



Heritage Impact Assessment

High Green House, 1 Brewery Yard, Fenay Bridge

Andrew Shepherd

High Green House, 1 Brewery Yard, Fenay Bridge HD8 OAR

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Basis of Report

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Executive Summary

SLR Consulting was commissioned by Mr Andrew Shepherd to prepare a Heritage Impact Assessment in relation to proposed development at High Green House, 1 Brewery Yard, a Grade II listed building sited in Fenay Bridge, Huddersfield (Listed as 'Fenny Bridge Nurseries'; NHLE: 1212107).

The proposed scheme involves alterations to the exterior and interior of the property. These works include: the construction of a two-storey extension to the south of the building; raising the roof of the existing attached garage and its conversion into living accommodation; and the construction of a new detached garage southeast of the house, to replace an existing modern outbuilding. Full plans and elevations by WHp Architecture are included as part of the wider planning and Listed Building Consent application and should be consulted alongside this assessment.

This assessment has been prepared in compliance with the National Planning Policy Framework (NPPF) (2021), Historic England guidance and Kirklees Local Plan (adopted 2019). It considers the significance of High Green House, including an assessment of the contribution of setting to that significance. The report goes on to identify the likely impact of

Securing the future of High Green House and ensuring its viable use is at the core of the proposals, and the scope of the design of the proposed development has been developed to achieve this aim while maintaining the integrity of the key constituent elements of the structure's significance, as defined above.

The scheme therefore complies with the relevant heritage planning policies as set out within the NPPF (2021) and under Policy LP24: Design and Policy LP35: Historic Environment of the Kirklees Local Plan (2019).

Considering all the elements, the overall impact of the proposed development on the significance of the aforementioned heritage asset is considered to be **neutral to minor positive**. The proposed development represents a conservation-led approach to securing a viable and sustainable future for the listed building, maintaining its overall position in its setting, and preserving or enhancing those elements and interests which contribute to its overall significance.

The proposed development thus protects and enhances the historic environment, one of the key contributory indicators of sustainable development as identified in the National Planning Policy Framework (2021).



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1.0 Introduction

1.1 Project Background

In May 2023, SLR Consulting Ltd was commissioned by Mr Andrew Shepherd to produce a Heritage Impact Assessment to support a planning application and Listed Building Consent for High Green House, 1 Brewery Yard, Fenay Bridge, Huddersfield, HD8 0AR (Listed as 'Fenny Bridge Nurseries' NHLE: 1212107, NGR: SE 18030 15456) (**Figure 1**) (Planning refs. 2022/92877 and 2022/92867). The property comprises a Grade II listed building, which is neither located within a conservation area nor within 250m of any other designated heritage assets.

This report considers the historic development and significance¹ of High Green House, including an assessment of the contribution of setting to that significance. The report goes on to identify the likely impact of the proposed development to the significance of the Site.

This assessment has been prepared in compliance with the National Planning Policy Framework (NPPF) (2021), the Kirklees Local Plan (2019), and Historic England guidance, and with full regard to the ethical standards of the IHBC and ClfA. Relevant local plan policies are included at the back of this report (**Appendix 1**).

The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standards and Guidance for Historic Environment Desk-based Assessment* (ClfA 2020), and relevant technical guidance issued by Historic England, including *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). A methodology and glossary of key terms is included at the back of this report (**Appendix 2**).

¹ The NPPF defines significance as: the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.





Figure 1: Historic Environment Record Data



2.0 Historic background

2.1 Introduction

The following section provides an overview of the Site's historic development, based on an assessment of the West Yorkshire Historic Environment Record (HER), the list entry for the Site, relevant historic mapping and documents, online data sources, and an understanding of the building's fabric. Designated heritage assets/HER data are presented in relation to the Site in **Figure 1**.

2.2 The Site

High Green House (listed as 'Fenny Bridge Nurseries'; NHLE: 1212107), is a longhouse-type farmhouse located in the borough of Kirklees in West Yorkshire, approximately 4 kilometres to the southeast of Huddersfield. The local area has been inhabited for millennia, with evidence of early settlement located near Almondbury to the southeast of Huddersfield, at a hill fort at Castle Hill (Brook 1968: 4). Huddersfield is recorded in Domesday Book of 1086 as 'Odersfelt', and soon thereafter Ilbert de Laci, a prominent support of William the Conqueror, was rewarded with a vast number of estates in this area (*Ibid.*: 14).

During the Tudor period, the Ramsden family acquired almost all of Huddersfield as well as land to the east and south parts of the County Borough, comprising roughly 4,000 acres in all (*Ibid.*: 20). The 16th century also saw the rise of the clothmaking industry in Yorkshire, in which Huddersfield would play a prominent role throughout the Industrial Revolution (*Ibid.*:29).

As a longhouse construction, High Green House would have originally comprised dwelling space within the northern part of the building, and a cattle byre within the southern part, divided by an internal wall (Historic England 2015: 30). It was likely constructed (or at least rebuilt) during the 18th century, using a combination of timber framing and stone, perhaps incorporating fabric from an earlier dwelling on the site, as the building incorporates elements of possible earlier timber framing within the byre section of the building. The building originally took on a linear form, arranged north to south, with separate access to the byre and house. As standards of living changed, the byre end of the building was converted into domestic or ancillary use, with the former byre door becoming the house's principal access.

High Green House thus evolved piecemeal over time with a series of subsequent alterations and extensions over the course of the 19th and 20th centuries. Such sequential redevelopment is typical of longhouses (*ibid.*). By the mid-19th century, the building had been extended to its east at its southern end, acquiring an L-plan arrangement. Succeeding alterations include the addition of a single-storey range to its northwest, the replacement of the mid-19th-century eastern extension in c.1940, alterations to the building's planform, replacement of the building's windows, and repairs and replacement of the building's roof, including the installation of roof lights to the roof's eastern pitch at the southern end of the building and to the western pitch at the northern end of, as well as associated replacement of some of the roof's joists.

Though the building was constructed during a time when strip farming was common, the surrounding land use changed over time. Historic mapping shows the presence of a planted nursery to the west of the property dating to the 19th century. A brewery also previously stood to the northeast, from which Brewery Yard derives its name, and also signalled a further change in the use of the surrounding land and community amenities which likely occurred as the Fenay Bridge hamlet grew over time.

The Fenay Bridge railway station was established to the east of the property in October 1867, with tracks running north-south, creating links between the local area and cities such



as London (Quick 2002: 95). The station was renamed Fenay Bridge and Lepton thirty years later and remained open for passengers until 28 July 1930. The station operated for goods for an additional thirty-five years before closing in April 1965, with the track lifted the following year (*Ibid*). Penistone Road, to the east of the house, roughly follows the route of the former railway tracks. The surrounding area was gradually subsumed into the suburban development of Huddersfeld and Fenay Bridge, east of Penistone Road and north of Fenay Lane.

3.0 Description

3.1 Overview

As existing, High Green House comprises an L-shaped plan, of two-storeys, orientated north-south along its long axis (**Photos 1 and 2**). It encompasses a former 18th-century longhouse range, split into a former byre to its south end and living accommodation to its north. The longhouse element of the building is constructed of gritstone, brought to regular tabular courses. The range features a contiguous stone-tile clad gable roof, split by a chimney stack to the intersection of the original dwelling and byre. The chimney comprises a slight stone-built construction, appearing to be of later 20th-century date. The building has been extended to its east at its southern end, to its west, and to its northern end.

To the eastern (principal) elevation, the longhouse range features two three-light stone mullioned windows on the first floor and two windows on the ground floor, all of which feature modern glazing. The gritstone mullions and sills are modern replacements. The range is accessed via a modern porch to its southern end, providing access via the former byre entrance. The southern end of the elevation is masked by the existing garage range. Blocked window openings within the byre here indicate that it was formerly lit by a pair of windows, and perhaps a second doorway (e.g., **Photo 3**).

Secondary access is available via a modern glazed porch / conservatory appended to the building's northern elevation (**Photo 4**). Above the conservatory is a single window opening, appearing to be a later insertion. The window features a timber lintel and concrete sill and is set with a modern single-pane timber casement window.

The western elevation of the longhouse range is largely hidden by the western extension (**Photo 5**). Above the extension, inserted late 20th-century, narrow eaves-level windows with gritstone surrounds, light the building's upper floor.

The southern elevation, which relates to the byre, is plain, with a rendered lower level (**Photo 6**). The butt-end of the roof's purlins are exposed here. The render may cover signs of alteration, relating to the former extensions shown to this end of the building on historic mapping.

The roof above the domestic (north) end of the longhouse is of common-rafter construction internally, with a single purlin to either pitch and a large ridge beam, carried by the masonry end walls of the building, and comprising a mix of 18th-century and later timbers (e.g., **Photo 7**).

To the former byre end, the roof structure is of similar construction, albeit reinforced by a pair of king-post trusses (**Photos 8 - 10**). Within the southern end of the byre, to its western wall, the truss is reinforced by a brace. The brace is perpendicular to the truss, incorporated into the wall fabric. The building's list entry assumes that the building was formerly aisled, likely due to the presence of the brace, assuming the existing wall plates may have originally served as aisle plates; however, it would appear more likely that these simply represent reused elements, and that the byre was never aisled. The building's existing walling, planform, and the arrangement of its roof timbers, show no evidence of phased rebuild, etc., to corroborate the list entry suggestion. Possibly owing to its formerly ancillary nature, and



resultant greater degree of weathering and wear, the roof timbers within the byre appear to have been subject to a greater degree of replacement; those to the southern end of the eastern pitch in particular, which will be impacted by the proposed development (see below), include what appears to be a replaced purlin, and replaced rafters framing a modern skylight (e.g., **Photo 10**).

The interior of the longhouse has been modernised to incorporate the former byre and the western extension, including the addition of a principal staircase within the south-eastern corner of the byre, the blocking of former window openings and the insertion of a first-floor level (within the byre), the formation of new openings between the two ends of the longhouse and into its western extension, the addition of skylights, repairs / alterations to the building's roof, and alterations to planform to create new bedrooms and living spaces.

To the northern end of the western elevation is an extension: a simple single-storey lean-to range dating to between 1850 and 1893 (**Photo 11**). The range runs parallel with the former domestic end of the longhouse, projecting slightly to the north of the building, and continuing to the intersection of the former byre. It is of similar construction to the longhouse, with tabular gritstone in regular courses, with stone tiles to the roof. The extension has been altered to its southern end, during the later 20th century, with a raised roof, and inserted full-height glazing and a glass door, including a modern ashlar surround. The modern conservatory / porch to the north elevation of the longhouse abuts the extension's northern elevation to the east.

To the southern end of the longhouse's eastern elevation is a 1940s garage building, incorporating earlier stonework to its northern elevation, though otherwise constructed of a mid-red brick, rendered to its south and east elevations (**Photos 12 and 13**). The garage has a gable roof, orientated east-west, also clad with stone tiles. The roof is of common rafter construction, with modern sawn timbers. The extension's roofline differs to the main house and has not been incorporated into the house's roof, creating an awkward roof junction between the ranges. This garage building replaced an earlier range in the same location, though increased its footprint, extending south of the longhouse range's southern elevation (whereas the range it replaced was formerly flush).

A further detached outbuilding stands to the south of the main house and was erected between 2003 and 2009, as indicated by a review of Google Earth imagery. The building comprises a one-storey outbuilding with a flat roof, faced with regular limestone blocks in diminishing courses (**Photo 14**). A large opening in the centre of the east elevation features the garage door. The building stands on a cement foundation, intersected by drains, relating to a former late 20th-century abattoir building which the current structure replaced.

A collection of outbuildings to the south and southwest of the house, shown on historic mapping (see below), were demolished through the latter half of the 20th century.

3.2 Phasing

The oldest part of the historic farmhouse is retained within the building's 18th-century core: the combined longhouse range (dwelling and byre). The fabric incorporates stone walling and elements of likely reused timber: a pair of king-post trusses within the byre. The date / provenance of the timbers is unclear, though reuse is entirely typical of longhouses and agricultural buildings of the 18th and 19th centuries.

At some time prior to 1850, the southern end of the building was extended to the east. This range would have run contiguously with the southern end of the byre, and may have incorporated a cart shed, additional byre space, or some other ancillary or agricultural function. Greenhouses were erected abutting / adjacent to the southern elevation of the byre during the later 19th and early 20th centuries. These were subsequently demolished, likely in



the 1940s, to make way for the new garage. The garage range replaced the earlier east extension, possibly incorporating part of its northern elevation.

The northern part of the building was extended to its west between 1850 and 1893, comprising a low single-storey range. Latterly, a conservatory was constructed to the north elevation of the longhouse, abutting the northern end of the western extension.

The byre end of the longhouse was then incorporated into the main house by the later 20th century, including the creation of new openings between ranges and alterations to planform, repairs / replacement of former windows, and alterations and repairs to the building's roof, etc.

Historic fabric is limited to what remains of the building's initial planform (largely contained in the central, more northerly core), its existing walls and roof, with no real evidence extant for original fixtures, fittings, or decorative elements within the property.

4.0 Cartographic Regression

The title map from 1850 depicts the property as a roughly L-shaped building, comprising a north-south orientated linear range, with a cross-range or extension to its east at its southern end, standing to the southwest of a collection of dwellings at Fenay Bridge, off what is now known as Brewery Yard (**Plate 1**). It is shown standing to the east and north of a series of agricultural fields. The building features a further short extension to its west, at its centre, with a further extension east of the cross-range. The associated title award indicates the landowner at this time was Benjamin North Rockley Batty, Esquire, and the occupier was William Lockwood. The Site was described as comprising a house, barn, garden, while the land surrounding the house was listed as house field, little field, lower garden, and croft.

The Ordnance Survey 1893 map depicts the house in more detail (**Plate 2**). The short extension had been replaced by a longer range oriented north-south along the west side (as existing today), and the core of the L-shaped mass featured a division along the middle, separating the north end from the south end (illustrating the break between dwelling and byre). The extension towards the east had been truncated since 1850. The map appears to show a boundary wall added running parallel with the house's eastern elevation.

The 1906 Ordnance Survey map shows the building still subdivided north-south, while a projecting element had been added to the southern end (**Plate 3**).

The 1916 Ordnance Survey mapping shows that many alterations took place within the following decade. A porch or gallery had been added along the northern end of the west elevation, and two small ranges had been constructed to the building's southern elevation (**Plate 4**); these latter ranges likely comprised a shed and lean-to greenhouse (see **Plate 5**). These stood adjacent to a further long greenhouse in the garden plot to the southwest. Additionally, two small buildings had been constructed to the east, adjoining the eastern elevation range at its northeast corner.

By 1932, the Ordnance Survey mapping shows the lean-to greenhouse to the south of the building (**Plate 5**). Further to the southwest was an additional detached greenhouse, within what is now the former nursery.

The 1950 Ordnance Survey map depicts no further change to the main core of the building, albeit the mapping provides only limited detail (**Plate 6**). The greenhouses which previously stood to the south and southwest appear to have been demolished, however.

Google Earth images from 2002 and 2018 show the retention of core elements of the Site, including the original central range, and the 19th-century addition on the western elevation (**Plates 7 and 8**). The eastern extension had been rebuilt, its footprint clearly differentiating from that shown on earlier mapping, extending further to its south. The greenhouses previously shown on the Ordnance Survey maps had been demolished, and a garden centre



to the immediate west of the Site is evident in images from 2002 (**Plate 7**). By 2018, these facilities appear partially intact, though disused (**Plate 8**).

4.1 Setting

The Site lies approximately 4 kilometres to the southeast of central Huddersfield, and within the broader district of Kirklees in West Yorkshire. High Green House itself is located to the south of Fenay Lane and to the west of Penistone Road in Fenay Bridge.

The wider surrounding area remains largely rural, with agricultural fields lying beyond the Site. To the east is a small collection of dwellings situated off Brewery Yard. These buildings do not comprise heritage assets, and there is limited intervisibility between them and with the Site owing to intervening mature vegetation.

The Site is also adjacent to a former garden centre, to its west, as noted, and which is also largely screened from the Site by mature plantings. The topography of the Site slopes upwards towards Almondbury, and agricultural land lies adjacent to the south.

Suburban housing developments lie farther to the north, west, and east of the Site, beyond its immediate setting.

4.2 Planning History

- **Ref. No: 2013/TWA/92248/W:** Works to TPO(s) 39/89 (consent not required)
- **Ref. No: 2014/TND/91486/W:** Dead or dangerous tree(s) (noted)
- **Ref. No: 2016/TWA/93845/W:** Work to TPO(s) 39/89 (granted)
- **Ref. No: 2022/65/92867/W:** Listed Building Consent for erection of two storey extension, raising roof of existing attached garage and conversion to living accommodation, erection of detached garage with office space above (Listed Building Consent pending)
- **Ref. No: 2022/62/92866/W:** Erection of two storey side extension, raising roof of existing attached garage and conversion to living accommodation, erection of detached garage with office space above (Listed Building Consent pending)
- **Ref. No: 2023/TWA/90328/W:** Work to TPO(s) 39/89 (granted)





Photo 1: East elevation of the house



Photo 2: East elevation of the house



Photo 3: Blocked openings within the southern end of the byre, facing northeast



Photo 4: North elevation of the house



Photo 5: West elevation of the house



Photo 6: South elevation of the house





Photo 7: Roof construction within the northern part of the longhouse



Photo 8: Roof structure above the northern end of the byre

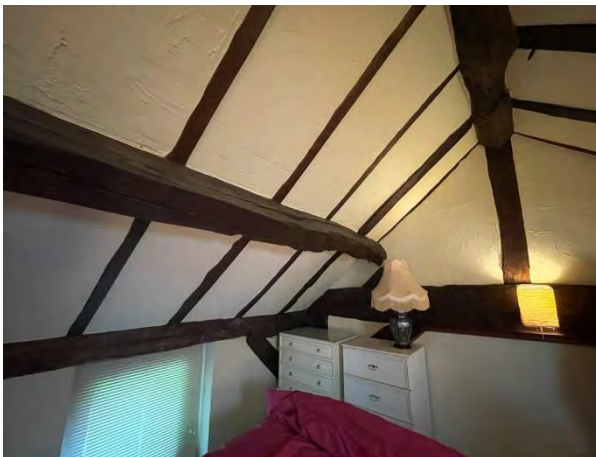


Photo 9: Roof structure above the southern end of the byre, facing northwest; note the brace



Photo 10: Roof structure above the southern end of the byre, facing southeast



Photo 11: Western extension, facing southeast



Photo 12: South and east elevations of the garage extension





Photo 13: Brickwork to the rear (west) elevation of the garage



Photo 14: East elevation of the modern outbuilding





Plate 1: Tithe Map, 1850

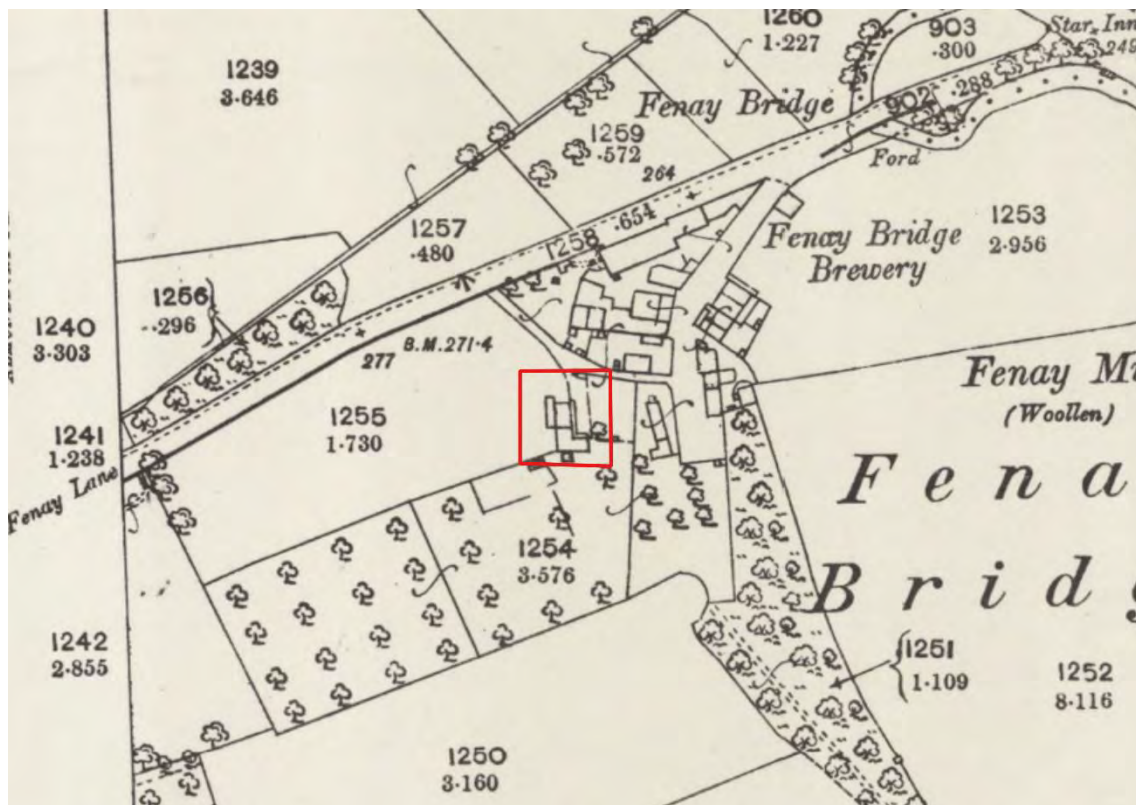


Plate 2: Ordnance Survey Map of 1893



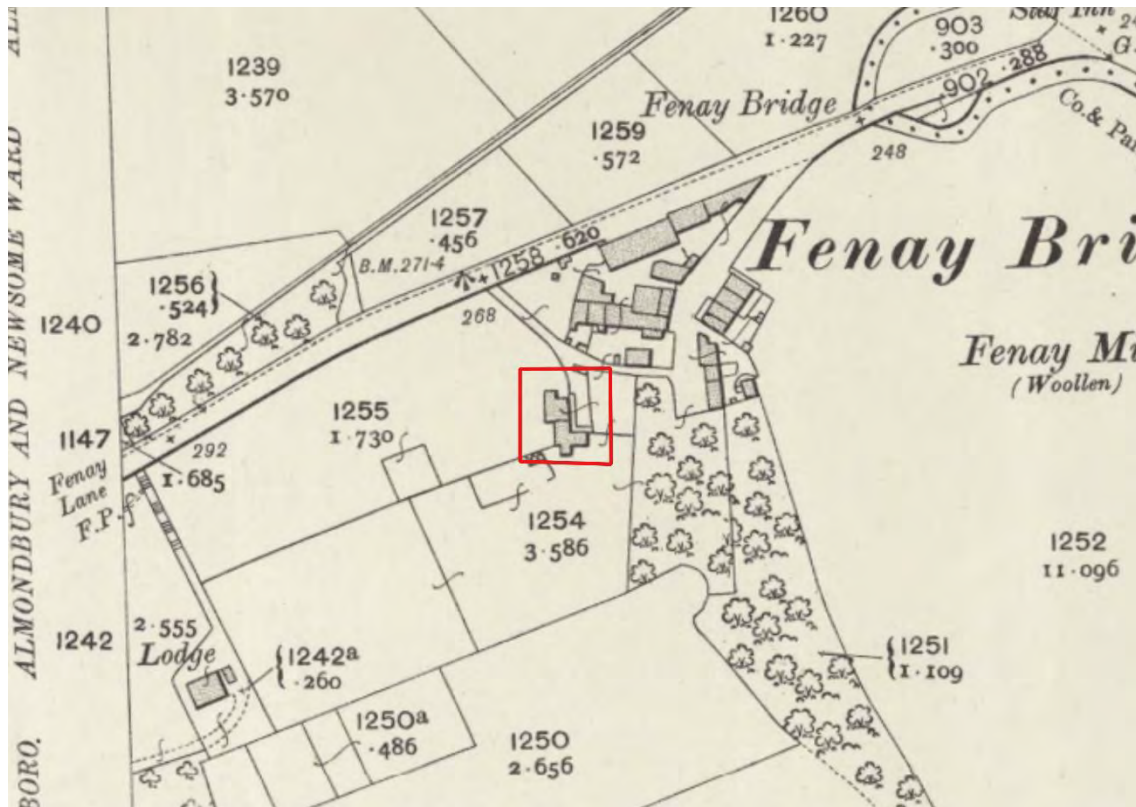


Plate 3: Ordnance Survey Map of 1906

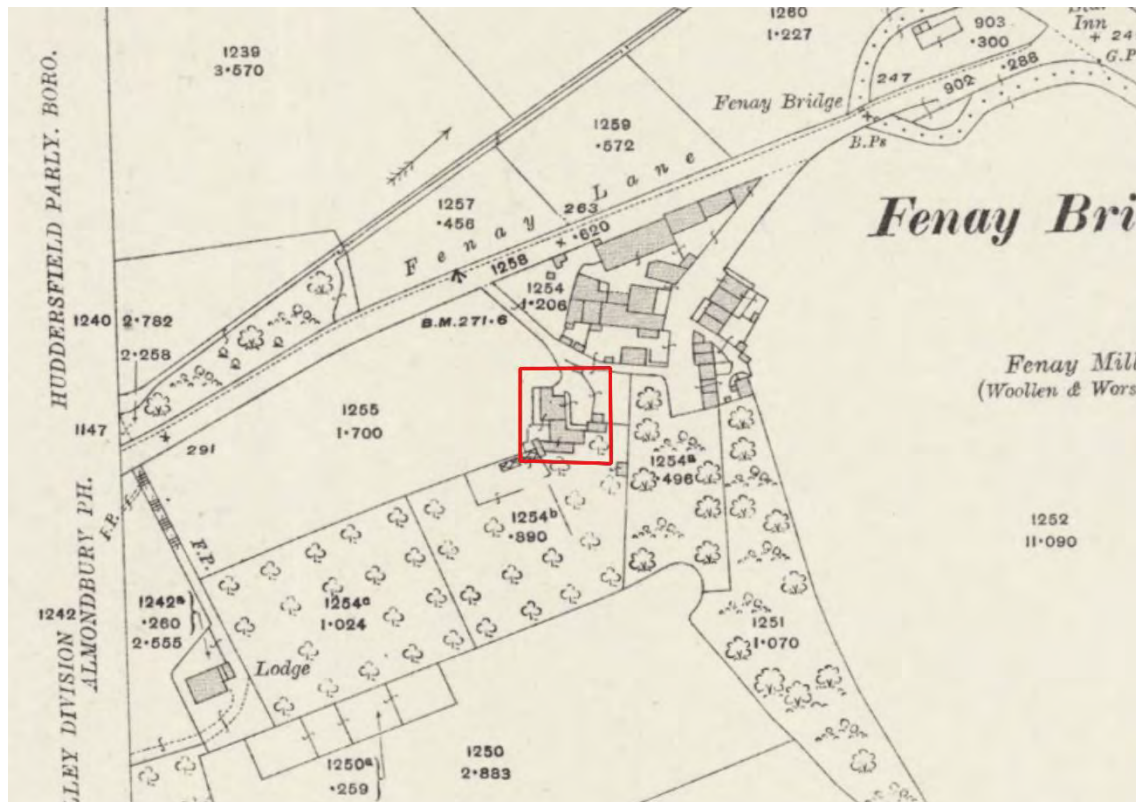


Plate 4: Ordnance Survey Map of 1916



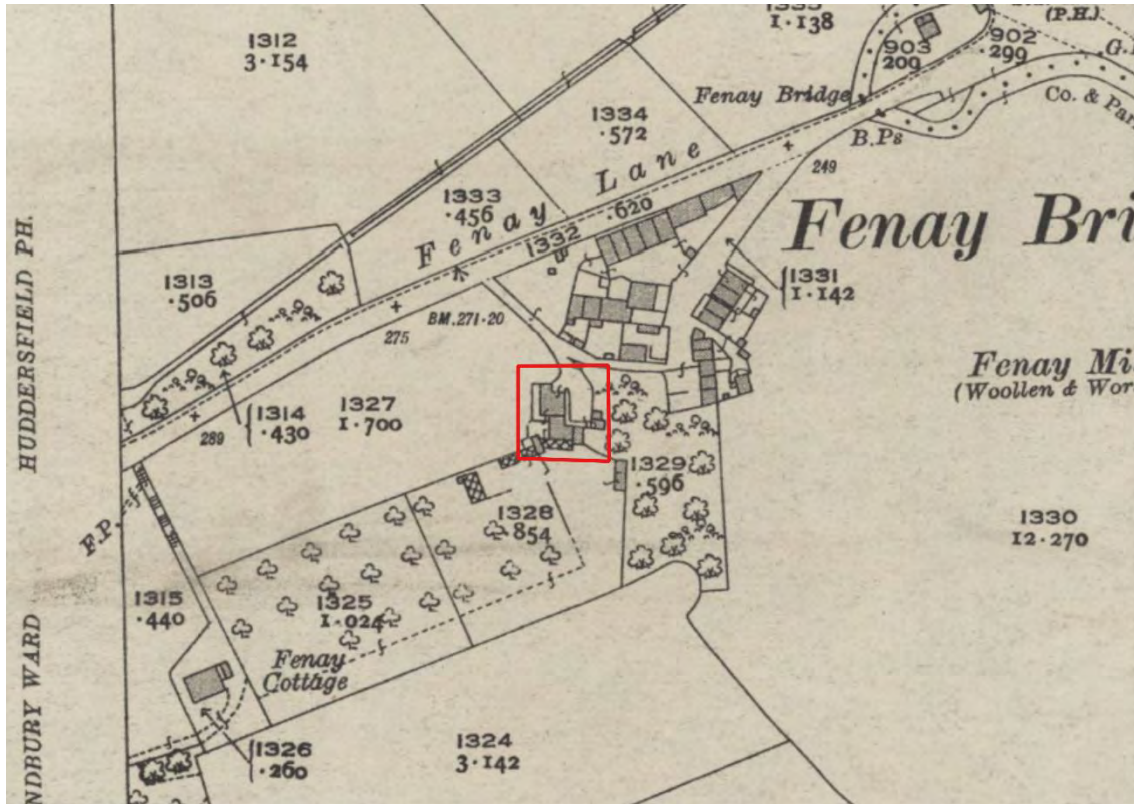


Plate 5: Ordnance Survey Map of 1932

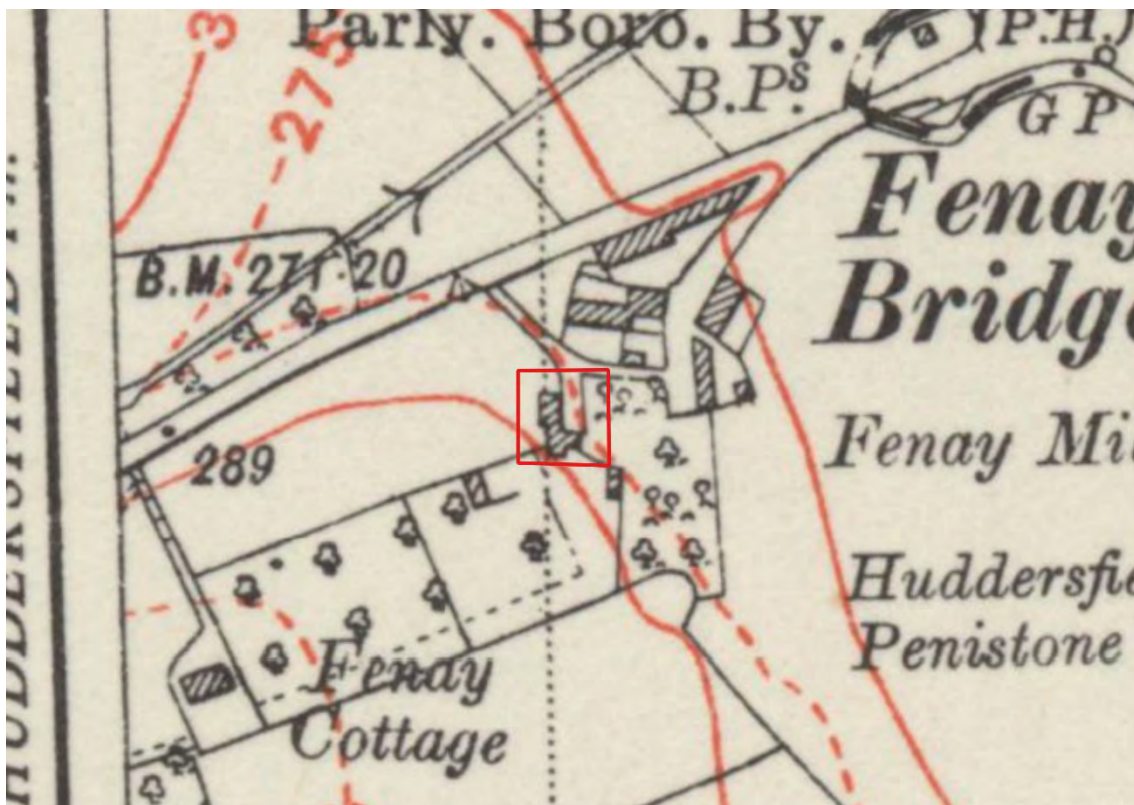


Plate 6: Ordnance Survey Map of 1950





Plate 7: Google Earth Image from 2002



Plate 8: Google Earth Image from 2018



5.0 Statement of Significance

5.1 Introduction

In line with the requirements of paragraph 194 of the NPPF, this section of the report will set out the significance of High Green House, and the contribution that setting makes to its significance, if any.

No further heritage assets are anticipated to be impacted by the proposed development.

5.2 The Site

High Green House is an evolved example of West Yorkshire vernacular architecture, which retains elements of its original external appearance, and multiple phases of alteration. These aspects provide architectural, archaeological, and historic interest.

The property derives the majority of its architectural interest from its longhouse range, with its preserved stone walling, retained roof fabric (particularly above the northern end of the building), and aspects of reused timber-framing within the former byre, including a pair of reused king-post trusses.

The interest of the longhouse range has been reduced by significant alterations to its function, planform, and internal appearance, as well as the replacement of its windows and alterations to access; the fenestration of the house dates from both the 20th and 21st centuries and is not cohesive with the style of the fenestration originally found in the building's historic core and does not hold any architectural interest. Given the windows have been inserted with UPVC, they make a negative contribution to the significance of the building. Alterations to the building's roof, to accommodate skylights and repairs, have also diminished the building's integrity and significance. Owing to the degree of alteration, the building cannot be said to comprise a significant example of its type; it neither retains a significant portion of original fabric or features, nor its original planform.

The evolution of the building can be read in the phasing of its architectural features and planform which evidence its seemingly changing status to a more middling class dwelling in the Victorian era onwards. As longhouse farm buildings were often found grouped together in agricultural hamlets and associated with strip farming, the survival of High Green House marks it as a vestige of what would have been a larger group of agricultural buildings in Fenay Bridge. This relationship evidences the historic function and relationship of the house with the surrounding agricultural landscape though this aspect of the building's group value has been diminished due to modern surrounding development.

In addition to its architectural significance, the house derives some historic significance and communal value as one of the older farmhouses in Kirklees. Its adherence to the longhouse typology lends an element of evidential value, with extant timber framing visible on the building's interior, though it appears a large proportion has been reused or replaced.

The building's existing garage range makes a neutral, at best, contribution to the significance of High Green House. The building is sited within the location of an earlier extension, possibly incorporating earlier fabric to its north, but is otherwise of no heritage significance. Nevertheless, the range has naturalised, and, despite its awkward junction with the former byre range, does not diminish the legibility of significance of the principal range as existing.

The existing freestanding outbuilding to the south of the house is modern in date, of no architectural interest, and makes no contribution to the significance of High Green House as part of its setting. The outbuilding is sited atop the footings / slab for a former larger abattoir building, evidenced by the former drainage runnels in the slab, which formed a late aspect of the building's 20th-century setting.



The Site, as existing, is heavily screened from the wider area by mature vegetation and topography. Its setting makes only a very limited contribution to its significance.

6.0 Impact Assessment

6.1 Proposed Development

The proposed scheme involves works to the exterior and interior of the listed building which are outlined as part of the planning and listed building consent applications. These works include: the construction of a two-storey extension to the south of the building; raising the roof of the existing attached garage and its conversion into living accommodation; and the construction of a new detached garage southeast of the house, to replace the existing modern outbuilding.

The proposed works have been designed to maintain the prominence and legibility of the main building, such that extensions and alterations will not obscure views towards the central range. The design employs traditional forms and materiality to maintain a visually cohesive architectural expression.

The proposed southern extension will be constructed in line with the existing longhouse, of a similar height, with a pair of French doors to its east and three small, traditionally styled, window openings to its first floor. Its southern elevation will incorporate a half-glazed gable, with timber framing. Its western elevation will be blank. The structure will be faced with coursed gritstone, with gritstone detailing to its proposed window openings to its eastern elevation.

The alterations to the garage will preserve its overall appearance. Its roof level will be raised in line with the existing longhouse roof, while the wall of the byre, where it intersects with the garage, will be raised within the new roof space. Where the roof ties into that of the byre here, some of the existing roof structure will be removed, though assessment suggests that these timbers are likely modern replacements, following 20th-century alterations to the roof including the addition of skylights.

Four new internal door openings will be formed within the former byre area, providing ground and first floor access to the new southern extension, and east into the converted garage.

The proposed scheme has been designed and sited to minimise harm to historic fabric while better revealing the internal form and significance of the byre area, removing the modern partitions and staircase here. The scheme will create space to accommodate additional fit-for-purpose bedroom and living space, thereby ensuring the continued viability of the property

Full drawings by WHp Architecture are included with the planning and listed building consent applications and should be consulted alongside this assessment.

6.2 Impact Assessment

Considering all elements, this assessment has found that the overall impact of the proposed development on the significance of High Green House is considered to be neutral to minor positive. Overall, the proposed works would preserve and enhance the residual special interest of the farmhouse, ensuring its long-term preservation within its present use as a dwelling, as well as the future use, conservation, and viability of High Green House.

The proposed two-storey extension sited to the south will not meaningfully affect the building's existing historic planform nor will it have a significant impact upon any aspect of the building's fabric. The extension is intended to allow for a more viable use of the house as a family dwelling, providing new bedroom accommodation, allowing for the removal of the existing modern partitions within the former byre, to better reveal the planform and



significance of this space. The extension will therefore improve the viable use of the building, providing benefits that outweigh any harm to the significance of the building, which will be at the lower end of less than substantial; harm will result from the loss of 18th-century wall fabric to form two new openings into the extension and a minor loss of fabric where the building is to be keyed into the existing range. Such harm is necessary to effectively link the existing dwelling with the proposed extension. Historically, similar harm has occurred within the building with the joining of the byre and dwelling areas of the former longhouse, and the dwelling and western extension, without unduly diminishing the building's special interest; the building was designated *despite* such alterations. The form of the extension is considered appropriate, being consistent with the overall form and character of the dwelling, preserving its linearity.

The existing attached garage dates to the 1940s, is of no architectural or historic interest, and thus represents building fabric of little significance; the garage is not of special interest, nor would it constitute a non-designated heritage asset in its own right. The raising / replacement of the building's roof would not be harmful in heritage terms. Where the roof would tie into the roof of the main house, the existing rafters and purlin within the southeast of the former byre area will be impacted. However, assessment suggests that the existing timbers here are predominantly later replacements: the purlin does not conform with the form and character of the others within the building, while the rafters appear to have been replaced to accommodate a skylight. The alterations would affect the overall form of the roof here however, and therefore result in some minor harm, again falling at the lower end of less than substantial.

Construction of a new garage to the south of the house is not anticipated to harm its significance as a result of a change in setting. The siting and form of the proposed garage holds precedence in the former siting of numerous outbuildings within the Site (as evidenced by a review of historic mapping), including the former abattoir building. The form and appearance of the garage would be appropriate and sympathetic to the setting of High Green House.

Overall, the proposed development will have a neutral to minor positive impact on the Grade II listed High Green House, with less than substantial harm at the lower end of the scale on the significance of the structure. The harm is justified by the overall preservation of the form, fabric, and legibility of the building, by the better revealing of the planform and significance of the former byre, and by the ensured future viability and conservation of High Green House as a dwelling.

The scheme will not harm the significance of any heritage assets outside of the Site due to a change in setting.

7.0 Conclusion

7.1 Summary

High Green House comprises a multi-phased Grade II listed dwelling with some timber framing and masonry originally dating to the 18th century.

Securing the future of High Green House and ensuring its viable use is at the core of the proposals, and the scope of the design of the proposed development has been considered to achieve this aim while maintaining the integrity of the key constituent elements of the structure's significance as defined above.

The Scheme therefore complies with the relevant heritage planning policies as set out within the NPPF (2021) and under Policy LP24: Design and Policy LP35: Historic Environment of the Kirklees Local Plan (2019).



Considering all the elements, the overall impact of the proposed development on the significance of the aforementioned heritage assets is considered to be **neutral to minor positive**. The proposed development represents a conservation-led approach to securing a viable and sustainable future for the listed building, maintaining its overall position in its setting, and preserving or better revealing those elements and interests which contribute to its overall significance.

The proposed development thus protects and enhances the historic environment, one of the key contributory indicators of sustainable development as identified in the National Planning Policy Framework (2021).



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Appendix A Relevant Local Planning Policy

National Planning Policy Framework (NPPF)

Applicable national policy comprises the National Planning Policy Framework (2021), and specifically the following paragraphs:

Paragraph 194, which states that:

'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...'

Paragraphs 199 and 200, which provide for designated heritage assets, and state respectively that:

'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 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', and

'Any harm to, or loss of, the significance of a designated heritage assets (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 building, 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 Grade II* registered parks and garden, and World Heritage Sites, should be wholly exceptional'.*

Paragraph 201, which relates to instances of 'substantial harm', and states that:

'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and*
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) Conservation by grant funding or some form of not for profit, 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'.*

Paragraph 202, which relates to instances of 'less than substantial harm', and states that:

'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'.

Paragraph 203, which relates to non-designated heritage assets, and states that:

'The effect of an application on the significance of a non-designated heritage assets should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the state of any harm or loss and the significance of the heritage asset'.



Kirklees Local Plan (2019)

Policy LP23: Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high-quality, green, accessible, inclusive, and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

- a) *The form, scale, layout, and details of all development respects and enhances the character of the townscape, heritage assets and landscape;*
- b) *They provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;*
- c) *Extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;*
- d) *High levels of sustainability, to a degree proportionate to the proposal, through:*
 - I. *The re-use and adaption of existing buildings, where practicable;*
 - II. *Design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;*
 - III. *Considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;*
 - IV. *Where practicable, minimising resource use in the building by orienting buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;*
 - V. *Providing charging points to encourage the use of electric and low emission vehicles;*
 - VI. *Incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;*
 - VII. *Designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;*
 - VIII. *Designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.*
- e) *The risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;*
- f) *The needs of a range of different users are met, including disabled people, older people, and families with small children to create accessible and inclusive places;*
- g) *Any new open space is accessible, safe, overlooked and strategically located within the site and well-integrated into wider green infrastructure networks;*
- h) *Development contributes towards enhancement of the natural environment, support biodiversity and connects to and enhances ecological networks and green infrastructure;*



- i) *The retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and*
- j) *The provision of public art where appropriate.*

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 of 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 of 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 measure 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.*



Appendix B Methodology and Glossary of Key Terms

Standards

The assessment has been undertaken in accordance with all relevant statute, policy, and guidance. The assessment has been project managed by Dr Emma J. Wells (MCIfA FSA) and compiled by Dr Emma J. Wells and Seth Price (AssocIHBC, ACIfA).

Site Visit

A site inspection was undertaken on 7th June 2023 to assess the Site and its wider context. A settings assessment was also undertaken during the site visit, including visits to nearby heritage assets.

Study Area

A 250m study area was used to create a baseline for assessment, factoring any heritage assets beyond 250m where any meaningful visual, spatial, thematic, or historic functional association was identified. Historic Environment Record (HER) data was acquired from the Site out to 250m to inform the assessment.

Sources

The West Yorkshire HER, and relevant map and document resources were consulted during the preparation of this report. The National Heritage List for England (NHLE) was consulted to provide information on scheduled monuments, registered parks and gardens, registered battlefields, and listed buildings. Available published and unpublished documents were consulted, and historic land use has been reconstructed. Sources consulted are listed in the bibliography section at the end of the report and within the text.

Key Terms

Heritage Assets

The NPPF defines heritage assets as ‘a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decision, because of its heritage interest. It includes designated assets and assets identified by the local planning authority (including local listing)’.

Significance

The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Current national guidance for the assessment of the significance of heritage assets expresses significance in terms of ‘*interests*’, as used within this report, and as per the NPPF definition (see *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England, 2019). Interests are analogous with ‘special interest’ as used within the Planning (Listed Buildings and Conservation Area) Act 1990, and with the ‘*values*’ as set out in Historic England’s Conservation Principles, Policies and Guidance (English Heritage, 2008). The interest set out under the NPPF include:

- **Archaeological Interest:** *There will be archaeological interest in heritage asset if it holds, or potentially holds evidence of past human activity worthy of expert investigation at some point.*
- **Architectural and Artistic Interest:** *There 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 of science of the design, construction, craftsmanship and decoration*

of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- **Historic Interest:** *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.*

These interests should not be seen as prescriptive, but rather as a guide for understanding the significance of a heritage asset; for example, a heritage asset may have interests beyond the scope of archaeological, architectural, or historic – they may have communal value or may be significant for their group value, etc.

This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2* (2015).

Setting

The NPPF defines setting as *'the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.

The setting assessment within this report was guided by the recommendations outlined in *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (Historic England, 2017).

Harm

Potential development effects (impacts) to heritage assets are discussed in terms of *'harm'*, with reference to the NPPF (2021). Harm, in heritage terms, relates to a negative effect stemming from a change which results in a diminishment of the significance of a heritage asset. The NPPF allows that harm may be either substantial or less than substantial and may vary within each category. How harm is assigned will trigger differing tests under the NPPF. Where harm to a designated heritage asset, or a non-designated heritage asset of equivalent significance, is identified, it must be given great weight in the planning decision. While it is up to the decision maker to determine the nature and degree of harm, they must take into account necessary expertise, and the particular significance of any heritage asset which may be affected (NPPF paragraph 195).

- **Substantial harm (or total loss of significance):** *An impact which results in a 'total loss of significance' (NPPF paragraph 201). The National Planning Policy Guidance sets out that substantial harm is 'a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. That harm may arise from works to the asset or from development within its setting'. Substantial harm can be defined as having 'such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced'.*
- **Less than substantial harm:** *Being any lesser level of harm than that defined above; recent case law has confirmed that this any level of harm (not considered substantial)*

regardless of its quantification, e.g., the finding of a 'negligible' level of harm to a designated heritage asset must still be treated as less than substantial harm and be weighted in the balance under paragraph 202.

The PPG provides that the category of harm identified for any given asset be 'explicitly identified', and that the extent of that harm be 'clearly articulated'. For purposes of this assessment, this is done with reference to a 'spectrum', e.g., at the lower/upper end of the spectrum of less than substantial.

Where an impact, or harm to, the significance of a non-designated heritage asset is identified, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Where this is no harm to a heritage asset, an impact may be neutral or may enhance its significance.

As clarified in the High Court, preservation does not mean that change is not possible; it specifically means no harm. This is echoed in GPA 2, which states that '*change to heritage assets is inevitable but it is only harmful when significance is damaged*'.



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