



Heritage Statement
in connection with proposed works to 2 Co-op Lane,
Holmbridge

Prepared By

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1 Introduction

Purpose and Format

- 1.1 This Heritage Statement has been prepared to support a new window opening in the gable of 2 Co-op Lane, Holmbridge. The building is within the Hinchcliffe Mill conservation area, therefore the impact of the development upon the heritage significance of the conservation area requires consideration.
- 1.2 In essence the Heritage Statement assesses heritage significance and guides proposals for change in a manner that conserves significance. The approach adheres to the principle of 'intelligently managing change', which lies at the heart of national planning policy for conservation of the historic built environment.
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'¹ and 'Statements of Heritage Significance'² and in particular responds to the heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2024). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. In terms of local planning policy, LP35 of the Kirklees Local Plan Strategy and Policies is of relevance and needs to be given the appropriate weighting.

The Author

- 1.4 Ian Rowan is a qualified Planning & Conservation Officer. With a background of over 35 years in Planning, Regeneration & Conservation, Ian holds a Masters Degree in Environmental Planning and a Post Graduate Diploma in Conservation & Regeneration, and has specialised in Conservation Planning since 2004.

Methods of Research and Investigation

- 1.6 Inspections of the site were carried out in May 2026 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been *proportionate* to the nature of the proposed works, with particular emphasis placed upon identifying and conserving heritage significance.

2 General Description

Site Location

- 2.1 The proposals site is situated on Co-op Lane, within the Hinchcliffe Mill conservation area and a site location plan is given below.

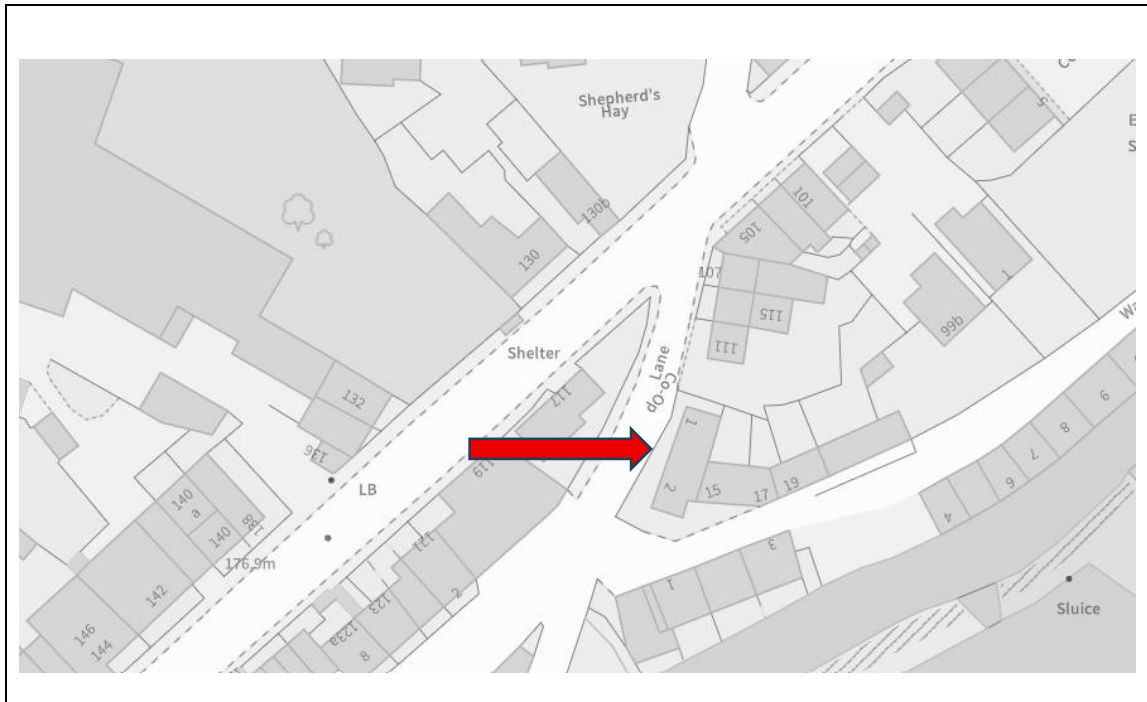


Figure 1 – Site Location Plan

Site Description & Brief History

- 2.2 The proposals building is a 2 storey residential dwellinghouse, over a basement workshop. Of coursed stone under slate dating from the early 19th Century, the building consists of 2 stone cottages, taking access from Co-op Lane, with a small curtilage to the front, first appearing on the 1855 Ordnance Survey map.

- 2.3 The conservation area is relatively large in size, and characterised by the mix of vernacular stone properties, owing much of their significance to the growth of the settlement through the industrial revolution and the arrival of the mills.
- 2.4 Historic maps follow in figures 2 – 5, confirming the building's footprint has remained static over the course of time.



Figure 2 – 1855 Ordnance Survey

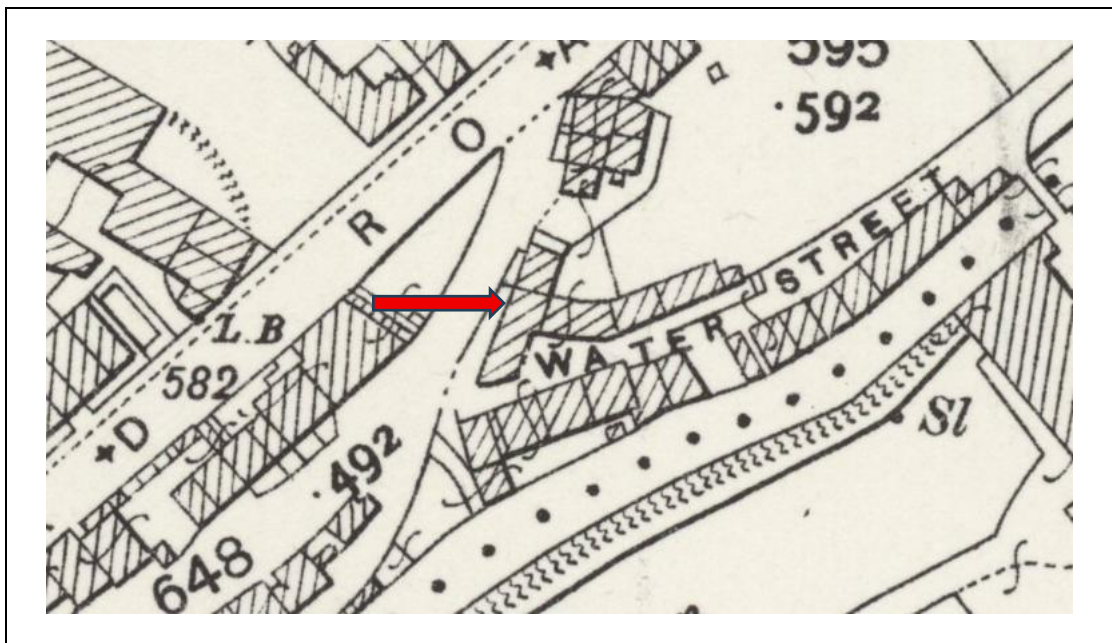


Figure 3 – 1905 Ordnance Survey

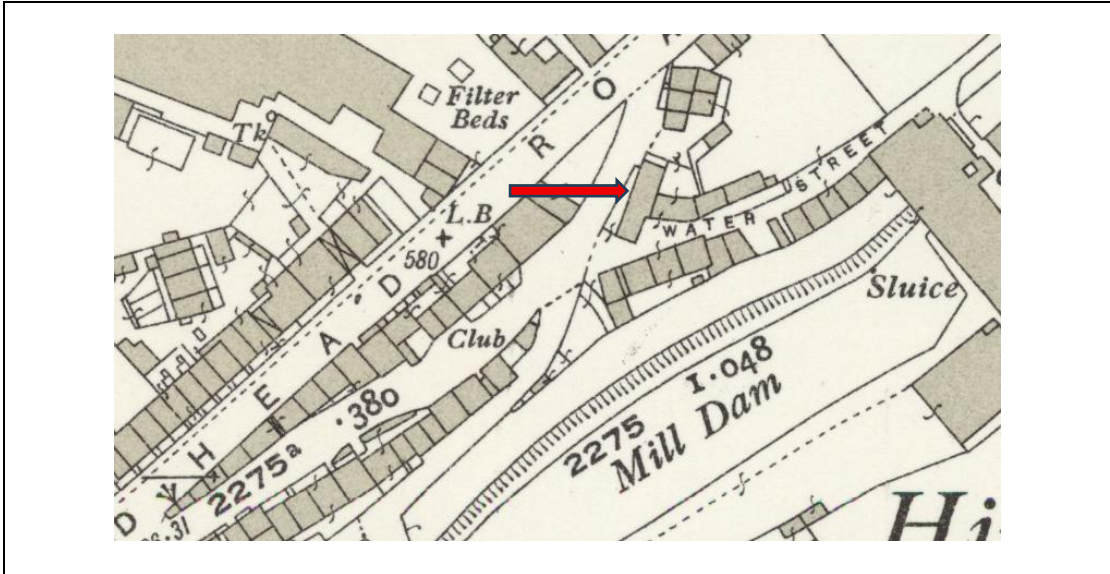


Figure 4 – 1931 Ordnance Survey

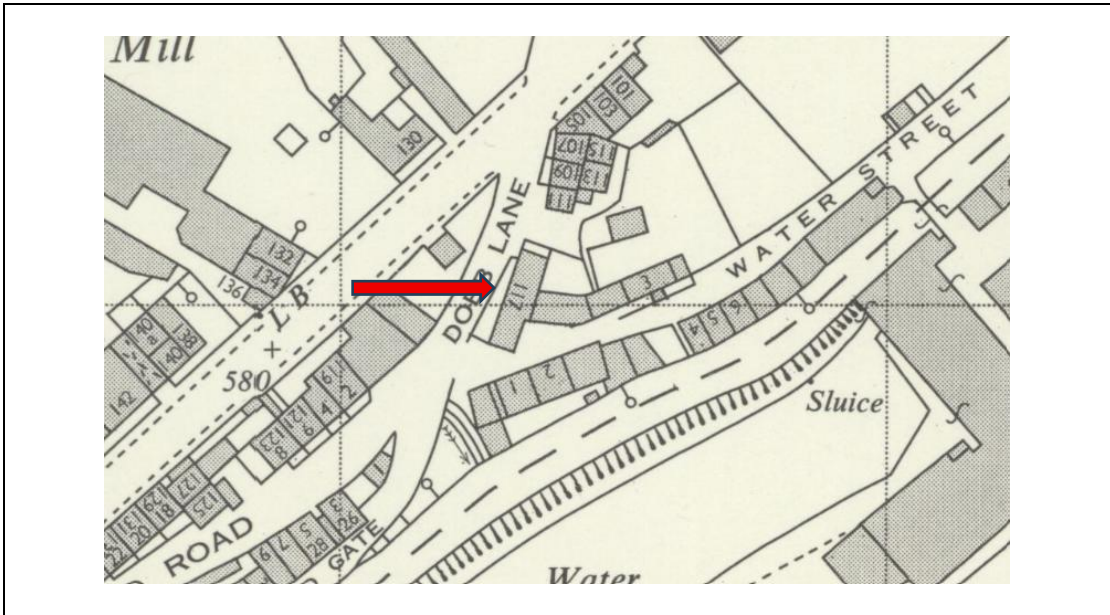


Figure 5 – 1964 Ordnance Survey

Heritage Asset Designations

- 2.5 The building is located within the Hinchcliffe Mill conservation area, and impact upon this designated heritage asset needs to be considered.

Photographic Survey

- 2.6 There follows a selection of photographs showing the relevant features of the buildings and pertinent features of the Conservation Area.



Plate 1 – Front Elevation



Plate 2 – Gable Elevation



Plate 3 – Rear Elevation



Plate 4 – Gable Elevation



Plate 5 – 1 to 3 Water Street



Plate 6 – View across Co-op Lane



Plate 7 – View along Old Road / Ford Gate



Plate 8 – View to property from Ford Gate



Plate 9 – View along Ford Gate



Plate 10 – View to property from Hinchcliffe Mill Bridge



Plate 11 – View to property along Old Road



Plate 12 – Yew Tree Mill



Plate 13 – Property from Woodhead Road



Plate 14 – Hinchcliffe Mill



Plate 15 – Hinchcliffe Mill (Source Google Maps)

3 Heritage Appraisal

Introduction

- 3.1 The following heritage appraisal adheres to guidance published by Historic England (2019) and relates specifically to the requirement contained in paragraph 207 of the National Planning Policy Framework (2024), given in extract below:

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

- 3.3 The appraisal begins by identifying the potential range of heritage values attributed to the site in its spatial context, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for assessing the design of new proposals and ensuring that conservation of significance has been prioritised.

Heritage Values

- 3.4 The heritage values explored below are distilled under the following headings: *archaeological interest, historic interest and architectural interest*. The exploration focusses specifically on those values deemed of relevance to the proposals and is therefore not an exhaustive assessment of the relevant heritage assets.

Archaeological & Evidential Interest

- 3.5 Historic England (2019) suggests that *"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*
- 3.6 The conservation area presents some archaeological evidential value in terms of its early history as an industrial settlement. Remnants of the past are retained through extant mill buildings and their links to the textile industry on this occasion the wool industry, and associated dwellings, there being an eclectic mix of buildings of differing styles. The settlement's location adjacent a source of water being of some notable importance within this respect.
- 3.7 The laying out of the residential dwellings at this time is of some notable significance, providing evidence of the style of vernacular style of buildings at the back of the pavement, built of local stone, some properties. Similarly the road layout retains early evidence of early communications links through retention of parts of its early street pattern. The area doubtlessly evolved as industry flourished, and much of the building stock provides evidence of this period of growth.
- 3.8 The proposals building, a residential dwellinghouse, yields evidential value in terms of its size and scale, which makes a contribution to the evidential value of the conservation area. Throughout the conservation area, the modest and intimate nature of the buildings demonstrate the nature of them as workers cottages, and evidential value is offered by the style of building prevalent at this time in the late 19th Century, along with the use of local stone. The chimneys are extant, yielding evidence of the original heat and power source of the building. Little change has occurred to the building through the course of time, save for modern windows replacing earlier units.
- 3.9 The adjacent listed buildings similarly yield evidential value from this period, however both 1 to 3 Water Street and 119 Woodhead Road have undergone change in terms of altered fenestration. The setting is still relatively extant, its neighbouring properties all dating from this similar

period of growth and sitting within the original street pattern. As such, the proposals building makes a contribution to the evidential and archaeological setting of the conservation area and listed buildings.

Historical Interest

- 3.10 Historic England (2019) suggests that - *“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”*
- 3.11 The Conservation Area possesses illustrative historic value, which is conveyed by its collection of historic buildings, (both Listed and Unlisted), in particular those that retain a high degree of authenticity. The growth of the settlement in part due to the wool industry, provides illustrative historic value, as it is this 19th Century expansion that led to the development of buildings and much of the streetscape that forms the conservation area that exists today. The importance of the village as a focal point can be seen through the collection of high quality buildings dispersed throughout the conservation area.
- 3.12 These buildings provide a glimpse of a townscape that once existed and provide some historic value worthy of note. Across the conservation area this is demonstrated by the proliferation of the intimate stone cottages, yielding some notable historical interest given their construction to provide accommodation for the workers, and other grander buildings befitting people of a higher social status.
- 3.13 The proposals building provides some intrinsic historic value in terms of its contribution to the historic growth of the area and its links to the textile industry. As described above, the buildings in the conservation area demonstrate the growth of the area as industry flourished, and the building make a contribution to this historic value. It appears to be of a higher class of house than many of the other smaller, more intimate

cottages, plausibly associated with the management of the mill. The relatively intact nature of the front elevation will provide some element of historic value, contributing to the historic streetscape along Co-op Lane.

- 3.14 The historic setting of the listed buildings has remained relatively extant through time, however, the decline of the mills has eroded this historic value to some extent, but the retention of the mills still retains these links. As such, the proposals building makes some contribution to the historic setting of the listed buildings and the conservation area.

Architectural & Artistic Interest

- 3.15 Historic England (2019) suggests that: *"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."*
- 3.16 The architectural value attributed to the conservation area are relatively high. The collection of stone buildings, mainly of a small scale residential nature contributes to the aesthetic of the place. This uniform collection of buildings of an intimate size, designed using traditional vernacular materials make an important contribution to the architectural value of the area. Across the area, much of the building stock retains a relatively high level of architectural value. Some value has been eroded across the area due to change, however, taken in its entirety the conservation area demonstrates some relatively high architectural value.
- 3.17 The proposals building has some elements of architectural embellishment, in terms of the use of stone under slate, retained chimneys, stone headers, cills and mullions, corbelled eaves details. To the rear elevation, detailing is more moderate whilst to the side elevation, there is little in the way of architectural embellishment. Given the style and design of the building, it sits comfortably with the dwellings throughout the conservation area.

- 3.18 The architectural value of the listed buildings are of a modest level. Whilst being subject to some alteration, the intimate nature of the cottages on Water Street provide some level of vernacular value, the use of stone under stone flag roof along with quoin detailing, being worthy of note despite lack of any other architectural elaboration. 119 Woodhead Road backs onto Co-op Lane and again the use of stone is noted, with some elaboration in terms of the corbelled lintels and arched door. The setting of the buildings has retained a relatively high level of value, the collection of buildings retaining some levels of authenticity.

Statement of Significance

- 3.19 Having assessed the heritage values associated with the conservation area and building in their spatial context, it is possible to take a more informed approach to the assessment of significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.
- 3.20 The conservation area possesses a range of heritage values. It yields relatively high archaeological and evidential value of the evolution of the area through its building stock demonstrating the workers cottages associated with the wool industry. Similarly historic value is provided through the ability to evoke a sense of the townscape that existed as the area grew in the 19th Century, the retention of much of the building stock from this period being worthy of note, acknowledging the links between the area and its industry. Architectural value across the conservation area is moderately high, with quality buildings contributing to the streetscape, and the same can be said for the listed buildings.
- 3.21 The building is of some relatively high significance, and makes some contribution to the significance of the conservation area. In archaeological and evidential terms, the style and design of the building is quite typical of this era and the building can still be readily interpreted as being from this period.

- 3.22 In terms of its contribution to historic value, the links between the building and the growth of industry through the 19th Century is demonstrated, along with the sense of the townscape that is evoked by the streetscene. The building makes a similar contribution to the architectural value of the conservation area, the style of the building still retains some value in particular, its vernacular style and materials.

4 Analysis of the Proposals

General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2024). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the assessment of the new scheme. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals

- 4.2 The proposal is to install a new window into the gable elevation of 2 Co-op Lane, Holmbridge.
- 4.3 Indicative plans are shown in Appendix 1, and full plans and elevational drawings will be submitted as part of the planning application.

Analysis of the Proposals: National Planning Policy Framework

4.4 As discussed earlier, Section 16 (Conserving and enhancing the historic environment) of the NPPF (2024) considers heritage planning and in essence unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role and identifies the following key drivers in the decision making process:-

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and;*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

4.5 In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the NPPF heritage policy drivers listed above.

4.6 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*** – The significances of the related designated heritage assets have been assessed earlier in this heritage statement, (section 3). This process has established the basic premise that the conservation area contains some relatively high significance.

4.7 The building makes a moderately high contribution to the conservation area in terms of its significance. The external elevations make the most important contribution to the conservation area, the rear elevation being hidden to a great extent in architectural terms.

- 4.8 **Archaeological and Evidential Value** – the proposed works will not unduly impact upon the key significance of the conservation area and the adjacent listed buildings. The insertion of the window itself will conserve the building's evidence from this period, the style being associated with the vernacular of the area, however, as a modern addition will be legible as such.
- 4.9 The conservation area's evidential significance is derived from the retention of buildings from this period, associated with the mills and the wool industry, the style and design of the buildings being of most importance, rather than the positioning of windows. The evidence of the workers settlement will still be retained by the proposals, the buildings, including the proposals building and adjacent listed buildings will still be readily interpreted as buildings from this period.
- 4.10 **Historic Value** – The high levels of historic value of the conservation area will not be affected. The links to the growth of the area and expansion of settlement through the 19th Century is conserved as the house remains, in a relatively intact form, and the contribution made to the historic streetscape will be maintained. The proposal removes a section of original fabric which will create harm at a very low level to the building but will not affect the historic value of the area.
- 4.11 **Architectural value** – across the conservation area architectural value will be conserved; this value is acknowledged at a relatively high level, and the architectural value of the building and its contribution is acknowledged at a similar level, in particular the external envelope.
- 4.12 The window has been designed to sit with the traditional style of window seen across the upper floors around the conservation area, using stone mullions, headers and cills to blend with the architectural style of the area. As such, the proposal will align with the existing windows on the front elevation of the building without impacting upon the architectural value of the area.

- 4.13 ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*** – the conservation area and its surroundings plays a part in sustaining the settlement by being maintained as a place to live, work and socialise. The proposal will provide the opportunity to provide an enhanced residential offer in a sustainable location within an existing building, offering an opportunity to contribute to the economic vitality and viability of the area, providing a more balanced family accommodation unit.
- 4.14 ***The desirability of new development making a positive contribution to local character and distinctiveness*** – The report has demonstrated that the building makes a relatively high contribution to the character of the conservation area. The proposal has been designed to sit as a small scale addition to the gable elevation, an elevation devoid of any particular architectural detailing, whilst relating to surrounding building details.
- 4.15 Paragraph 212 of the NPPF states: ***"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 of less than substantial harm to its significance."***
- 4.16 As acknowledged from the outset, the purpose of this heritage statement is to determine whether the proposal will have a harmful impact upon the significance of the Hinchclife Mill conservation area. Through the assessment of significance and subsequent analysis of the scheme's design, the statement has revealed that there are relatively high levels of significance contained within the conservation area and the building makes a relatively high contribution to this.
- 4.17 The nature of the proposals will not impact on any of the key drivers of the conservation area's significance; the conservation area's archaeological / evidential and historic value will be conserved as the building will still be interpreted as an early 19th Century house, and its historic links with the growth of the area through the growth of the settlement through the industrial period will still exist and will not be

unduly impacted. As acknowledged throughout the report, the architectural contribution is similarly high and the new will not impact upon architectural value, the proposal being designed to sit within the existing historic streetscape and to blend with the existing building.

Analysis of the Proposals: Local Planning Policy

- 4.18 Current Planning Policy is provided through Policy LP35 of the Kirklees Local Plan Strategy, given in Appendix 2.
- 4.19 The report has demonstrated through the commentary in this section that the significance of the heritage asset, i.e. the conservation area and the setting of the adjacent listed buildings will be conserved by the proposal. The building will continue to preserve evidential value, being readily interpreted as a vernacular building and the links to the area as a textile centre will still be conserved. Architecturally, the building will still retain its high contribution to the conservation area, the proposal being designed so as to blend with the local vernacular in a seamless way.
- 4.20 As discussed through the report, the building will continue to be interpreted as a building from this period, and associations with the growth of the area due to the textile industry will be retained. Similarly its architectural value will be conserved and as such, it will continue to contribute to the historic environment and the identity of the area as a workers settlement, and that the conservation area's significance will be conserved. As such, the relevant parts of LP35 has been satisfied.

5 Summary & Conclusions

- 5.1 This heritage statement has explored the potential impact of a new window opening in the gable of 2 Co-op Lane, Holmbridge, upon the significance of the Hinchcliffe Mill conservation area and the setting of adjacent listed buildings. The initial findings of the statement are that the building makes a moderately high contribution to the conservation area and the setting of the buildings in terms of its evidential, historic and architectural value.
- 5.2 The historic and evidential significance of the conservation area will be conserved, as the building will still be legible as an early 19th Century building. Its historic links to the growth of the area on the back of a flourishing textile industry will be preserved and not diminished given this legibility. The modest size of the new window and its traditional materials will sit with the host building and will not impact upon architectural value of the conservation area.
- 5.3 The current gable elevation is devoid of any particular architectural embellishment, and the proposal has been designed to appear as original to the casual observer, whilst retaining legibility through the use of modern finishes. The building will still be interpreted as a historic building, and its contribution to the conservation area and the historic environment will not be eroded.
- 5.4 The proposal satisfies Section 16 of the National Planning Policy Framework and the requirements of the 1990 Planning (Listed Buildings and Conservation Areas) Act which establishes the need to 'preserve or enhance' the special interest of Conservation Areas, and the proposal is wholly supportable.

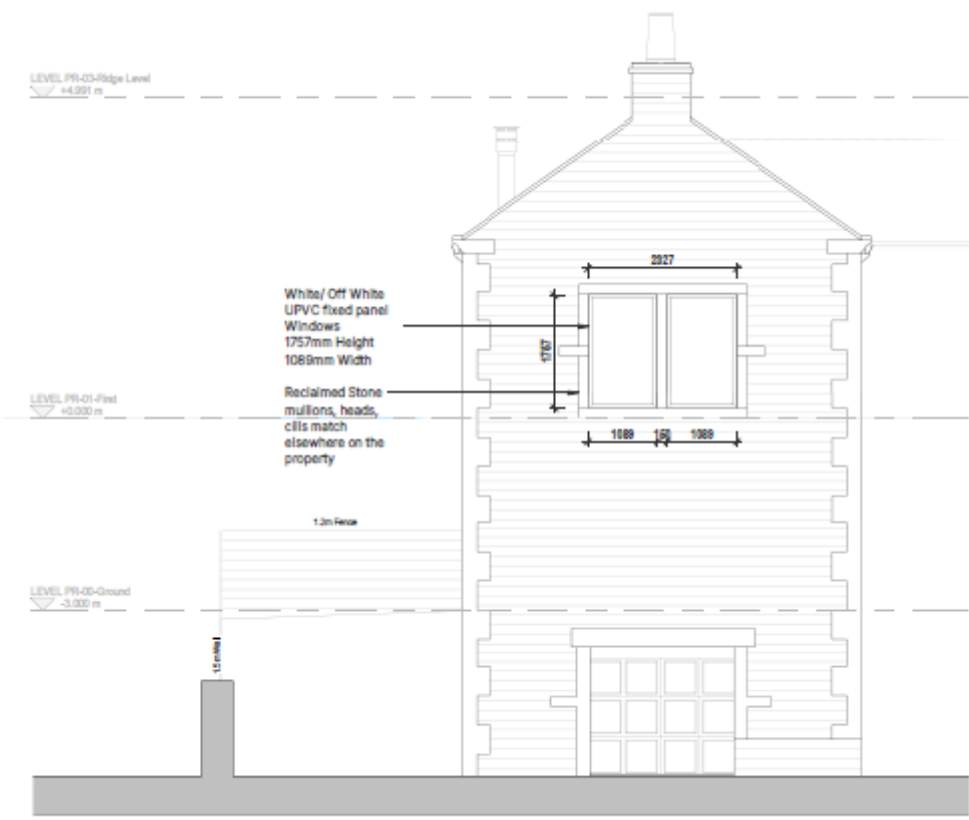
1 Clarke, K, *Informed Conservation*, Historic England 2003

2 Historic England, *Statements of Heritage Significance*, 2019

APPENDIX 1

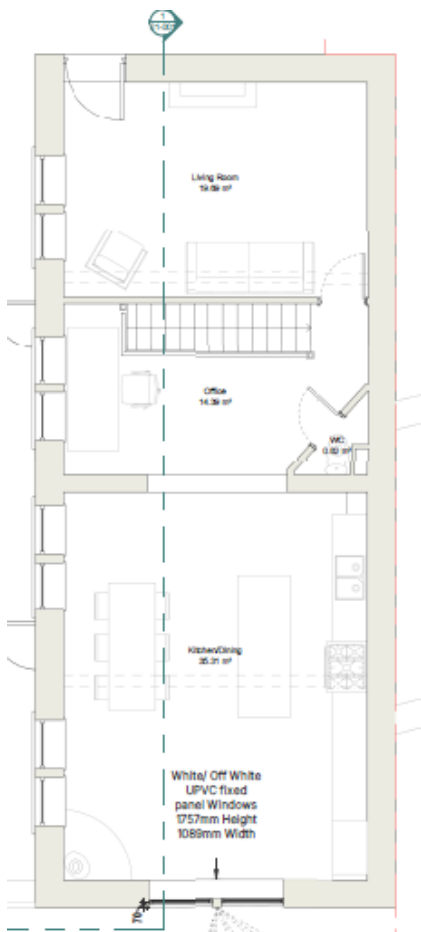


West Elevation - B
1 : 50



South Elevation - A
1 : 50

Proposed Elevations



Proposed Floorplan



APPENDIX 2

Policy LP35 Historic environment

1. *Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:*
 - a. *the nature of the heritage asset prevents all reasonable uses of the site;*
 - b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
 - c. *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
 - d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*
2. *Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.*
3. *Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:*
 - a. *ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*
 - b. *ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;*
 - c. *secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the*

wealth created by the textile industry as expressions of local civic pride and identity;

d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;

e. accommodate innovative design where this does not prejudice the significance of heritage assets;

f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted