

25 and 27, Round Ings Road

Heritage Statement to assess the impact of minor alterations to the Grade II Listed Building at Round Ings near Outlane, Huddersfield

Undertaken by TheUrbanGlow
Design & Heritage Ltd 2025



INTRODUCTION

This document is a revision of previous such statements from 2021 and 2024 regarding the heritage significance of the property known as 21-27 Round Ings, off Round Ings Road in the Outland/Slack area of Kirklees. Previous applications sought and obtained permission for the repair and renovation of the Listed Buildings. This application builds upon these past applications with two specific aims as follows: a) To assess the effect of proposals of integrating rooms into the roof of numbers 25 and 27 and b) to assess the effect of a proposal to install a new air source heat pump to the rear of the same unit. This new, revised, assessment has been undertaken in order to help manage change effectively and sensitively and should be read in conjunction with the plans as supplied by ADP (Holmfirth) Architects.

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METHODOLOGY

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

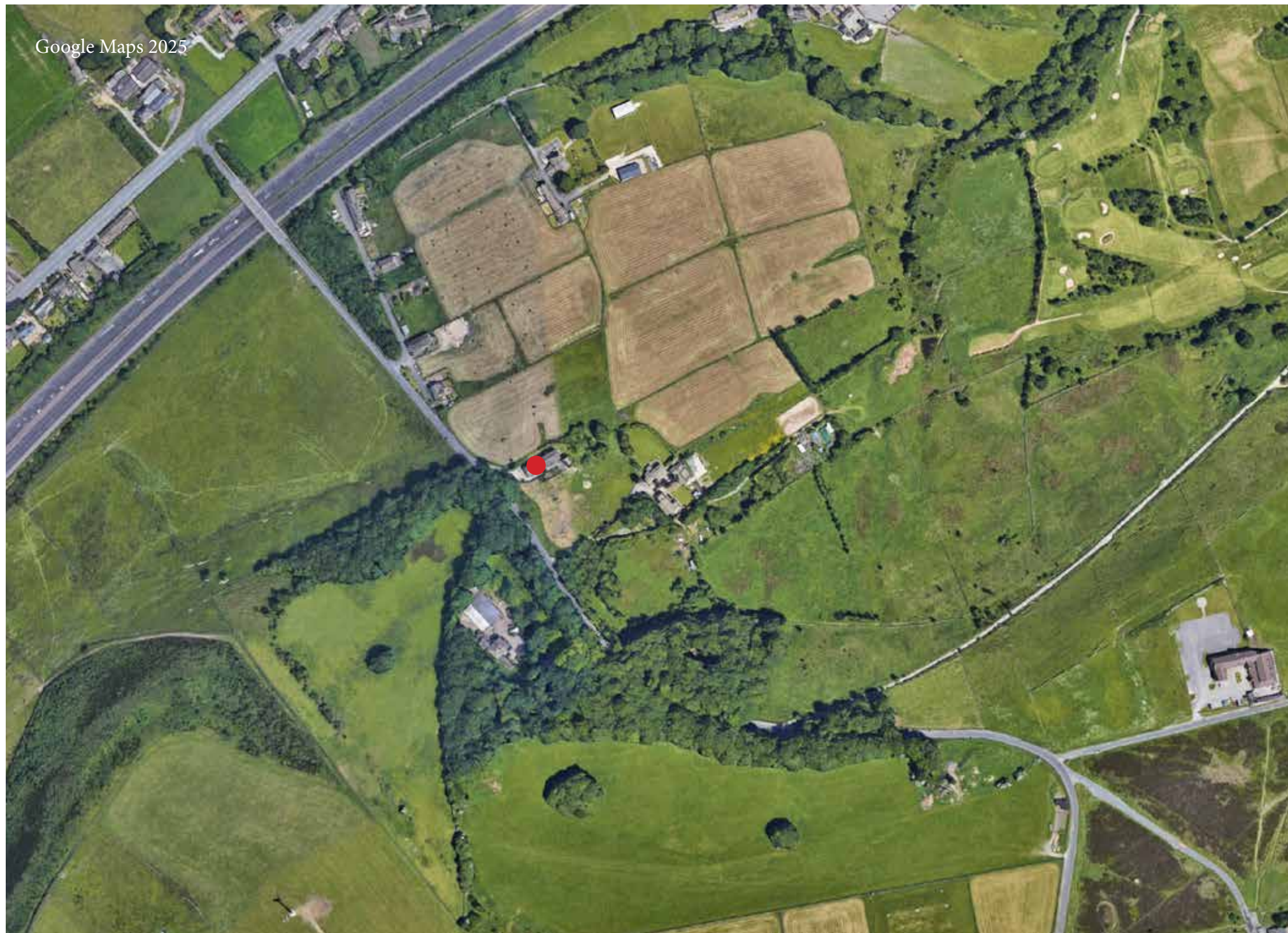
The exercise was carried out by Director Andrew Graham BA(hons) MAued IHBC and in order to fully appreciate the buildings a thorough site visit and internal inspection of the site was undertaken in August 2021 and a subsequent inspection was made in the late summer of 2023. A third visit was made more recently. Archive research using online and physical libraries along with map regression were also undertaken in order to gain a greater understanding of the significance of the heritage asset and, where possible, to improve our understanding of this site. Images used are from a combination of these two site visits.

All images were taken using a Canon G7 Professional Compact Camera. Adobe Creative Suite was used to produce this document and create photomerge images. Many images relate to the site prior to renovation so as to illustrate the context originally.

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SUMMARY OF SIGNIFICANCE

21-27 Round Ings Road is located within an historically interesting area but although there were clusters of much older weaving communities and farms, (not the mention the nearby Roman fort at nearby Slack) within the dramatic hills of this part of the Pennines, the application building was seemingly not one of them. Instead the buildings certainly date to post 1850 and most likely represent a speculative enterprise of cottage weaver accommodation by local farmers or land owners.

The buildings are therefore likely of one or two phases constructed within 40 years of each other and are typical late 19th century weavers cottages with likely loom shops to the first floor of the eastern ranges and perhaps later, or subsequently modified, living accommodation to the south west of the range. The buildings are constructed in a linear fashion stepping along the sloping topography of the land.

To the far end of the site is an attached barn which is in good condition and a detached cart shed running at right angles to the main range that is near ruinous. The significance of the buildings is obtained through the following heritage values:

Evidential value: the potential of a place to yield evidence about past human activity.

The building may provide some modest information regarding past activity but changes from the 1970's onwards have meant that little original fabric actually remains visible. Despite this, some carpenters marks have been revealed which are of value to the building and may give us evidence for past peoples who lived and worked in this area. The likely evidential value is however **Low**.

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present.

The building has some value in the fact that it represents a building



Entrance into the site from Round Ings Road. The informality of this approach is important for the significance of the Listed Building.

associated with the evolution of these Pennine areas into cottage weaving and the cloth industry. Much work has however been undertaken to understand the building typologies associated with the cottage industry and it is not felt that this building is a particularly fine example of its type with it being so late in the chronology of weaving cottages of this type. The historical value is therefore considered to be **Low**.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

The row of buildings is an attractive vernacular type with the more modest lines of mullion windows, stone archway and materials providing the most attractive elements. The informality of the plot and surrounding landscape is also important for the aesthetic value of the building.

The aesthetic value is therefore considered to be **Low/Moderate**.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The site has **Low** communal value on the whole but the complex is seemingly related to the other isolated farms and rows of cottages nearby. Nevertheless, the overall significance to the wider community is **Very Low**.

Image Below: Panoramic image of the south facing (front) elevation of the building showing the changes in character from detached cart shed to barn, to workers range and perhaps the owner's house to the left hand side.



POLICY CONTEXT

This heritage assessment was undertaken in order to fully understand the potential significance and impact upon the historic environment. This includes a thorough assessment of impact of proposals upon the Listed Building.

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

In the case of this proposal the Grade II Listed Building is the focus of internal change and as such Section 66 of the Act is engaged.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (12 December 2024) provides guidance on the management of the historic environment and states that;

Paragraph 207 of the Framework requires an applicant to describe the significance of any heritage assets affected by a proposal, including and contribution made by their setting to this significance. 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. This assessment provides that assessment of significance and will help the Local Planning Authority in its duty to undertake the following:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset(s) affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

The NPPF goes on to offer the following guidance in paragraphs 212-216; *“212. When considering the impact of a proposed development*

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

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

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

CONSERVATION AREA

The building is not within a Conservation Area.

LISTED BUILDING

The Listed Building Description for the application property is as follows:

GV II

ROUND INGS ROAD 1. 5113 (North Side) Nettleton Hill Nos 21 to 27 (odd) SE 0817 25/1150 II 2. Early or mid C19. Longhouse-type farmhouse. Hammer dressed stone. Pitched stone slate roof. 2 storeys. Stone brackets to gutter. Nos 21 and 23 have 2 ranges of sashes with glazing bars, and 2 ranges of bipartite sashes with glazing bars. Nos 25 and 27 have two 6-light stone mullioned windows with glazing bars (one

with 2 blocked lights) on 1st floor, and 2 bipartite sashes with glazing bars on ground floor. Barn has round-arched cart entrance with small round-arched window above.

Listing NGR: SE0811617028

Note the assessed date being early or mid 19th century but the building clearly does not appear on the 19th century Ordnance Survey plan until at least the time of survey in 1848.

Other Listed Buildings in the immediate vicinity include the following:

ROUND INGS ROAD 1. 5113 (North Side) Nettleton Hill Round Ings SE 0817 25/1149 25.7.78 II 2. C18. Hammer dressed stone. Pitched stone slate roof. Coped gables on cut kneelers. 2 storeys. One 10-light and one 5-light stone mullioned window on 1st floor, and three 3-light stone mullioned windows on ground floor. Extensions to rear with catslide roof, one of which incorporates the frame of a window with chamfered mullions.

Listing NGR: SE0821517022

HORSE POND LAND 1. 5113 (West Side) Outlane Barn at Butterworth Hill Farm SE 0817 25/668 II 2. Early C19. Hammer dressed stone. Pitched stone slate roof. Coped gable. 2 storeys. 2 segment-headed barn doors, each with semi-circular lunette above. 3 doors.

Listing NGR: SE0811717265

HORSE POND LAND 1. 5113 (East Side) Outlane Butterworth Hill Farmhouse SE 0817 25/667 II 2. C18 (datestone inscribed 1719 alleged to have been over fireplace). Hammer dressed stone. Pitched stone slate roof. Coped gables. 2 storeys. Three 4-light stone mullioned windows on 1st floor. One 5-light and one 3-light stone mullioned windows on ground floor. One storey extension to west with one 3-light stone mullioned window (one light blocked) and one 2-light stone mullioned

window (mullion removed).

Listing NGR: SE0813117292

SCHEDULED MONUMENTS

There is one major Scheduled Monument within one mile of the site and that is the first century Roman fort and associated Vicus at Slack. The site is mainly located beneath the golf course and the application site is just visible from the public footpath running through the golf course car park.

Source: National Heritage List for England

HISTORIC CONTEXT

Historic maps of the area capture this Pennine landscape around the middle of the 19th century. The character is one of old lanes, fields and isolated farmsteads being altered through such dramatic features as the New Hey Turnpike road and the regimented field patterns of Parliamentary enclosure. The area around the application site is labelled as ‘black hills’ and there appears to be a single building that is probably associated with the Round Ings Farm nearby.

What is noticeable, and perhaps surprising, is that the application property doesn’t appear on the plan. Even though the building appears to have been developed in two phases, these phases must have occurred between 1850 and 1890 and therefore the List date of early to mid 19th century is potentially erroneous.

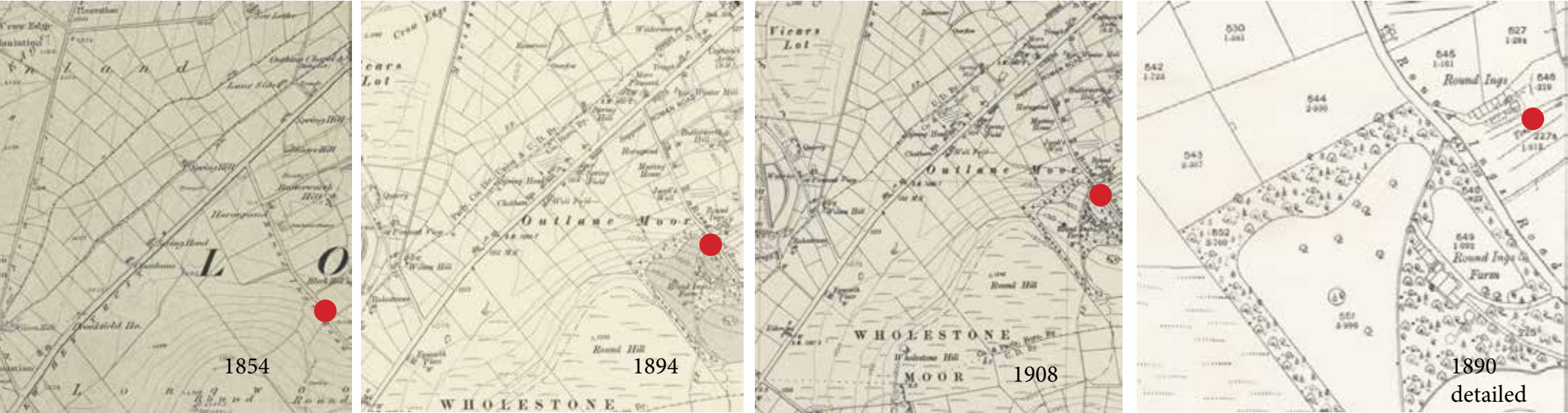
Nevertheless, the property can be found on the 1894 plan listed as ‘Round Ings’. To the south the steep hillside appears at this time to have been enclosed by Round Ings Farm which saw the plantation of woodland to this hillside that now gives such character to Round Ings

Road itself. It is also around this time that Outlane begins to develop alongside the main New Hey Trust Turnpike Road (which appears tom have followed an old Roman road and was in fact the precursor to the M62 motorway.)

The site is surrounded by tenter fields and this provides direct evidence of the function of these isolated rows of buildings for textile drying, perfectly located amongst the sheep and the brisk winds so favoured for producing cloth on a small scale.

The 1890 detailed Ordnance Survey Plan shows the complex of the site as consisting of five separate units with cart house and drying house immediately opposite the south elevations. The tenter fields are also present.

This evidence suggests that the buildings were constructed as speculative or expanded weaving accommodation associated with one of the older farmsteads nearby, most likely Round Ings itself located to the east of the present site. The first floor mullion windows are extensive and would have provided open plan loom shops reached by a simple



stair and one unit sported a small vaulted cellar. There was a building located opposite the row to the south and is similar to other types of ancillary single storey structures at nearby Green Edge/Nettleton Hill. Whether these were simply privies or some form of drying house is not known but the foundations of this structure seemed to have survived until relatively recently and its footprint still remains demarked by the surrounding banking.

The most likely explanation for the buildings is that of speculative expanded weavers accommodation and associated loom shops associated with Round Ings. Such a development would seem to been rather late but the building’s construction probably just about predates the dominance of the larger mills within the bigger towns, a time when the smaller scale, cottage industry could still make a useful contribution to the local industry. The site’s fortunes did change however and cottage weaving cannot have continued for long here. Therefore it is possible that the first two units were later enlarged and made into a slightly nicer house and the cottages were let or left empty as the rest of the complex became a satellite farm.

In the 1970’s extensive work was undertaken that appears to have removed much original fabric and the need for this would suggest that the houses hadn’t been inhabited for some time, possibly even left empty since the cottage weaving industry collapsed. Today the buildings still stand as a typical linear row within the Pennine hills surrounded by open pasture and similar long rows of farm buildings. The cart house is badly in need of repair and is near ruinous. It is likely that this building has never seen any significant investment since the time of its first construction and as such should be seen as a building at risk and thereby allowances should be made for the creative extension of this unit where possible.



Image top: Showing the possible change in articulation of the buildings which may represent a first and second phase of construction. Centre: The juxtaposition between the end barn element and the cart house. Bottom: Similar buildings nearby where the single storey ancillary building still survives. At Round Ings there would appear to have been such a building immediately opposite the main range but this seems to have been ruinous by the 1970’s.

Description of the Buildings

The buildings represent a two storey row of cottages with barn to the eastern end and two storey cart house at right angles to this barn forming a courtyard.

Range One - Victorian House

Running west to east, the first range represents a possible later addition or modification of two storey cottages with vertically proportioned windows typical of a late Victorian dwelling. Internally much of the original stud walling had been removed, probably in the 1970’s and some concrete block work had been inserted around this time, as well as some new bricks beneath window apertures. Due to this it is difficult to fully comprehend the original layout of the rooms but it is likely that the layout was similar to what we see today. There are no notable historic features and on inspection the only elements of significance that remained were remnants of fireplaces and chimney runs along with recently exposed roof trusses that contain clear Baltic timber marks to the first floor southern rooms.

Run through slates from the adjoining range in the gable of the rear rooms (north facing) could suggest that a later re-roofing took place to this range and originally the appearance was similar to that of range number 2, the weavers cottages. This range will be unaffected by the proposal described in this scheme.

Range Two - Weavers Cottages

Range two cottages all exhibit something of the character of typical weavers accommodation, albeit in this case, rather late examples. These

Images of the external appearance of the application property. Top: Front facade. Lower Left and bottom left: Cement strap pointing. There are few signs of stone erosion due to this but there is a risk of this occurring. Lower Right: Note the off set ground floor window to the kitchen and the architrave of the kitchen door. This raises suspicion that these openings could have been later but further investigation would be required to fully understand this.



sport simple rooms with fireplace to ground floor and what was likely a single loom room to the first floor with 6 bay mullion lights facing both north and south. Such well lit rooms would likely have been purpose built for the small scale weaving industry and would have provided lots of light. Whether there was some division between the north and south aspects so as to reduce the impact of southerly uneven light is unclear but unlikely due to the modest footprint and single fireplace. Also uncertain is whether these spaces were used as bed chambers, the amount of windows would suggest not. The roof is of a standard design with no notable features.

To the ground floor it appears too that a single room was served by a fireplace although the location of the original stair is not currently clear and as such some internal stud walling could have been present, possible around the stepped access to the vaulted cellar in unit 2.

Barn

The adjoining barn is of the same height as the cottages but split onto two levels and provides barn access at its upper level before the internal floor changes with the topography to give stepped access onto the former cow byre with modern walling and remnants of pens.

Cart House

The cart house is ruinous with serious structural issues. Internally there appears to be barn space with loft and the remnants of timber steps leading to the first floor and possibly being accessed externally.

External Areas

Externally the plot comprises the entrance lane, front courtyard and garden to the west. Historically it appears that field boundaries extended near to the house at the rear and to the south there was a long since demolished ancillary wash house building (as mentioned above).



Assessment of Proposals

DESCRIPTION OF PROPOSALS

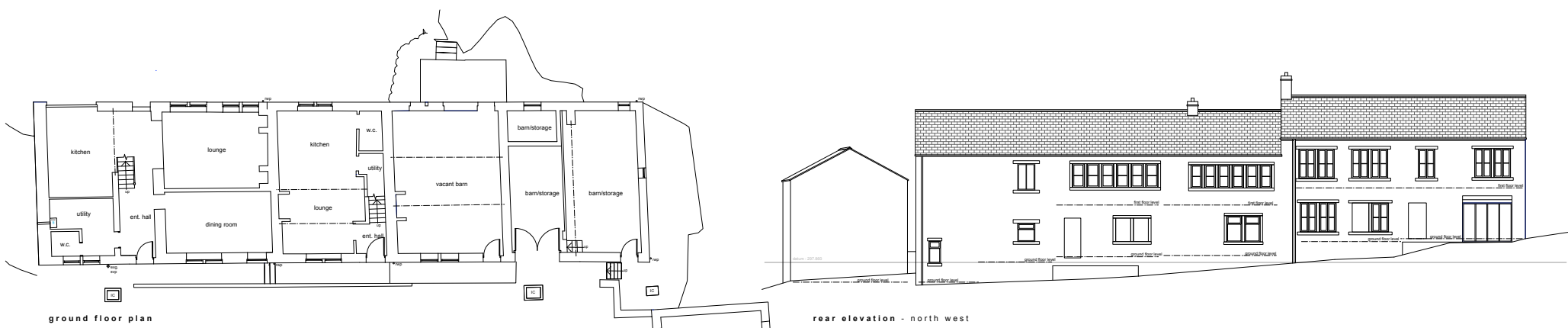
The proposals intend to make modest alterations to the properties within the central/end range of the Listed Buildings. These will include the modest modification to existing roof trusses within number 25 and 27 (central and end range) so as to allow accommodation to be created within the roof space. This includes the removal of the upper tie beam and the removal of the central section of the lower truss beam. The proportions of the space and the purlins and side trusses will remain. The roof space would be lit by a consented conservation style rooflight.

The second alteration will be the installation of a discreet Air Source Heat pump to the rear of the buildings. This would be affixed to an external wall that is separate to the building and would utilise the lay of the land to minimise its appearance. It would also be located behind a sensitive timber structure to shield the visual appearance of the apparatus. The unit would measure around 1100(w), 1564(h) and 450(d). The unit would be connected to a hot water cylinder that would be sited within the proposed rear utility room of the property.



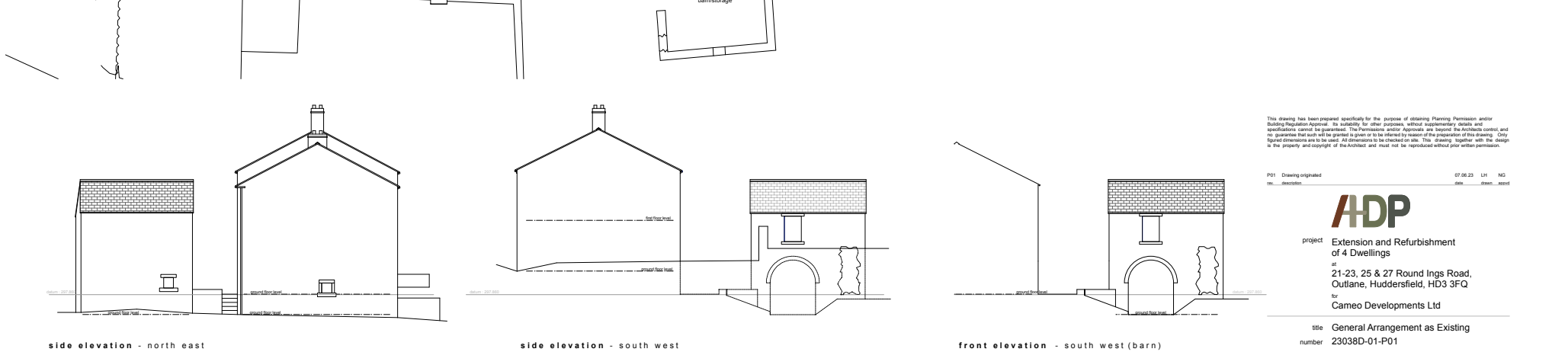
first floor plan

front elevation - south east



ground floor plan

rear elevation - north west



side elevation - north east

side elevation - south west

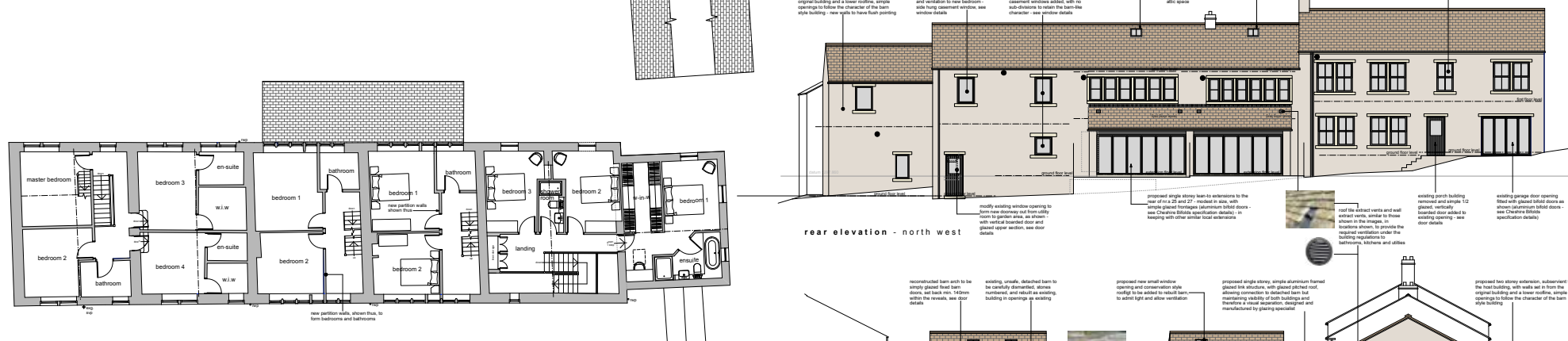
front elevation - south west (barn)

EXISTING PLANS PRIOR TO PAST CONSENT



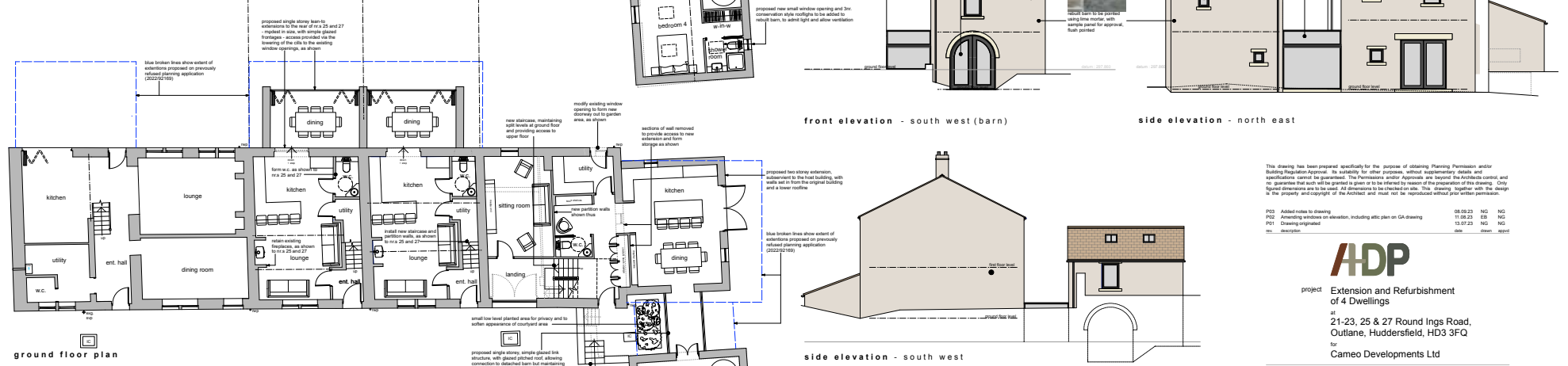
attic floor plan

front elevation - south east



rear elevation - north west

first floor plan



front elevation - south west (barn)

side elevation - north east

side elevation - south west

APPROVED PLANS

This drawing has been prepared specifically for the purpose of obtaining Planning Permission and/or Building Regulation Approval. Its suitability for other purposes, without supplementary details and specifications cannot be guaranteed. The Permissions and/or Approvals are beyond the Architects control and no guarantee that such will be granted or given or to be intended by reason of the preparation of this drawing. Only signed copies are to be used. All dimensions are to be checked on site. This drawing together with the design is the property and copyright of the Architect and must not be reproduced without prior written permission.

P01 Drawing originated on 07.08.23 LH NG
date drawn

ADP

project Extension and Refurbishment of 4 Dwellings at 21-23, 25 & 27 Round Ings Road, Oulton, Huddersfield, HD3 3FQ for Cameo Developments Ltd

title General Arrangement as Existing
number 23038D-01-P01
scale 1:100 or as shown
size A1

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RIBA Chartered Practitioner

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P02 Added notes to drawing
P03 Amending windows on elevation, adding attic plan on OA drawing
P01 Drawing originated on 08.09.23 NG NG
date drawn

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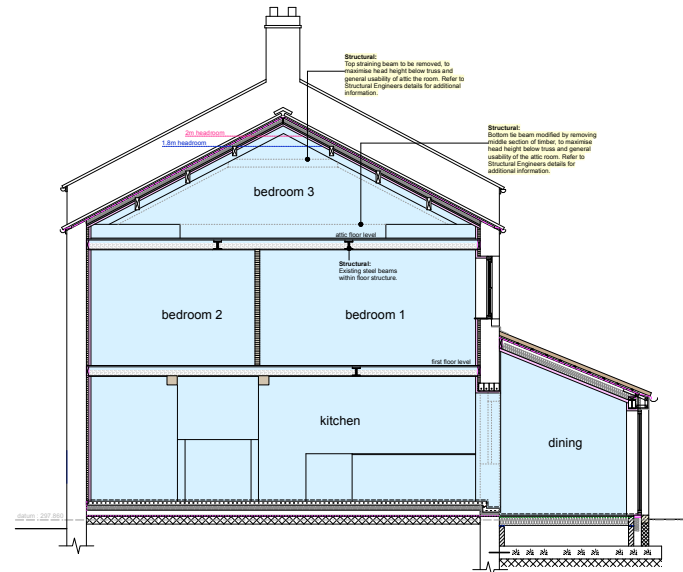
project Extension and Refurbishment of 4 Dwellings at 21-23, 25 & 27 Round Ings Road, Oulton, Huddersfield, HD3 3FQ for Cameo Developments Ltd

title General Arrangement as Proposed
number 23038D-02-P03
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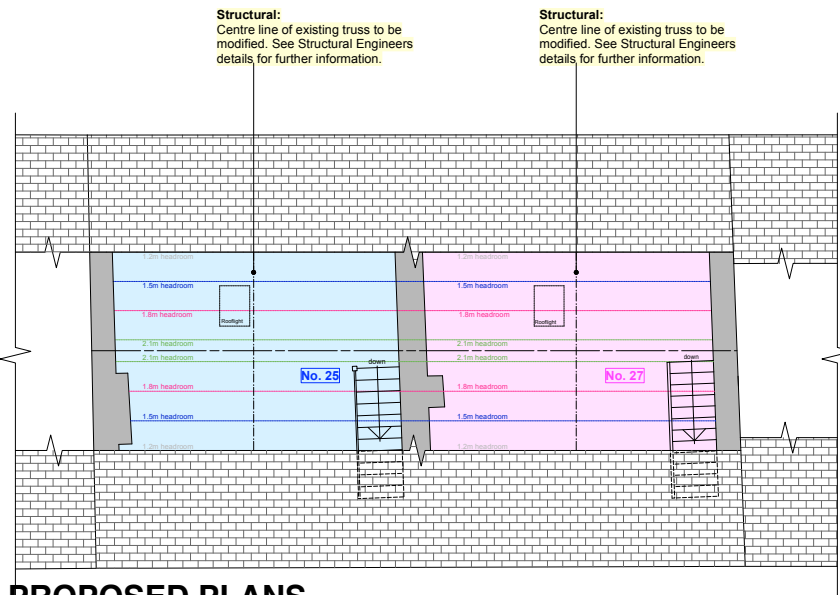
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section a-a
scale - 1:50

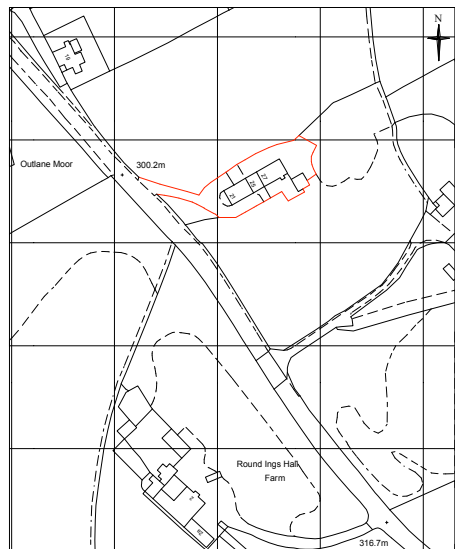


existing photos of truss (to both properties)



PROPOSED PLANS

attic floor plan
scale 1:50



location plan 1:1250



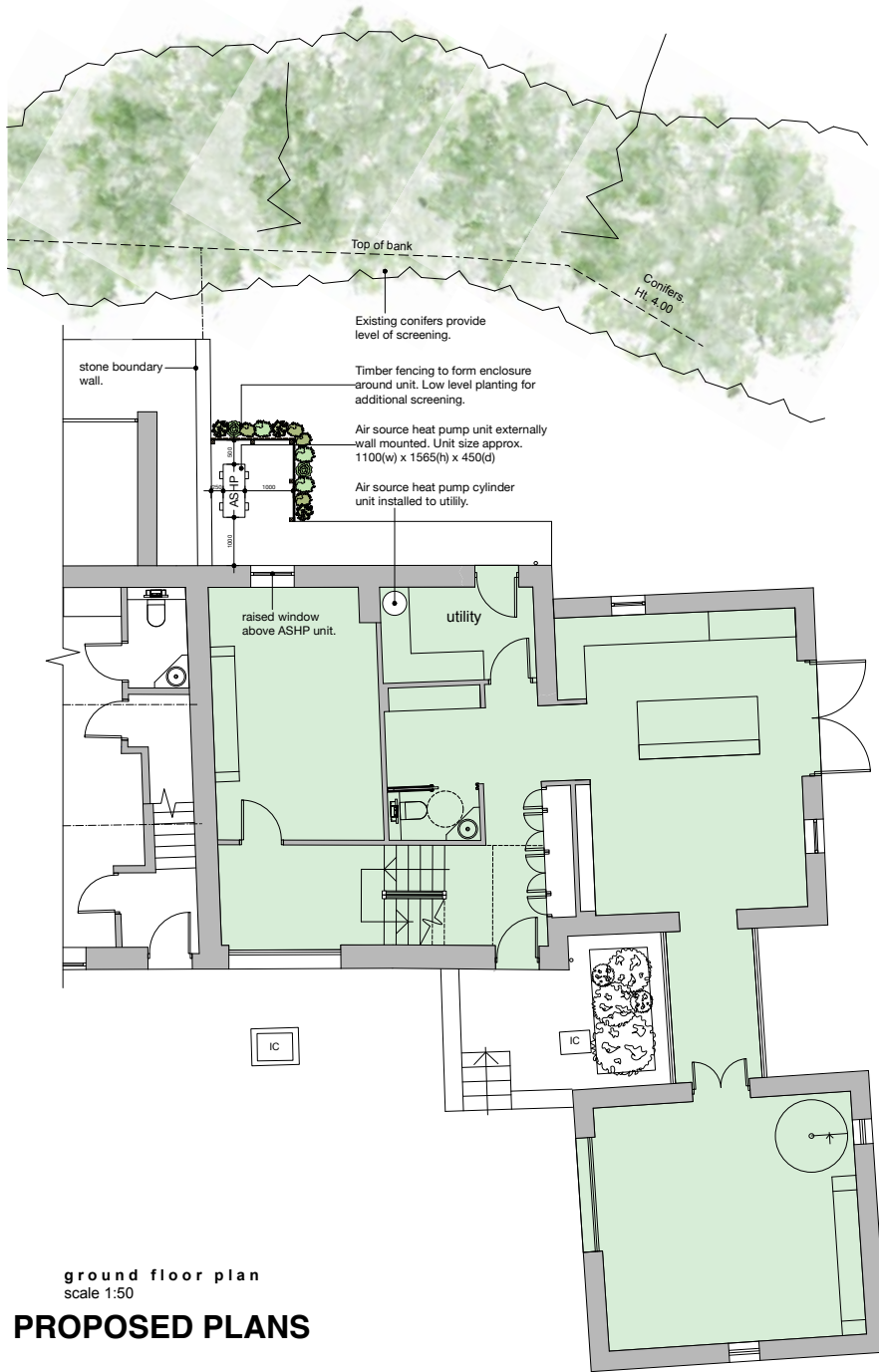
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P01 Drawing created for planning purposes. 02/04/25 JS NG
no description date drawn report

ADP

project Extension and Refurbishment
of 4 Dwellings
at
21-23, 25 & 27 Round Ings Road,
Outlane, Huddersfield, HD3 3FQ
for
Cameo Developments Ltd

title Proposed truss alterations (No.25 & 27)
number 23038D-21-P01
scale 1:50, 1:1250
size A1



ground floor plan
scale 1:50

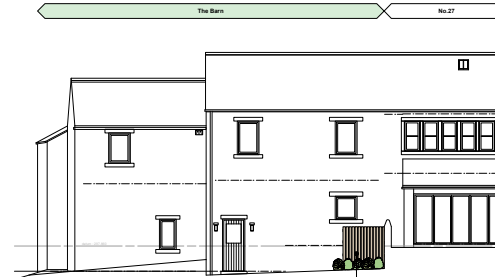
PROPOSED PLANS



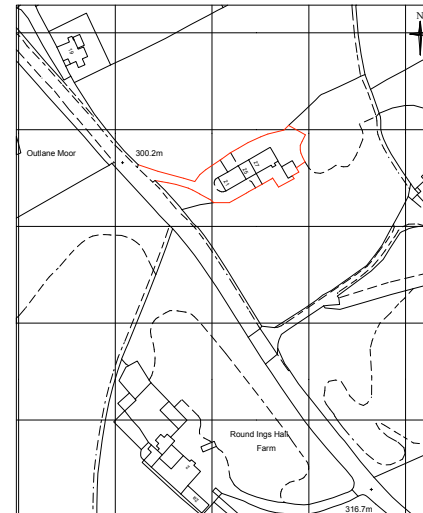
side elevation - north east
scale 1:100



unit elevation
scale 1:100



rear elevation - north west
scale 1:100



location plan 1:1250



image of external unit



existing photo

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P01 Drawing created for planning purposes. 02/04/25 JS NG
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project Extension and Refurbishment
of 4 Dwellings
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21-23, 25 & 27 Round Ings Road,
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for
Cameo Developments Ltd

title GA as proposed (ASHP)
number 23038D-20-P01
scale 1:50, 1:100
size A1

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IMPACT OF THE PROPOSALS UPON THE SIGNIFICANCE OF THE LISTED BUILDING.

The proposals represent minor alterations that require Listed Building Consent. As such the following assessment has been undertaken in order to ensure that the significance of the Listed Buildings would be preserved. .

Alteration of Roof Structures.

Unlike the first building in this row that contains baltic timber marks there are no such features within this part of the building as far as we could see on our site visits. The proposal will retain the majority of the roof intact including the purlins, roof slope and pitch. The trusses would see a minor alteration as per the structural engineers specification whereby the central lower span would be cut and steel inserted so as to enable the required head heights to be obtained within the loft.

In assessing this alteration, it appears a sensitive and well thought out proposal that would retain the integrity of the main trusses whilst allowing these generous spaces to be accessed, used and appreciated. The timber could be recorded through photographs prior to removal of the select elements and the timber could be reused on site if required.

Ultimately the lower roof trusses are of Minor significance and there would be **Negligible/Low** impact.

Installation of Air Source Heat Pump

The proposed Air Source Heat Pump would contain two elements. Firstly the heat pump mechanism itself which would be affixed to an external, curtilage listed wall that extends from the rear of the buildings. Secondly the installation would include a cylinder tank within the building in the same way that standard M&E apparatus are installed in such buildings.

The rear unit has been proposed to be sited within the least conspicuous

place. Here, there is a change in topography and the wall is well obscured from many viewpoints by both topography and surrounding foliage. The proposal intends to enhance this through a modest screening fence to the rear.

The curtilage listed wall is physically attached to the listed building but is of typically ancillary significance. The proposal would enable the buildings to reduce their reliance upon non renewable energy and would provide a continuous, low heat which would be much more agreeable to the historic fabric of the building thereby reducing dampness and the risk of mould etc.

There is growing precedence for such apparatus within historically sensitive places, these include Air Source Heat Pumps used at York Minster, and, more relevant to this, at the Grade I Listed Belsay Hall in Northumberland where English Heritage have installed a series of such units to the external elevation of their cafe adjacent to Belsay Castle. English Heritage have obscured the pumps through corten steel fencing but these structures are in a much more visible location.

Ultimately this proposal intends to install a modern heating apparatus that will be sited sensitively, obscured visually and will enable the building to be kept warm and dry.

As such we find a **Major Positive Enhancement** through this proposal and **No Harm** will occur.

Overall Impact of the Proposals.

The proposals before us represent a managed and appropriate change to these buildings in order to make them fully usable and sustainable for the long term future. Some modest elements of fabric will be removed but these are of low significance and the benefits of improving living accommodation and energy resilience are tangible public benefits that support this proposal. Overall therefore we find **Low Positive Enhancement** through these proposals.



Image far left shows the location of the proposed air source heat pump prior to the clearing of foliage. Images right show the recent installation of Air Source Heat pumps onto the rear elevation of the Grade II Listed Stables of Belsay Castle, Northumberland. These pumps are on a public right of way but exhibit the same best practice intervention as this proposal.

JUSTIFICATION AND PUBLIC BENEFITS OF THE PROPOSAL

This application would enable these buildings to maintain their desirability and as such their longevity through creating improved living spaces and enabling the building to have a renewable energy source that would maintain the building in a constant heating cycle that would help maintain the building as a dry and comfortable place to be.

These are tangible public benefits that both enable the building to be well maintained and pleasantly habitable and that enable the reliance upon gas powered boilers and non renewable sources of energy to be significantly reduced. As such this proposals outweigh any potential for less than substantial harm.

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SUMMARY AND CONCLUSIONS

These revised proposals therefore meet the requirements of the building to be able to preserve its character whilst at the same time making the energy use of the structure much more sustainable. This proposal represents a well thought out and sensitive approach to making these changes and it not only meets the requirements of the Local Development Plan in its aim to protect and enhance the historic environment, but it also addresses the pressing need for adaption in the face of Climate Change. As such this proposal meets the requirements of Local Plan Policy and the Framework and should, in our opinion, be approved.



Undertaken by **TheUrbanGlow Design & Heritage Ltd**
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