, formed part of the wider estate associated with the Mansion although likely remain in agricultural pasture use and woodland until the construction of the asylum/hospital in the early part of the 20th century. Mapping does not suggest that the Site formed part of any planned views or landscape design associated with the house. The Mansion is situated on lower ground and, given the extent of landscape/woodland enclosure to the Site has no significant inter-visibility. No significant elements within the Site evidence historic relationship with the function of the house during the 18th and 19th centuries and as such contribution to setting is minimal.

4.11 Given distancing and the extent of intervening woodland, the proposed development will not impact upon the visual setting to the Mansion house. Whilst glimpsed views are available towards the house from the access road to the perimeter of the Site these the building is not particularly well represented and the development will not remove these existing views. Having regard to the existing development of much of the Site no significant additional

impacts will arise. As such no negative impacts upon the significance, within setting, of the Mansion are assessed.

Storthes Hall Hospital

4.12 The original acute Hospital complex was constructed as the fourth West Yorkshire asylum in the early part of the 20th century and operated until the early 1990s. The majority of buildings associated with the Hospital were removed following closure with the Site subsequently redeveloped as a University campus. Principal surviving buildings and structures are the Lodge, gates at gate piers at the entrance and two buildings, the former administration block and a ward block, the latter now The Venue bar and restaurant. Whilst landscape treatment, principal road network and some elements of stone boundary walling are retained the evidential value of the Site in illuminating the more extensive former Hospital use is low.

4.13 The former administration block is central within the Site and is retained in two-storeys with attic and constructed in stone with ashlar detailing and grey slate roof covering. The principal elevation orientates to the south-east and has advanced gables, the two end gables having full height canted bays. The central gable rises above a square plan portico with balustrade and engaged pilasters the entrance reached via a flight of stone steps. Detailing includes castellation to the flanking bays, continuous string course, stone hood moulding and finial caps to the gables. Windows have stone surrounds with mullions. Secondary elevations show a greater extent of alteration and are more simply presented. The rear elevation extends in single storey and contains a convenience store. A canopy entrance retains a section of the original covered walkway which linked with former buildings to the north.

4.14 The building is of comparative late dating and whilst architectural interest can be identified to the more elaborate principal elevation the secondary elevations are more functionally presented and hold limited interest. Architectural styling is somewhat derivative and a number of alterations to the rear elevations have diminished heritage value. The roof covering, which was likely originally tiled, has also been replaced. A degree of historic interest can be identified through the connections with the establishment of the Hospital although historic context has been lost through the wider redevelopment of the campus during the 1990s and the building no longer clearly evidences past use or function.

4.15 The ward block known as the Arboretum is located to the south-west of the Site and was converted and extended during the late 20th and early 21st centuries for use as a campus bar, restaurant and venue space. The retained building is in two and three storeys, constructed in stone with pantile roof covering, and was constructed on a H-shaped plan form in part now infilled by a later 20th century extension. The principal elevation orientates to the south with projecting gables with canted bay windows flanking a forecourt and central entrance with canted stone porch and cornice. Detailing is subdued to the secondary elevations although the bayed divisions to the long ranges are notable. The rear courtyard space has been overbuilt by an unsympathetic infill block added during the late 20th century. The building holds limited architectural elaboration. Historic context has been lost following the demolition of the wider Hospital site and redevelopment during the 1990s and the current setting is dominated by the later campus buildings.

4.16 The proposed demolition of the former administration and ward blocks will remove elements holding a degree of architectural and historic interest in the local context although, in terms of the former, this interest is largely contained within the principal façade of the retained building. Should demolition be approved it is recommended that a building record is made of both buildings and this can reasonably be secured by condition requiring the agreement of a Written Scheme of Investigation.

5.0 CONCLUSIONS

5.01 The Statement set out above has provided an assessment of the potential impacts upon the built historic environment predicted to arise from the proposed residential redevelopment of land currently comprising the Storthes Hall Park University Campus off Storthes Hall Lane, Kirkburton. The assessment site is allocated for residential development under the provisions of the Kirklees Local Plan (2019).

5.02 In respect to designated heritage assets, two Grade II Listed Buildings fall within the Site these being a Lodge house (1184088) and entrance Gate Piers and Gates (1135347) to the north-east. Both buildings were constructed in around 1903-04 as part of the wider development of Storthes Hall Asylum/Hospital. The proposed development will retain the Lodge, as single dwelling house, and entrance gates and piers and, subject to detailing, no negative impacts upon significance of the buildings will arise.

5.03 The Site falls within the wider setting of the Mansion (1313310), formerly Storthes Hall, located to the north east and historically formed part of the parkland and agricultural estate associated with the house. Given distancing and the extent of intervening woodland the Site makes no significant contribution to visual setting or the significance the Mansion. The development will be similarly screened and will have no visual impact. As such, no adverse impacts upon the significance, within setting, of the listed building will arise.

5.04 Two non-designated buildings, reasonably considered to be heritage assets in the local context, are retained within the Site from the early 20th century acute hospital development. The former administration block, now used as reception, office space and as a convenience store is retained centrally within the Site and a former ward block, now the Venue bar and restaurant, is located to the south-west. Both buildings are considered to hold architectural and historic interest primarily retained in the principal elevations of the building. The proposed demolition will give rise to harm through the removal of this interest. This should be considered as part of a planning balance having regard to the comparatively low significance of the buildings, reflecting late dating, loss of historic context and later alterations, and the wider benefits of the development proposals. This accords with the guidance contained within paragraph 203 of Framework which states that:

"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 directly or indirectly affect 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."

5.05 The consideration of the planning balance will be a matter for the local planning authority as decision-taker and should consider the wider planning benefits of the housing development and other associated benefits. These will be assessed within the planning case report to be submitted with the planning application. Subject to a satisfactory determination on this balance no conflict with Framework guidance will arise. The development can therefore be brought forward consistent with the Act and the provisions of national and local policy.

REFERENCE SOURCES AND BIBLIOGRAPHY

Ministry of Housing Communities and Local Government. 2021. National Planning Policy Framework National Planning Practice Guidance

Historic England. 2017. Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets

Historic England. 2015. Historic Environment Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment

Historic England. 2019. Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets

Internet Sources

https://vads.ac.uk

www.heritagegateway.org

www.visionofbritain.org.uk

APPENDIX 1

PROPOSED MASTERPLAN

STORTHES HALL, **KIRKBURTON**



Planning Layout - Scale 1:1000

ISSUE FOR PLANNING

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS STATED OTHERWISE.
2. DO NOT SCALE FROM THIS DRAWING.
3. ALL DIMENSIONS TO BE VERIFIED ON SITE BEFORE CONSTRUCTION COMMENCES.
4. EXISTING SERVICE RUNS TO BE VERIFIED BY SITE INSPECTION.

LEGEND

- Reception building & The Venue building
- Application red line
- Existing Trees to be retained

N

Storthes Hall, Kirkburton
Schedule of Accomodation

House Type	Bed No /Storey	Type	Parking	No. Units
Freesale				
1 Bedroom				
Fog	1B/1S	Apt	PS	1
2 Bedroom				
Apt 1	2B/1S	Apt	PS	2
A Type	2B/2S	End/ Mid	PS	15
B Type	2B/2S	End/ Mid	PS	21
B1 Type	2B/2S	End	PS	4
3 Bedroom				
C Type	3B/2S	End/ Mid	PS	45
C1 Type	3B/2S	End	PS	11
D Type	2B/2S	End/ Mid	PS	2
E Type	3B/2S	Det	PS	2
F Type	3B/2S	Det/ End	PS	23
F1 Type	3B/2S	End	PS	2
G Type	3B/2.5S	End/ Mid	PS	12
H Type	3B/3S	Mid	PS	1
J Type	3B/3S	Mid	PS	1
R Type*	3B/3S	Mid	INT	8
S Type*	3B/3S	End/ Mid	INT	5
4 Bedroom				
K Type	4B/2S	Det	INT	7
L Type	4B/2S	Det/ End	PS	19
M Type	4B/2S	Det	INT	11
N Type	4B/2S	Det	INT	10
P Type	4B/2S	Det	SG	21
P1 Type	4B/2S	Det	SG	2
Q Type	4B/2S	Det	SG	19
5 Bedroom				
V Type	5B/2S	Det	INT	6
T Type	5B/2S	Det	DG	5
U Type	5B/2S	Det	DG	6
			Total	261

Rev	Description	Date

PARKER PEEL
ARCHITECTURAL
e info@parkerpeel.co.uk w www.parkerpeel.co.uk t 01924 921 860

Client
Ubrique

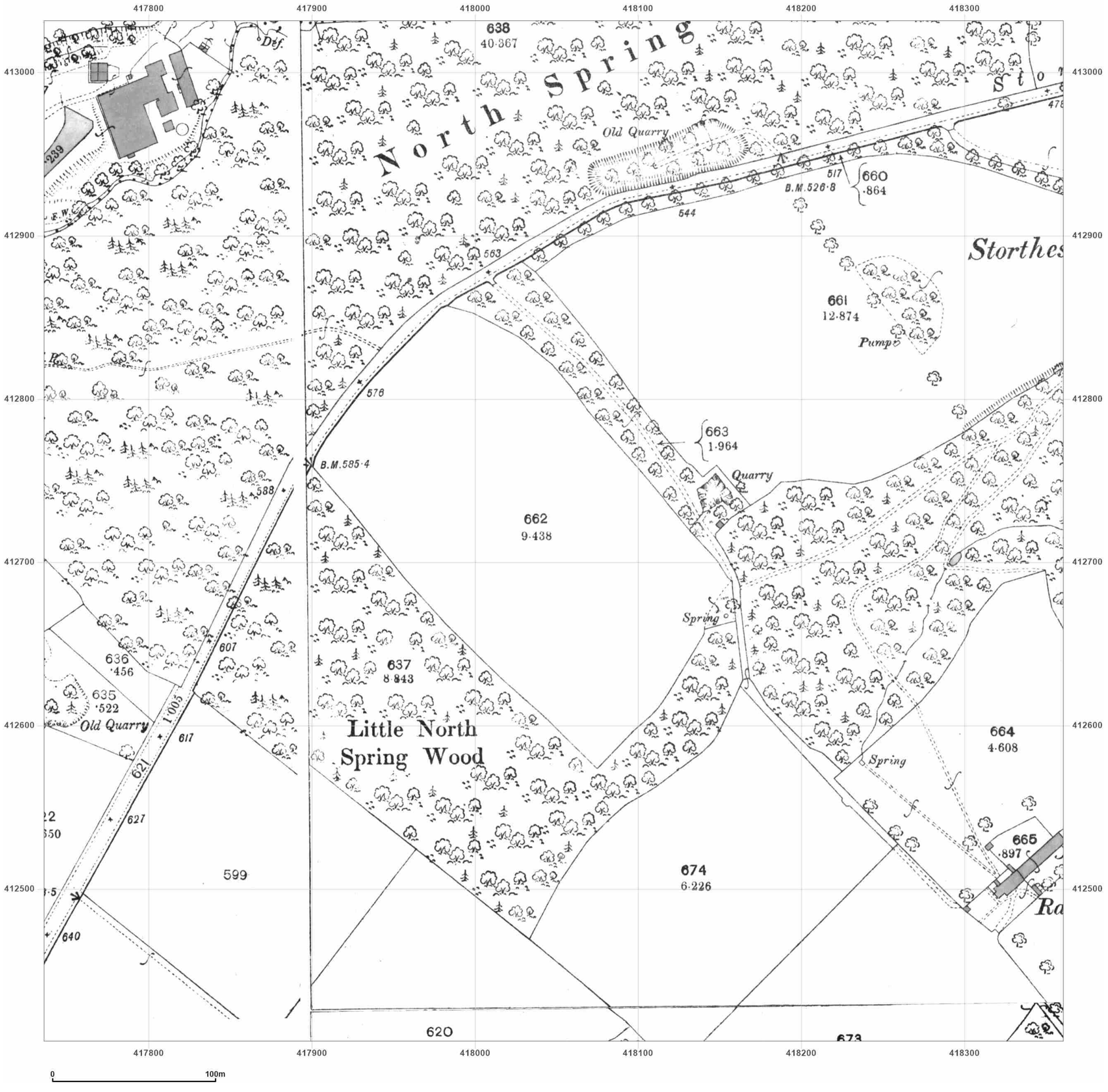
Project
1826
Residential Development at
Storthes Hall, Kirkburton

Title
Planning Layout

Drw. No.	Rev.	Scale	Drawn	Checked	Date
1826-SI-03	-	1:1000@A1	GK	AK	07/23

APPENDIX 2

HISTORIC MAPPING



BLACKWELL'S MAPPING SERVICES

PERSONAL & PROFESSIONAL MAPPING

Site Details:

Client Ref: CMAPS-BW1-1038964-1223240-57987-180522
Report Ref: CMAPS-BW1-1038964-1223240-57987-180522
Grid Ref: 418048, 412719

Map Name: County Series

Map date: **1891-1893**

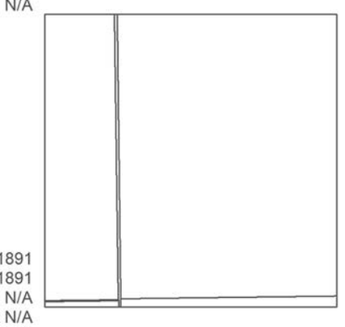
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Printed at: 1:2,500

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Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

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Revised 1893
Edition N/A
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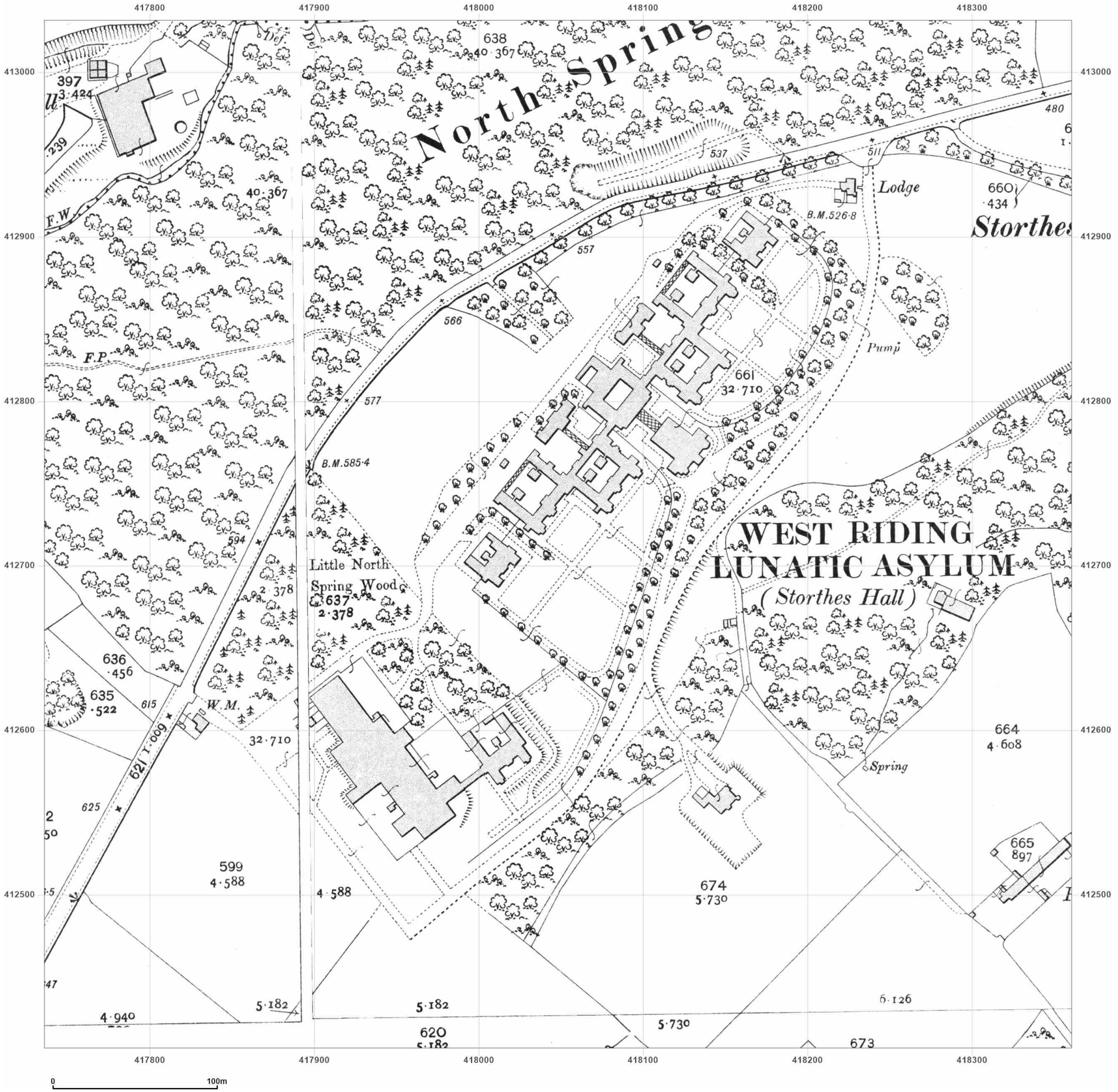
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PERSONAL & PROFESSIONAL MAPPING

Site Details:

Client Ref: CMAPS-BW1-1038964-1223240-57987-180522
Report Ref: CMAPS-BW1-1038964-1223240-57987-180522
Grid Ref: 418048, 412719

Map Name: County Series

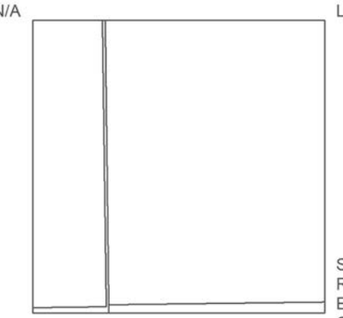
Map date: **1906**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1906
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1906
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

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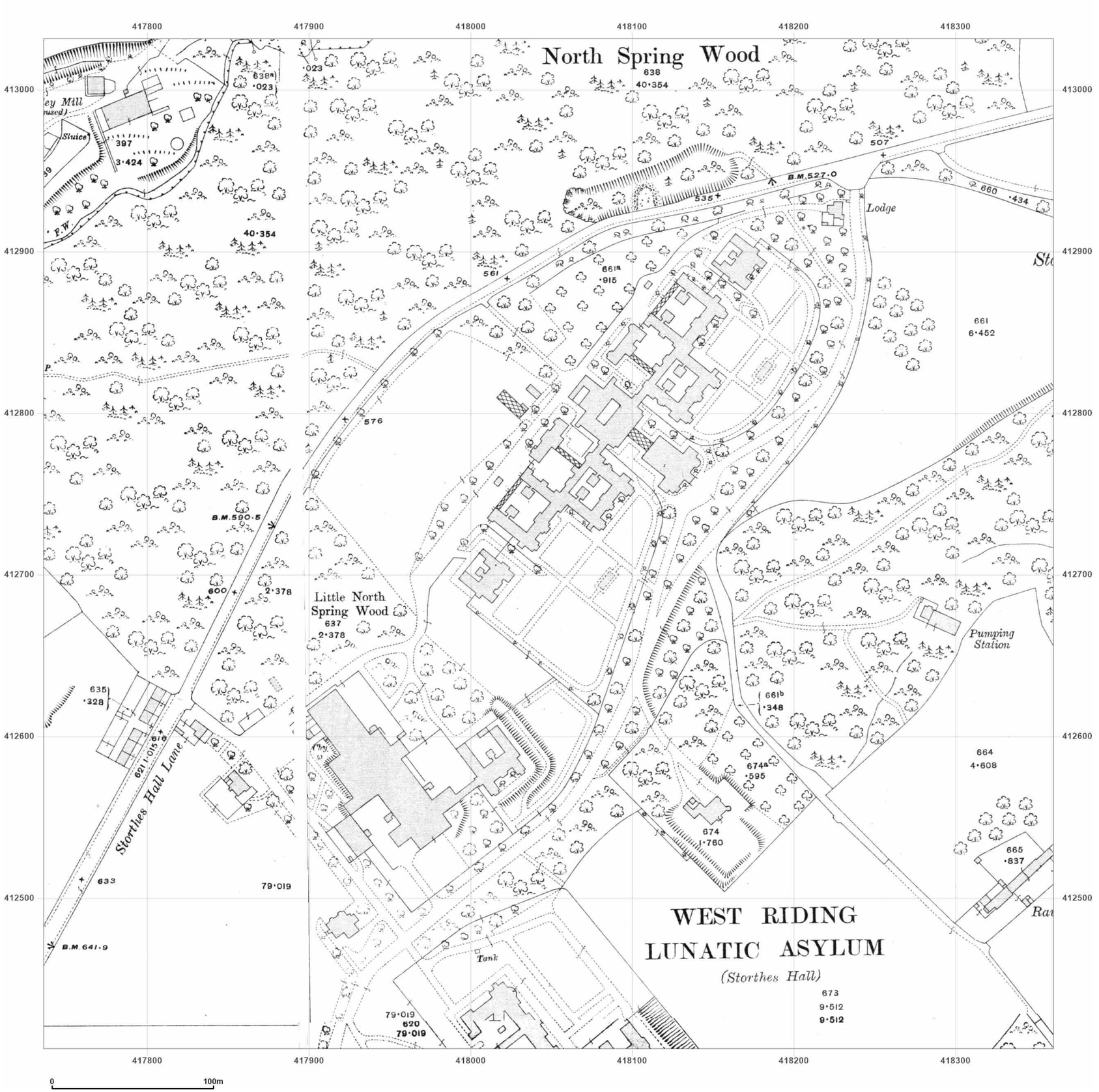
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Site Details:

Client Ref: CMAPS-BW1-1038964-1223240-57987-180522
Report Ref: CMAPS-BW1-1038964-1223240-57987-180522
Grid Ref: 418048, 412719

Map Name: County Series

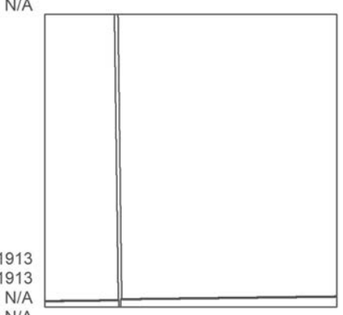
Map date: **1913**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1913
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1913
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1913
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1913
Revised 1913
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

Client Ref: CMAPS-BW1-1038964-1223240-57987-180522
Report Ref: CMAPS-BW1-1038964-1223240-57987-180522
Grid Ref: 418048, 412719

Map Name: National Grid

Map date: **1961-1964**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1961
Revised 1961
Edition N/A
Copyright 1963
Levelled 1959

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1959

Surveyed 1963
Revised 1963
Edition N/A
Copyright 1964
Levelled 1959

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1931

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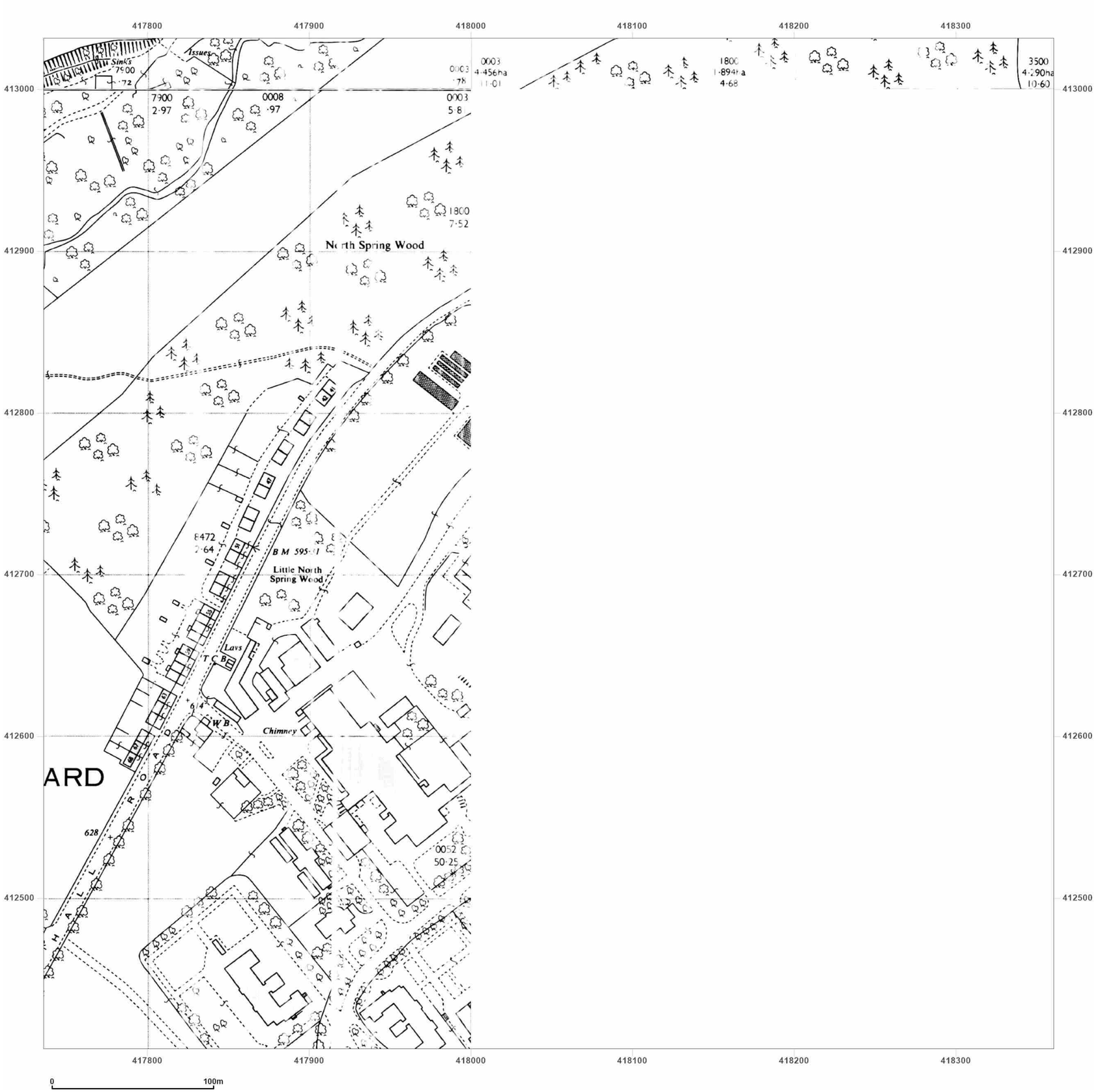
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Site Details:

Client Ref: CMAPS-BW1-1038964-1223240-57987-180522
Report Ref: CMAPS-BW1-1038964-1223240-57987-180522
Grid Ref: 418048, 412719

Map Name: National Grid
Map date: **1961-1964**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised 1960
Edition N/A
Copyright 1961
Levelled 1959

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

Client Ref: CMAPS-BW1-1038964-1223240-57987-180522
Report Ref: CMAPS-BW1-1038964-1223240-57987-180522
Grid Ref: 418048, 412719

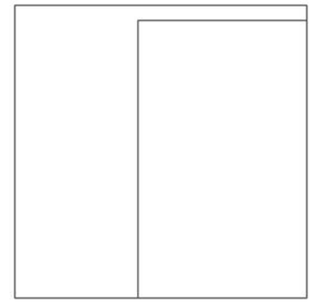
Map Name: National Grid

Map date: **1978**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised 1978
Edition N/A
Copyright 1961
Levelled 1931

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Production date: 18 May 2022

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Site Details:

Client Ref: CMAPS-BW1-1038964-1223240-57987-180522
Report Ref: CMAPS-BW1-1038964-1223240-57987-180522
Grid Ref: 418048, 412719

Map Name: National Grid
Map date: **1984-1985**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1985
Levelled 1959

Surveyed 1959
Revised 1984
Edition N/A
Copyright 1984
Levelled 1959

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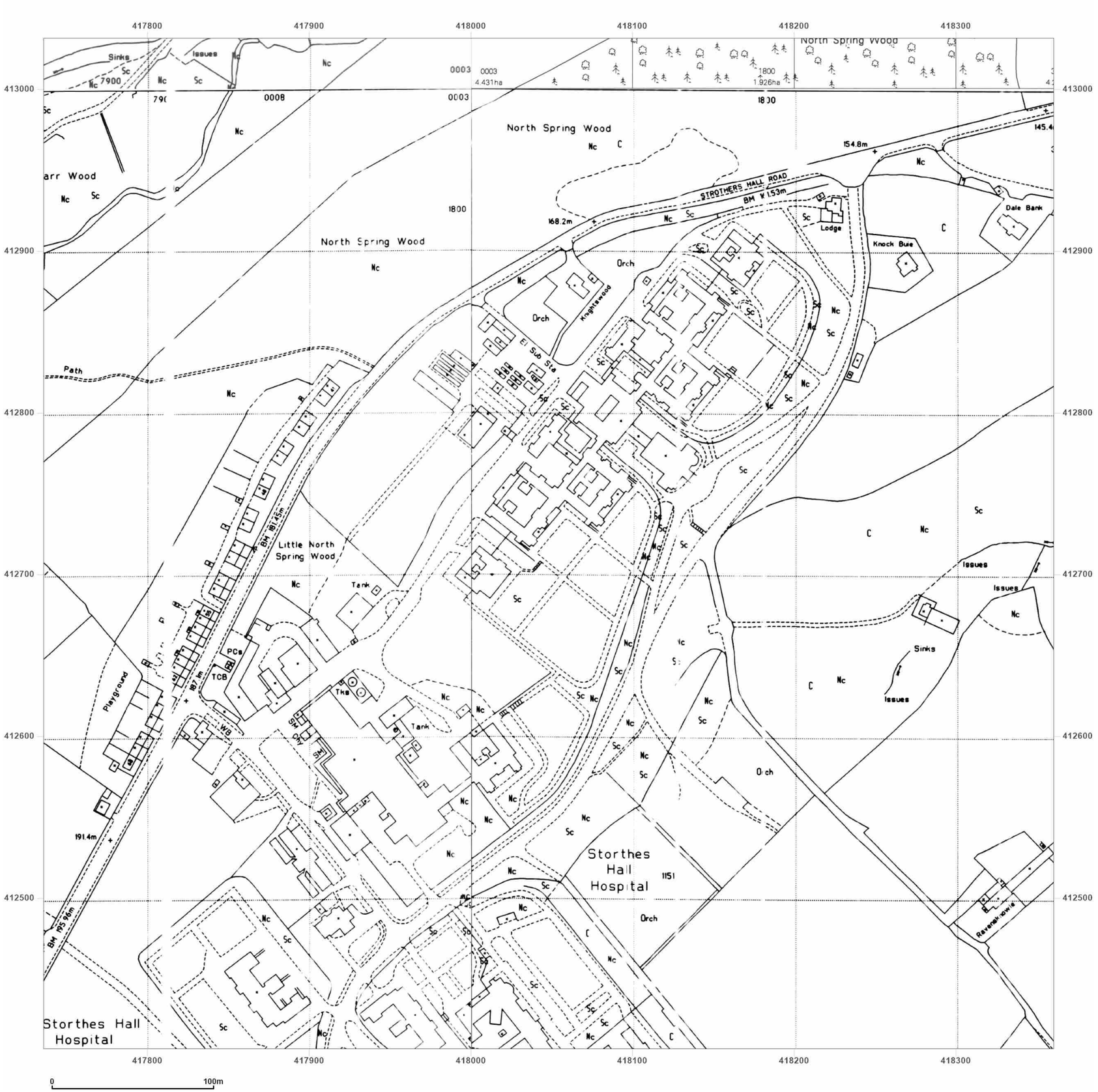
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Site Details:

Client Ref: CMAPS-BW1-1038964-1223240-57987-180522
Report Ref: CMAPS-BW1-1038964-1223240-57987-180522
Grid Ref: 418048, 412719

Map Name: National Grid
Map date: **1991-1992**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1992 Revised 1992 Edition N/A Copyright N/A Levelled N/A	Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A

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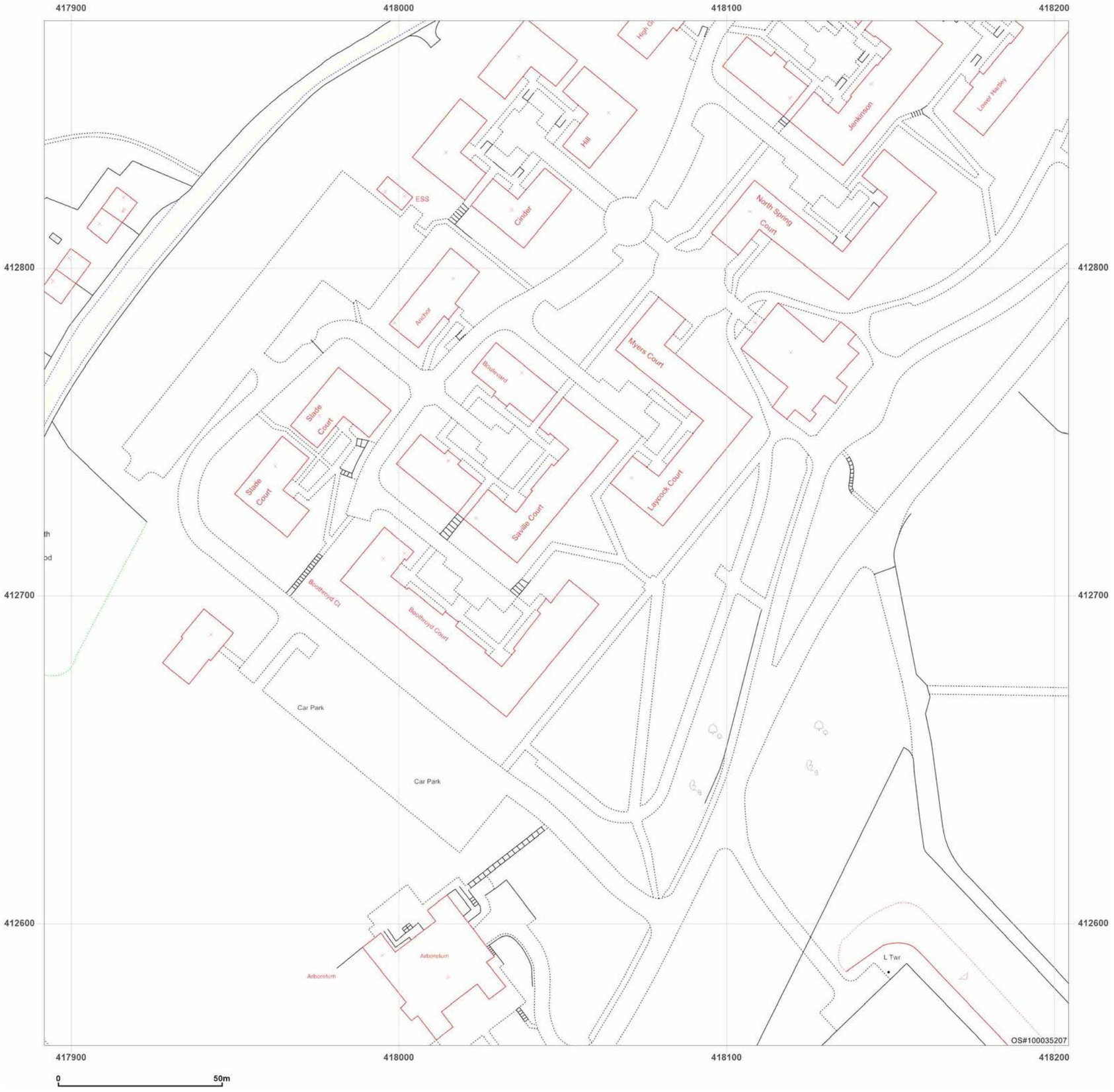
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Production date: 18 May 2022

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PERSONAL & PROFESSIONAL MAPPING

Site Details:

Client Ref: CMAPS-BW1-1038964-1223240-57987-180522
Report Ref: CMAPS-BW1-1038964-1223240-57987-180522
Grid Ref: 418048, 412719

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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2003

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Production date: 18 May 2022

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APPENDIX 3

PLATES



PLATE 1:
Grade II Listed Lodge house at main entrance to the Site.



PLATE 2:
Grade II Listed gates and gate piers at main entrance.

Plates (Sheet 1 of 4)

CLIENT: Ubrique Investments
SITE: Land of Storthes Lane, Kirkburton
PROJECT: Built Heritage Statement



PLATE 3:
Former hospital administration block, principal elevation.



PLATE 4:
Former hospital administration block, rear elevation.

Plates (Sheet 2 of 4)

CLIENT: Ubrique Investments
SITE: Land of Storthes Lane, Kirkburton
PROJECT: Built Heritage Statement



PLATE 5:
Former hospital administration block, rear entrance.



PLATE 6:
Former ward block, now The Venue, principal elevation.

Plates (Sheet 3 of 4)

CLIENT: Ubrique Investments
SITE: Land of Storthes Lane, Kirkburton
PROJECT: Built Heritage Statement



PLATE 7:
Former ward block, rear elevation with later infill extension.



PLATE 8:
Former ward block, west facing elevation.

Plates (Sheet 4 of 4)

CLIENT: Ubrique Investments
SITE: Land of Storthes Lane, Kirkburton
PROJECT: Built Heritage Statement