

Stubley Farm, Leeds Road, Heckmondwike

Heritage Assessment to Assess the Impact of Proposals for New Housing Development Stubley Farm, Leeds Road, Heckmondwike on Land to the South of the Grade II Listed Stubley Farm

Undertaken by TheUrbanGlow
Design & Heritage Ltd 2025





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TheUrbanGlow are HESPR Registered Service Providers for the Historic Environment

2025
TheUrbanGlow Design & Heritage
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INTRODUCTION

This document is intended to assess proposals for planning permission for housing development to this allocated site¹ within the Kirklees Local Plan with regards the effect of the scheme upon the setting and the significance of the Grade II Listed Stubley Farm. Stubley Farm. Stubley Farm represents a potentially early, pre enclosure farmstead and associated medieval settlement.

TheUrbanGlow Design & Heritage Ltd were therefore asked to provide an independent assessment of the proposed housing scheme by **Orion Homes** whereby the significance of the existing site and its contribution to the setting of the Listed Building was undertaken. This statement should be read in conjunction with other reports and plans as submitted by **Alistair Flatman Planning**.

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) and Conservation Area Designation, Appraisal and Management (2016).

The exercise was carried out by Andrew Graham BA(hons) MAued IHBC and in order to fully appreciate the site and locality a thorough site visit was undertaken in April 2025. Other research and map regression were also undertaken in order to gain a greater understanding of significance of the area with regards this proposal. .

¹ Housing Allocation no. HS115 Kirklees Local Plan



POLICY AND GUIDANCE FRAMEWORK

This Heritage Assessment is created in reference to relevant UK national policy and guidance. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that Local Planning Authorities should have “special regard” for the “architectural or historic interest” of a Designated Asset when considering whether to grant permission for development (Planning Act 1990, 91-92). The application site is within the setting of a Grade II Listed Building and as such the above Act is engaged.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (12 December 2024) provides guidance on the management of the historic environment. 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.”

This assessment is being undertaken so as to demonstrate a clear and comprehensive understanding of the significance of the Listed building and the context of this site and to elaborate upon the historic evolution of the area with a mind to understanding the effect of these proposals.

CONSERVATION AREA

The site is not located within a Conservation Area. Despite the obvious historic importance of the area there are no Conservation Area’s within Heckmondwike itself, the closest such area being Gomersal.

LISTED BUILDINGS

The Listed Building nearest to this site is the one that would experience most impact. The List description of this building is as follows:

Stubley Farmhouse part to right GVII

Farmhouse. Early C.18 with late C.18 and recent alterations. Hammer dressed stone. Quoins. Stone slate roof. 2 storeys. L-shaped plan. Entrance with chamfered surround to left. One 4-light window to right, each floor, each with 2 mullions removed. The projecting wing to left

has 4-light window to each floor each with 2 mullions removed. To rear is 4-light double, hollow chamfered window to each floor, the one to ground floor with 2 mullions removed. Both gable walls are plain, that to right having been recently rebuilt. Recent kitchen extension to rear.

Interior: Arched and chamfered fireplace. Hinges to main door, the lower one dated 1741.

Listing NGR: SE2142324822

Other Listed Buildings and structures are located some distance from the application site, the nearest being along Oxford Road. These two structures are related to the turnpike roads that were constructed in this area from the late 18th century.

GOMERSAL 4/141 No. 2 (The Bar House) GVII

Former bar house. Circa 1840 with later additions. Ashlar. Hipped slate roof. Single storey. Canted bay to road with central doorway with cambered head and deep chamfered reveals. To left and right is square headed 2-light window with pointed lights. A further similar 2-light window to right. Later additions to rear with mullioned windows. The toll house formerly belonged to the Heckmondwike and Tong Turnpike Trust.

Listing NGR: SE2113324740

GOMERSAL 4/145 Boundary stone 100 yards south of No. 2 GVII

Boundary stone. Early to mid C.19. Stone post.with rounded top, inscribed: 'HECKMONDWIKE' and 'GOMERSAL' with vertical dividing line.

Listing NGR: SE2113924681

SCHEDULED MONUMENTS

There are no Scheduled Monuments within the vicinity of the proposal.

NON DESIGNATED HERITAGE ASSETS/LOCAL LIST

Kirklees announced the production of a Local List some time ago but no such list has been published to date. The other farm buildings upon the site could have contemporary origins with the Listed Building and, despite being heavily modified, they contribute to an extant farm complex that is still legible. As such they could be assessed as having some minor heritage value as Non Designated Heritage Assets.

HISTORIC ENVIRONMENT RECORD

The West Yorkshire Archaeological Survey identifies enclosure field patterns and the likely presence of a medieval settlement of Stubley being located in close proximity to the site (see more below).

HISTORIC CONTEXT

Stubley Farm likely has its origins as an early farmstead or village settlement associated with clearances in the Medieval period. The word 'Stub' refers to the stumps left behind after tree felling and 'stubbing' was an exercise carried out so as to enable cultivation of such land, often some time after initial clearance.

The site is a typical example of a pre enclosure farmstead, standing strategically on a slight rise in land. The area is criss-crossed by footpaths that would be suggestive of an older settlement of some type and there is documented evidence for a village of Stubley for which this site would be a highly likely candidate.

The field patterns upon which the farm sits are likely early intakes from the common land but several, more regular field boundaries are evidence of enclosure around the time of the Birstall and Huddersfield Turnpike which ran past this site from the late 18th century. Indeed this road replaced the Old Leeds Road that still serves houses to the west before it continues down Smithies Moor Lane towards Birstall. As such, we can see how relatively isolated Stubley was prior to the Turnpike Roads of Leeds Road and Oxford Road being constructed. Despite this it did sit in an interesting position, close to the potential Castle site at Castle Hill to the East of Oxford Road and with easy access to views towards Howden Clough and Almondbury and Emley Moor.

The Listed Building itself appears to be a typical vernacular building and its date in the early 18th century and 1740's door furniture that is reputed to survive illustrates this building as being of local significance and echoing the economic dominance of the emerging Yeoman led wool industry in the Spen Valley area at that time. Indeed, if there was an older settlement here it would fit that such houses were cleared in favour of grazing with the historic farm surviving.

The Listed Building itself may have been part of an older farmhouse that was later replaced by the adjoining range. This appears to have

been later 19th century judging by the vertical windows as can be seen on historic aerial images for the 1940's. Historic maps show a complex range of buildings with a possible barn being located immediately south east of the farm complex. This barn had gone by 1854 however but was located to the top end of the application site itself. The field enclosures are typical of early intakes being rounded and irregular and these clearly show the response to topography and earlier ownership. The Tithe map records the occupant of the land being a Sarah Burrows and the application site in question was Plot 9 'Laithe Croft'. This is suggestive of the buildings containing a Laithe type house where livestock were housed in part of the property and could again hint at an earlier 18th century date.

Whether the later buildings encompassed 18th century fabric is therefore possible. These were later split in ownership and have since been mostly converted to residential accommodation. The site today is still clearly visible as an agricultural settlement of some antiquity and its setting is still largely open.

The application site is a remnant of this older field pattern that, for some reason, was not built on by the local authority when they constructed the Carlton Road estate. Most of the housing in the immediate vicinity is typical of 1930's ribbon development and the housing aligning Leeds Road were of this age, as was the council estate adjacent. The field itself has since been largely obscured from Leeds Road but it was still overlooked and fringed the dirt track that led to Stubley Farm. Notably it was only in the later 20th century that this track became the principal route to the farm as prior to this a track ran towards the west before adjoining Oxford Road. This track appears to have been blocked sometime following the construction of the housing estate to the south east.



Tithe Map c 1845



1854



1922



1940



Previous Page: Ordnance Survey and Tithe Maps of the site showing Stubley Farm to the north of the site. Note the former course of Stubley Lane running towards Oxford Road. This route pre-dates the turnpike roads of Oxford Road and Leeds Road and shows how Stubley was once the focus of a number of routes. By the 1940 plan the housing estate had been constructed alongside the site with ribbon development around the edges lining the turnpikes themselves.

Images This Page: EAW004534 ENGLAND (1947) Britain From Above shows the farm in the background of this image of Liversedge Goods Station. The main farm house is clearly visible and this appears very much of a later 19th century date with the 18th century Listed Building being to the left. The, at the time, new housing of...is visible in the foreground as is the old course of the Old Leeds Road that was usurped by the later Birstall and Huddersfield Turnpike running centre.



SUMMARY OF SIGNIFICANCE OF THE APPLICATION SITE

The site has an obvious role to play with regards the setting of the Listed Building at Stubley Farm. It is therefore of some potential historic significance and this is largely obtained through the following means:

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

The site was likely always related to the farm at Stubley or any earlier village. However there is no evidence of settlement being located upon this site other than the former (potential) barn that is shown to the south east of Stubley Farm on the Tithe Map. There may therefore be some remnants of this building or other archaeological remains fragmented within this site however, the site is considered to have **Low/Medium** potential for evidential value as a whole.

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

The site again has had some relationship to the farm as pasture or grazing land for several centuries. The reference to the plot being named ‘Laithe Croft’ is testament to this. However there is no specific obvious historical value other than the contribution that this site makes to the setting of the Listed Building and Stubley Farm itself. Overall therefore the historical value of the site is considered to be **Low**.

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

The site is clearly upland agricultural and because of this it is visually related to the farm site and the Listed Building. The meander of the dirt track gently uphill to Stubley Farm is of value and the immediate edges of this site contribute to this along with their extant hedgerows. However, within this backdrop the site is backed by 20th century housing development and as such its role is lessened and is little more

significant than any other fields around the site. Ultimately, the site is considered to be have a **Low/Medium** aesthetic value.

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 no public access but is clearly visible from several public rights of way and from housing nearby. However there is no communal use of the land and as such it has **Low** Communal Value.

Contribution of the site to the setting and the significance of the Listed Building at Stubley Farm

The site has obvious connections through ownership and setting to the Listed Building. The building effectively fronts onto this site but the actual practical frontage is likely to the rear facing into the farmyard. Nevertheless, the site as it stands represents an area of openness and agricultural pasture that does contribute in a positive manner to the setting of the building, this is perhaps more so due to Stubley Farm being located higher than the field itself. As mentioned above however the site is fringed by high hedgerows and as such much of the site is not readily visible in Spring and Summer and the farm does relate just as much to fields to the other cardinal points as it does to this site.

Ultimately the site does form a **Positive** contribution to the immediate setting of the farm and the Listed Building..



View of Stubley Farm from the dirt lane, the Listed Building is the smaller stone structure in the centre of the group. .





View along the dirt track and public footpath.



View along the dirt track with the site on the left.



*View of the site from the dirt track
looking west.*



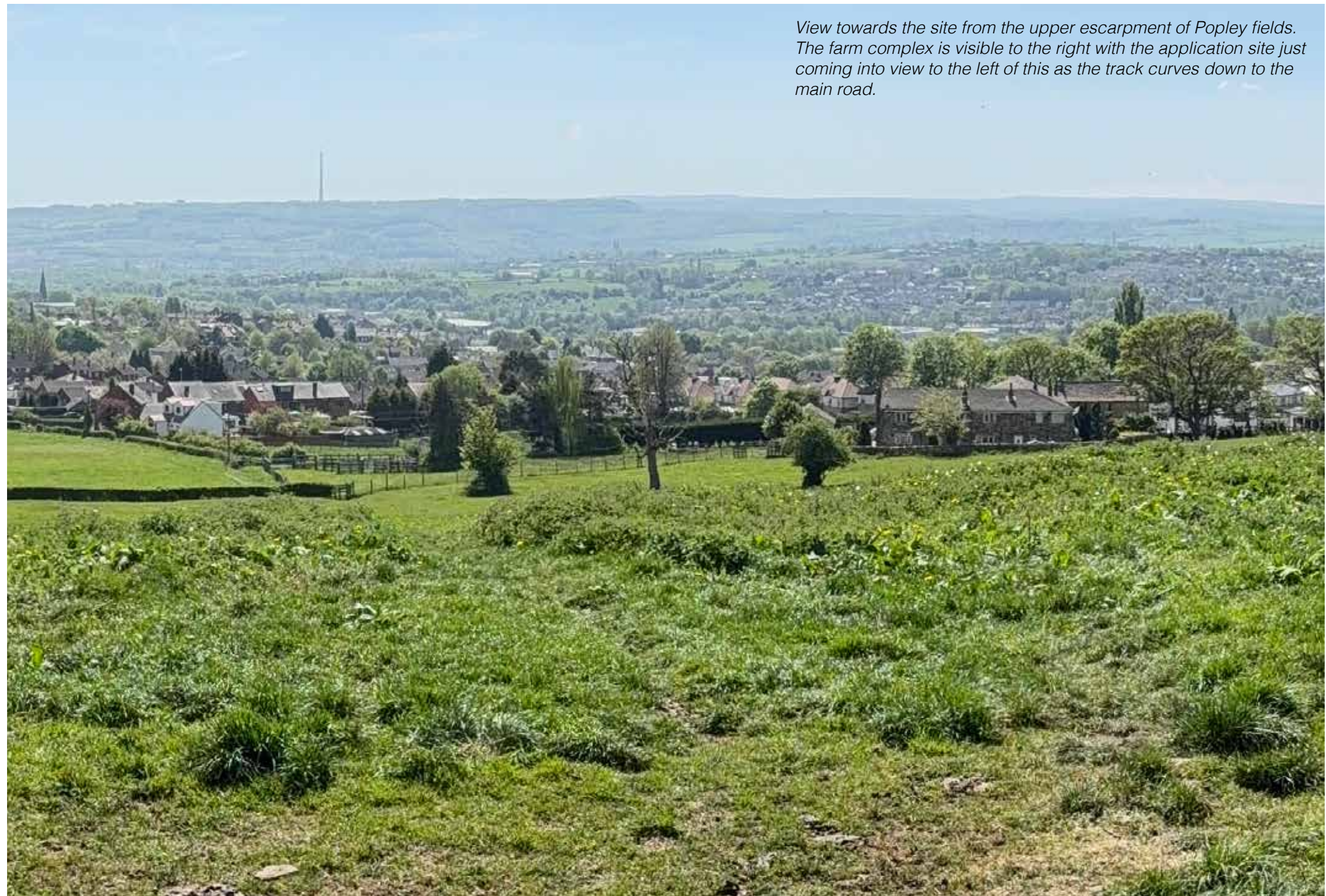
View over the site towards the housing estate beyond.



View of the Listed Building showing the rear of the Listed Building.



View towards the site from the upper escarpment of Popley fields. The farm complex is visible to the right with the application site just coming into view to the left of this as the track curves down to the main road.



DESCRIPTION OF PROPOSALS

The site in question was identified as a suitable housing site by Kirklees Council under reference HS115. As such the principal of development is supported. It is notable that Historic England did not raise concerns about this site during the sifting process of site allocations. As a result of this allocation Orion Homes have produced plans to develop this site with new housing. The housing will be of a typical type but will echo some local traits such as window proportions and materials with simple architectural details in the form of heads and cills etc.

The proposals seek to demolish a pair of houses fronting onto Leeds Road that date from the 1930's in order to gain vehicular access into the site. The plots of these houses would then become the only entrance into the site and a spine road would be formed that served the residential area. The form of development would be primarily semi detached in style but would maintain strong linear building lines. Overall the design would be generic modern housing with several areas of frontage parking interspersed with some alongside garages.

To the fringes of the site, to the north and south especially some existing hedgerows and trees would be maintained but some adjacent to the farm track off Leeds Road would be removed. All other trees on the site would be retained and root protection areas (rpa) respected. The top of the site would raise higher as it reaches Stubley Farm and alongside the existing farm track it appears that a culverted main drain is present that serves the farm itself. This, together with the changing topography of the site, would force dwellings here to have longer rear gardens and the change in level would presumably mean that houses here would be lower than the existing buildings at Stubley Farm.

ASSESSMENT OF THE EFFECT OF THE PROPOSAL UPON THE SETTING AND SIGNIFICANCE OF GRADE II LISTED STUBLEY FARMHOUSE (INCLUDING NON DESIGNATED BUILDINGS AS PART OF THE FARM COMPLEX)

As identified above the presence of this open area of pasture, agricultural land to this site does contribute in a positive manner to the immediate setting of the Listed Building and associated farm. Development here will, by definition, lead to a loss of this open land but this loss has been accepted by the Council as being acceptable through their adoption of the Local Plan with this site being identified within it as being suitable for housing.

Presumably the likely housing types to be expected would have been assessed by the Council in their own assessment of the effect of this allocation upon the historic environment. As such the focus of this assessment must assess the detail of the design of this site rather than assess the principle which has already been well established.

As such, the proposed scheme would result in new housing being located within a relatively close proximity to the Listed Building and the farm complex of Stubley. The location infact is likely farther away than the previous building that occupied this site prior to 1850. As such the presence of built form here is not without historic precedent.

The design of the houses are fairly typical modern housetypes based upon a quasi vernacular typology. Their designs are relatively simple and traditional with heads, cills, standard pitched roofs and, in this case, materials that would typically be brick or possibly stone to some feature buildings with presumably slate type roofs. Such housetypes themselves are common within the context and are not unrelated to the traditional typologies of the local area around Heckmondwike. So long as materials are limited (we would suggest a limit of three materials to such a site with consistent facing materials rather than random differentials) simple and consistent the overall houstype designs would not have a great impact.

However, the layout of the housing would introduce a presence to this site which may be somewhat at odds with the traditional character of the Listed farmhouse and its associated outbuildings. In this respect the ‘suburban’ nature would be thoroughly modern and would not respond well to the ‘farmyard’ aesthetic nor the traditional forms of development that represent the local design characteristics. Instead this design better reflects that of the nearby suburban typologies from the 1930's onwards. Despite this the layout is fairly regular with strong, simple linear forms that would reflect the more regimented traditional workers cottages in the nearby towns and villages.

The development does remove some hedgerows alongside the dirt track of Stubley Lane from Leeds Road. This boundary is alongside a key public footpath and presents the risk that this boundary would lose some of its agricultural feel and instead be bounded by alternative boundary treatments. Were these treatments to remain hedging or to be dry stone walling or similar then this could amalgamate well, but screen fencing would have a detrimental effect upon this approach towards the Listed Building.

The main impact of this site would be through development to the top end of this site immediately to the south east of the Listed Building. The frontage of the building is south west facing and already has suburban built form to its front. The development of this end of the site would develop more built form in this vicinity. Although the long gardens mitigate this to some extent, we would suggest that simple, low two storey linear forms with mitigating boundary planting would be the best route forward for such mitigation. We would also suggest that the rear garages to plots 34/35 would be best set forward so as to mitigate this encroachment into what should perhaps be a landscape buffer.

In terms of mitigation therefore, there are several small modifications that could help relieve any potential impact. These would include the above aswell as planting more robust boundary planting around the perimeter of the site on those approaches to the farm itself. Three storey dwellings should also be kept well away from the fringes of this site and

roof pitches should be modest and regular with materials also being of a refined palette of up to three materials without random houstypes randomly changing facing materials without justification.

The removal of the two dwellings along Leeds Road would disturb the 1930's ribbon development along the roadside here. Although this would lose two existing buildings, it would not be overly harmful and instead would provide the opportunity to better reveal the significance of the Listed Building by enhancing views from Leeds Road towards the farm itself.

In essence, even in accepting the principle of development here the proposal would still have an impact. However, when taken as a whole this impact would only result in some **Minor** Less than Substantial Harm to the setting (and therefore the significance) of the Listed Building.

PUBLIC BENEFITS

The obvious Public Benefit of developing this site is that it contributes strongly to the provision of housing within the local area and helps to meet the housing requirements of the Council as a whole. Further to this it would provide economic benefits and jobs for skilled workers aswell as creating new housing within an area that could help sustain the local centre of Heckmondwike.

However the fact that this site has the potential to better reveal views of the farm from Leeds Road is another such benefit. If such a view could be established within the development the farm could become a true landmark and lead to a much greater understanding of the history of the area.

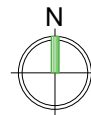
Overall, when assigning great weight to the potential benefit of better revealing the presence of the farm from Leeds Road aswell as the other benefits of developing this site, the overall impact would be one of **Neutral** impact.

PROPOSED LAYOUT PLAN



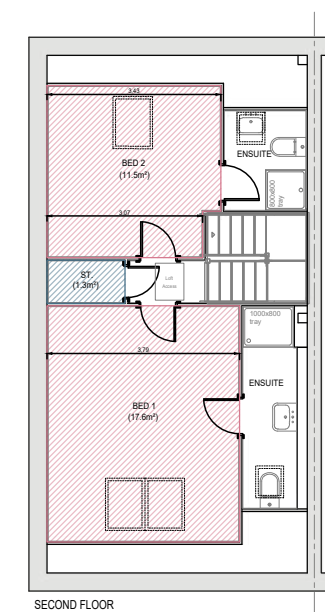
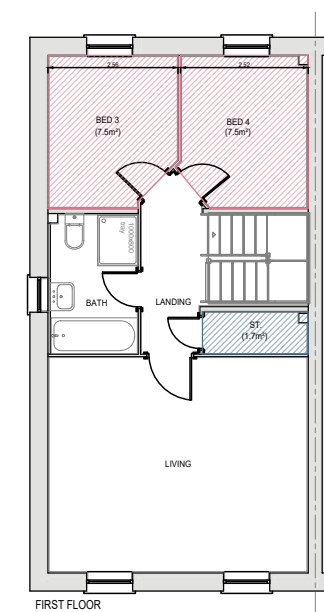
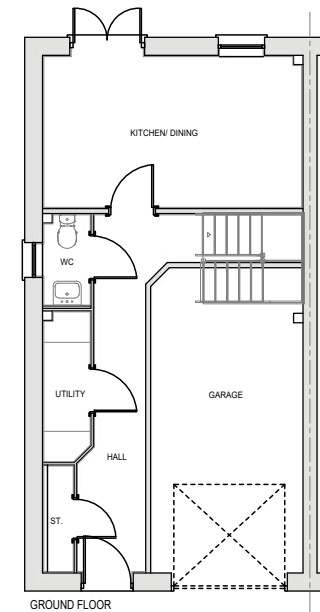
BUREAU OF AUTOMOBILES									
PROJECT: Launch New Product									
DATE: 08/01/2001									
BY: J. Smith									
Name	Age	Sex	Height	Weight	Eye Color	Hair Color	Build	Occupation	Address
John Doe	35	M	5'10"	180	Brown	Black	Average	Engineer	123 Main St, New York, NY 10001
Jane Smith	32	F	5'8"	150	Blue	Brown	Slender	Teacher	456 Elm St, New York, NY 10002
Robert Johnson	40	M	6'2"	220	Green	Blond	Heavy	Manager	789 Oak St, New York, NY 10003
Emily White	28	F	5'6"	130	Blue	Black	Slender	Designer	101 Pine St, New York, NY 10004
Michael Brown	38	M	5'9"	170	Brown	Black	Average	Programmer	202 Cedar St, New York, NY 10005
Sarah Davis	30	F	5'7"	140	Blue	Brown	Slender	Marketing	303 Birch St, New York, NY 10006
David Miller	45	M	6'0"	200	Green	Blond	Heavy	Analyst	404 Spruce St, New York, NY 10007
Michelle Garcia	25	F	5'5"	120	Blue	Black	Slender	Writer	505 Ash St, New York, NY 10008
Christopher Lee	33	M	5'11"	190	Brown	Black	Average	Developer	606 Hickory St, New York, NY 10009
Amanda Hall	29	F	5'6"	135	Blue	Brown	Slender	Coordinator	707 Walnut St, New York, NY 10010
James King	42	M	6'1"	210	Green	Blond	Heavy	Director	808 Maple St, New York, NY 10011
Olivia Scott	27	F	5'7"	145	Blue	Black	Slender	Specialist	909 Cedar St, New York, NY 10012
Benjamin Adams	37	M	5'10"	185	Brown	Black	Average	Engineer	1010 Elm St, New York, NY 10013
Isabella Baker	31	F	5'8"	155	Blue	Brown	Slender	Teacher	1111 Oak St, New York, NY 10014
William Nelson	41	M	6'3"	230	Green	Blond	Heavy	Manager	1212 Pine St, New York, NY 10015
Grace Carter	26	F	5'6"	132	Blue	Black	Slender	Designer	1313 Cedar St, New York, NY 10016
Thomas Evans	36	M	5'9"	175	Brown	Black	Average	Programmer	1414 Birch St, New York, NY 10017
Madeline Foster	29	F	5'7"	142	Blue	Brown	Slender	Marketing	1515 Spruce St, New York, NY 10018
Richard Green	44	M	6'0"	205	Green	Blond	Heavy	Analyst	1616 Ash St, New York, NY 10019
Victoria Hill	28	F	5'6"	138	Blue	Black	Slender	Writer	1717 Hickory St, New York, NY 10020
Gregory King	34	M	5'11"	195	Brown	Black	Average	Developer	1818 Walnut St, New York, NY 10021
Chloe Lewis	27	F	5'7"	148	Blue	Brown	Slender	Coordinator	1919 Maple St, New York, NY 10022
Anthony Walker	43	M	6'1"	215	Green	Blond	Heavy	Director	2020 Cedar St, New York, NY 10023
Stephanie Young	30	F	5'8"	158	Blue	Brown	Slender	Specialist	2121 Elm St, New York, NY 10024
Jonathan Allen	39	M	5'10"	188	Brown	Black	Average	Engineer	2222 Oak St, New York, NY 10025
Madison King	26	F	5'6"	134	Blue	Black	Slender	Designer	2323 Pine St, New York, NY 10026
Christopher Lee	40	M	6'2"	225	Green	Blond	Heavy	Manager	2424 Cedar St, New York, NY 10027
Olivia Scott	28	F	5'7"	144	Blue	Brown	Slender	Marketing	2525 Birch St, New York, NY 10028
Benjamin Adams	37	M	5'9"	178	Brown	Black	Average	Programmer	2626 Spruce St, New York, NY 10029
Isabella Baker	31	F	5'8"	156	Blue	Brown	Slender	Teacher	2727 Ash St, New York, NY 10030
William Nelson	41	M	6'3"	235	Green	Blond	Heavy	Manager	2828 Hickory St, New York, NY 10031
Grace Carter	26	F	5'6"	136	Blue	Black	Slender	Designer	2929 Walnut St, New York, NY 10032
Thomas Evans	36	M	5'9"	176	Brown	Black	Average	Programmer	3030 Maple St, New York, NY 10033
Madeline Foster	29	F	5'7"	146	Blue	Brown	Slender	Marketing	3131 Cedar St, New York, NY 10034
Richard Green	44	M	6'0"	208	Green	Blond	Heavy	Analyst	3232 Elm St, New York, NY 10035
Victoria Hill	28	F	5'6"	140	Blue	Black	Slender	Writer	3333 Oak St, New York, NY 10036
Gregory King	34	M	5'11"	198	Brown	Black	Average	Developer	3434 Pine St, New York, NY 10037
Chloe Lewis	27	F	5'7"	150	Blue	Brown	Slender	Coordinator	3535 Cedar St, New York, NY 10038
Anthony Walker	43	M	6'1"	218	Green	Blond	Heavy	Director	3636 Birch St, New York, NY 10039
Stephanie Young	30	F	5'8"	158	Blue	Brown	Slender	Specialist	3737 Elm St, New York, NY 10040
Jonathan Allen	39	M	5'10"	188	Brown	Black	Average	Engineer	3838 Oak St, New York, NY 10041
Madison King	26	F	5'6"	134	Blue	Black	Slender	Designer	3939 Pine St, New York, NY 10042
Christopher Lee	40	M	6'2"	225	Green	Blond	Heavy	Manager	4040 Cedar St, New York, NY 10043
Olivia Scott	28	F	5'7"	144	Blue	Brown	Slender	Marketing	4141 Birch St, New York, NY 10044
Benjamin Adams	37	M	5'9"	178	Brown	Black	Average	Programmer	4242 Spruce St, New York, NY 10045
Isabella Baker	31	F	5'8"	156	Blue	Brown	Slender	Teacher	4343 Ash St, New York, NY 10046
William Nelson	41	M	6'3"	235	Green	Blond	Heavy	Manager	4444 Hickory St, New York, NY 10047
Grace Carter	26	F	5'6"	136	Blue	Black	Slender	Designer	4545 Walnut St, New York, NY 10048
Thomas Evans	36	M	5'9"	176	Brown	Black	Average	Programmer	4646 Maple St, New York, NY 10049
Madeline Foster	29	F	5'7"	146	Blue	Brown	Slender	Marketing	4747 Cedar St, New York, NY 10050
Richard Green	44	M	6'0"	208	Green	Blond	Heavy	Analyst	4848 Elm St, New York, NY 10051
Victoria Hill	28	F	5'6"	140	Blue	Black	Slender	Writer	4949 Oak St, New York, NY 10052
Gregory King	34	M	5'11"	198	Brown	Black	Average	Developer	5050 Pine St, New York, NY 10053
Chloe Lewis	27	F	5'7"	150	Blue	Brown	Slender	Coordinator	5151 Cedar St, New York, NY 10054
Anthony Walker	43	M	6'1"	218	Green	Blond	Heavy	Director	5252 Birch St, New York, NY 10055
Stephanie Young	30	F	5'8"	158	Blue	Brown	Slender	Specialist	5353 Elm St, New York, NY 10056
Jonathan Allen	39	M	5'10"	188	Brown	Black	Average	Engineer	5454 Oak St, New York, NY 10057
Madison King	26	F	5'6"	134	Blue	Black	Slender	Designer	5555 Pine St, New York, NY 10058
Christopher Lee	40	M	6'2"	225	Green	Blond	Heavy	Manager	5656 Cedar St, New York, NY 10059
Olivia Scott	28	F	5'7"	144	Blue	Brown	Slender	Marketing	5757 Birch St, New York, NY 10060
Benjamin Adams	37	M	5'9"	178	Brown	Black	Average	Programmer	5858 Spruce St, New York, NY 10061
Isabella Baker	31	F	5'8"	156	Blue	Brown	Slender	Teacher	5959 Ash St, New York, NY 10062
William Nelson	41	M	6'3"	235	Green	Blond	Heavy	Manager	6060 Hickory St, New York, NY 10063
Grace Carter	26	F	5'6"	136	Blue	Black	Slender	Designer	6161 Walnut St, New York, NY 10064
Thomas Evans	36	M	5'9"	176	Brown	Black	Average	Programmer	6262 Maple St, New York, NY 10065
Madeline Foster	29	F	5'7"	146	Blue	Brown	Slender	Marketing	6363 Cedar St, New York, NY 10066
Richard Green	44	M	6'0"	208	Green	Blond	Heavy	Analyst	6464 Elm St, New York, NY 10067
Victoria Hill	28	F	5'6"	140	Blue	Black	Slender	Writer	6565 Oak St, New York, NY 10068
Gregory King	34	M	5'11"	198	Brown	Black	Average	Developer	6666 Pine St, New York, NY 10069
Chloe Lewis	27	F	5'7"	150	Blue	Brown	Slender	Coordinator	6767 Cedar St, New York, NY 10070
Anthony Walker	43	M	6'1"	218	Green	Blond	Heavy	Director	6868 Birch St, New York, NY 10071
Stephanie Young	30	F	5'8"	158	Blue	Brown	Slender	Specialist	6969 Elm St, New York, NY 10072
Jonathan Allen	39	M	5'10"	188	Brown	Black	Average	Engineer	7070 Oak St, New York, NY 10073
Madison King	26	F	5'6"	134	Blue	Black	Slender	Designer	7171 Pine St, New York, NY 10074
Christopher Lee	40	M	6'2"	225	Green	Blond	Heavy	Manager	7272 Cedar St, New York, NY 10075
Olivia Scott	28	F	5'7"	144	Blue	Brown	Slender	Marketing	7373 Birch St, New York, NY 10076
Benjamin Adams	37	M	5'9"	178	Brown	Black	Average	Programmer	7474 Spruce St, New York, NY 10077
Isabella Baker	31	F	5'8"	156	Blue	Brown	Slender	Teacher	7575 Ash St, New York, NY 10078
William Nelson	41	M	6'3"	235	Green	Blond	Heavy	Manager	7676 Hickory St, New York, NY 10079
Grace Carter	26	F	5'6"	136	Blue	Black	Slender	Designer	7777 Walnut St, New York, NY 10080
Thomas Evans	36	M	5'9"	176	Brown	Black	Average	Programmer	7878 Maple St, New York, NY 10081
Madeline Foster	29	F	5'7"	146	Blue	Brown	Slender	Marketing	7979 Cedar St, New York, NY 10082
Richard Green	44	M	6'0"	208	Green	Blond	Heavy	Analyst	8080 Elm St, New York, NY 10083
Victoria Hill	28	F	5'6"	140	Blue	Black	Slender	Writer	8181 Oak St, New York, NY 10084
Gregory King	34	M	5'11"	198	Brown	Black	Average	Developer	8282 Pine St, New York, NY 10085
Chloe Lewis	27	F	5'7"	150	Blue	Brown	Slender	Coordinator	8383 Cedar St, New York, NY 10086
Anthony Walker	43	M	6'1"	218	Green	Blond	Heavy	Director	8484 Birch St, New York, NY 10087
Stephanie Young	30	F	5'8"	158	Blue	Brown	Slender	Specialist	8585 Elm St, New York, NY 10088
Jonathan Allen	39	M	5'10"	188	Brown	Black	Average	Engineer	8686 Oak St, New York, NY 10089
Madison King	26	F	5'6"	134	Blue	Black	Slender	Designer	8787 Pine St, New York, NY 10090
Christopher Lee	40	M	6'2"	225	Green	Blond	Heavy	Manager	8888 Cedar St, New York, NY 10091
Olivia Scott	28	F	5'7"	144	Blue	Brown	Slender	Marketing	8989 Birch St, New York, NY 10092
Benjamin Adams	37	M	5'9"	178	Brown	Black	Average	Programmer	9090 Spruce St, New York, NY 10093
Isabella Baker	31	F	5'8"	156	Blue	Brown	Slender	Teacher	9191 Ash St, New York, NY 10094
William Nelson	41	M	6'3"	235	Green	Blond	Heavy	Manager	9292 Hickory St, New York, NY 10095
Grace Carter	26	F	5'6"	136	Blue	Black	Slender	Designer	9393 Walnut St, New York, NY 10096
Thomas Evans	36	M	5'9"	176	Brown	Black	Average	Programmer	9494 Maple St, New York, NY 10097
Madeline Foster	29	F	5'7"	146	Blue	Brown	Slender	Marketing	9595 Cedar St, New York, NY 10098
Richard Green	44	M	6'0"	208	Green	Blond	Heavy	Analyst	9696 Elm St, New York, NY 10099
Victoria Hill	28	F	5'6"	140	Blue	Black	Slender	Writer	9797 Oak St, New York, NY 10100
Gregory King	34	M	5'11"	198	Brown	Black	Average	Developer	9898 Pine St, New York, NY 10101
Chloe Lewis	27	F	5'7"	150	Blue	Brown	Slender	Coordinator	9999 Cedar St, New York, NY 10102
Anthony Walker	43	M	6'1"	218	Green	Blond	Heavy	Director	10000 Birch St, New York, NY 10103

	INDICATES AFFORDABLE HOUSING UNIT		INDICATES CYCLE STORE
	INDICATES BIN STORE		INDICATES BIN COLLECTION POINT
	INDICATES PLOT PARKING DEMARCATION		INDICATES VISITOR PARKING
	INDICATES EXISTING TREES TO BE RETAINED		INDICATES EXISTING TREE RPA
	INDICATES INDICATIVE TREE PLANTING		INDICATES DRAINAGE EASEMENT



Revision notes:				Revision notes:				Revision notes:				Date: 15.04.2019		Project: Leeds Road, Heckmondwike		OrionHomes SO GOOD TO COME HOME TO Unit 5, Benton Office Park, Bennett Avenue, Horbury, Wakefield, WF4 5RA, Tel: 01924 831030
Rev:	Date:	Notes:	By:	Rev:	Date:	Notes:		Rev:	Date:	Notes:		Scale @ A1: 1:500	Drawing Number: Site Layout - SK 001	Revision: H		
A	15.04.19	Amended to suit JL comments - CD		G	02.04.25	Mix amended - CC		-	-	-						
B	22.07.24	Layout and mix amended - CD		H	16.04.25	Mix amended - CC										
C	25.07.24	Mix amended - CD														
D	23.01.25	Houses amended to NDS5 types and SW attenuation amended and pumping station added - CD														
E	26.03.25	Mix amended to introduce Linton House Type - CC														
F	01.04.25	Mix amended - CC														
Drawn By: SITE PLAN												Drawing Title: SITE PLAN				

TYPICAL HOUSE PLAN



KEY	
	GROSS INTERNAL AREA FOR EACH BEDROOM
	GROSS INTERNAL AREA FOR ALL AREAS OF BUILT-IN STORAGE

AREA COMPONENT AREA + BUILDING OVERHANGS				
Area (sqm)	Ground/Floor	30 Sq. M	306 Sq.Ft	Floor areas measured outside of structure. Areas below 1.5m height excluded
	First Floor	52 Sq. M	565 Sq.Ft	
	Second/Floor	44 Sq. M	472 Sq.Ft	
	Total Area	129 Sq. M	1368 Sq.Ft	

Revision notes:				Revision notes:				Revision notes:				Date: 08.11.2024		Project: The Arousal - Planning Drawing (AS)	
Rev:	Date:	Notes:	By:	Rev:	Date:	Notes:	By:	Rev:	Date:	Notes:	By:	Scale @ AS: 1:100	Drawing Number: 4BSDG-ARU-001	Revision: A	 OrionHomes SO GOOD TO COME HOME TO Unit 5, Benton Office Park, Bennett Avenue, Horbury, Wakefield, WF4 6RA, Tel: 01924 831030
A	04.02.2025	NDSB INFORMATION ADDED.	CC	-	-	-	-	-	-	-	-				
												Drawn By: CC	Project: Standard House Type		

SUMMARY AND CONCLUSIONS

The principle of housing development over this site has been well established and supported by the Council in the adoption of thier site allocations plans and supported through the Local Plan. As such the question of development upon this site is not in dispute. When accepting this the proposed scheme before us offers a very fair response to this context that minimises its impact upon the Listed Building and manages the loss of this field created by the allocation well. It does this through using simple housetypes and leaving space to the rear of properties on the upper tier of this site adjacent to the Listed Building.

Although we, as heritage consultants, could suggest some further modest mitigation, it is clear that the overall benefits of this proposal outweigh any potential for very minor harm through development of this site.

As such we advance the case that the local and national policy requirements have been addressed and that the significance of the Grade II Listed Building will be preserved as far as possible following this formal allocation.

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