

Consultation Response from KC, Conservation and Design

2020/92546 Land off, Blackmoorfoot Road and Felks Street, Crosland Moor, Huddersfield, HD4 7AD

Outline application (with details of points of access only) for the development of up to 770 residential dwellings (Use Class C3), including up to 70 care apartments (Use Classes C2/C3) with doctors surgery of up to 350 sq m (Use Class D1); up to 500 sq m of Use Class A1/A2/A3/A4/A5/D1 floorspace (dual use), vehicular and pedestrian access points off Blackmoorfoot Road and Felks Stile Road and associated works.

Date Responded: 3.11.20 Responding Officer: Sue Oakley Responding Ref:

Summary

The Conservation and Design Team have no objections to development on this site although consideration should be given to the comments below:

- Reflect the local characteristics including street layouts, scale and materials
- Provide a buffer between the development and Crosland Hill Road
- Retain the existing dry-stone walling boundary features
- Retain and convert the barn at Felks Stile
- Landscape an area of the site to the south east of Felks Stile to retain the views across the valley and rural context of this building

Assessment

The proposal site comprises a large area of land on a gently sloping site on the edge of the Colne Valley, adjacent to Blackmoorfoot Road and Felks Stile Road. The land is currently used by Black Cat Fireworks and has a large number of storage sheds located around the site, with fields on the west and north east sides. The centre of the site was historically used for quarrying and some evidence of the redundant quarries remains. The site is a Local Plan allocation site, reference HS23.

Crosland Hill Road

Directly to the north east of the site is Crosland Hill Road on which the small historic linear settlement of Crosland Hill is situated, and this includes several listed buildings and non-designated heritage assets dating to the 19th century and earlier.

The most important building in this settlement is Crosland Hall, a Grade II* listed house dating to the early 17th century. Opposite this is a Grade II listed former barn, with the Grade II Crosland Hall Cottage located to the west. There is some degree of separation between these buildings and the proposal site, with a modern housing development at Mason Court acting to some extent as a buffer. Although this is an outline application, the applicant has created a landscaped open space with tree planting along this boundary to mitigate the impact of the development on the setting of the listed buildings and historic settlement.

Further north along Crosland Hill Road, amongst a number of unlisted historic buildings, are 41 and 43 Crosland Hill Road, along with 67, 69 and 69a Crosland Hill Road, all of which are Grade II listed. Again, a landscaped buffer provides some degree of separation between the proposed development and these listed buildings. Although access, scale, layout, landscaping and appearance are reserved matters, the Conservation and Design Team would recommend that natural stone and slate are proposed as the building materials at this end of the site, along with dry stone walling on this boundary, so that the development reflects the

local character of this area.

Directly north of Mason Court and to the south east of the site is Thewlis Lane, the remaining section of a historic roadway which leads from the south west directly to Crosland Hall. It is evident on a historic map of 1854 and is likely to be much earlier. The retention of this track and dry-stone boundary wall is welcomed as this is a historic feature which directly affects the setting of the Grade II* listed hall.

Conservation areas

To the north west, the land drops down towards the Colne Valley, with the Milnsbridge Conservation Area on the valley bottom to the north. On the opposite hillside is the Golcar Conservation Area.

Castle Hill

Although some distance away, the site affects the setting of Castle Hill which can be seen in the distance to the south east. A sensitively designed development of one and two storey dwellings is unlikely to harm its setting, or that of the nearby conservation areas, although the form of the development should reflect the local historic street patterns and local vernacular typical of the Colne Valley and views across the valley from Felks Stile Road should be retained. LP35 states that the general character of the towns and villages of Kirklees is typified by stone-built properties closely following the hillside contours and this should be considered so that the development sits comfortably within this landscape.

Felks Stile Road

On the west of the site, set adjacent to Felks Stile Road and surrounded on the other sides by open land, is the barn named Felks Stile. It appears from historic maps to date from 1854 and is likely to be earlier, and evidence suggest that a farmhouse was once attached to the south west gable of the building. This appears to have been demolished in the mid-20th century.

This structure is directly outside the north west boundary of the proposal site but within the blue line boundary, and its omission from the proposed block plan indicates that its demolition is proposed. Due to its early date and interest as a vernacular stone farm building, it has local interest and is considered to be a non-designated heritage asset. In addition, it is in a prominent location on the boundary of the site, particularly when viewed from the south east along Felks Stile Road. The Conservation and Design Team would welcome its restoration and retention and would recommend that it is incorporated into the proposal, with open landscaping retained along the south eastern boundary of the site to retain the view of this building and distant views across the valley. Again, dry-stone walling should be retained on this boundary.

Harm and Public Benefits

The proposed development is considered to lead to less than substantial harm to the setting of the listed buildings at Crosland Hill by developing on previously undeveloped land at the eastern end of the site, and slight harm to the setting of Castle Hill and the conservation areas further afield where the site can be seen in context with these heritage assets. However, the public benefits of providing a substantial amount of housing is considered to outweigh the harm, which can be mitigated by making reference to the traditional street layouts and

materials in this area. The Conservation and Design Team would recommend that the comments above are considered to mitigate the harm and ensure that the development reflects the local character.