

Heritage Impact Assessment

Site Location:

Land west of Sunningdale Road,
Crosland Moor, Huddersfield

Site reference number:

H764

On behalf of

Kirklees Council

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1.0 INTRODUCTION

Scope of the Study

- 1.1 This study has been carried out on behalf of Kirklees Council by Farrell and Clark Architects LLP. At the time of writing, the Council have identified sites in the Kirklees area for inclusion in their 2015 Kirklees Local Plan which has recently been approved. Following consultation with the relevant statutory bodies the Council have identified a selection of allocated sites which may have a potential impact on the Historic Environment. A number of these sites have been rejected as they were deemed to cause significant harm to a heritage asset which could not be mitigated. The remaining sites require independent assessment of the potential impact on the Historic Environment.
- 1.2 Farrell and Clark Architects have been appointed to assess this impact and, where possible, to advise on any mitigation which may be required. Kirklees Conservation Officer, Nigel Hunston, Historic England and West Yorkshire Archaeology Advisory Service (WYAAS), have been consulted on the proposed allocations.
- 1.3 This report has been informed by a review of historic mapping and secondary source material in addition to undertaking a site visit. The conclusions made as part of this report relate solely to the impact of the development on the Historic Environment.

Relevant Policy - National Planning Policy Framework (NPPF):

- 1.4 This statement has taken into account Chapter 126 of the NPPF which provides guidance for local planning authorities on the strategy for site selection/allocation and states:

“Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.”*

- 1.5 This statement has been prepared in accordance with the requirements under paragraph 129 which states:

“... Local planning authorities should identify and assess the particular significance of

1.0 INTRODUCTION cont.

any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1.6 In addition to the above the NPPF states that :

"...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..."

1.7 In the case of sites which have the potential to contain archaeological finds, the NPPF advises that the developers of the site submit an appropriate desk based assessment and where necessary a field evaluation.

1.8 The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset. Significance can be harmed not just by a material change to the asset but also to it's setting which can be of great value to the significance. If the proposal is deemed to cause harm to the asset, a robust justification will need to be presented to and assessed by the local planning authority.

1.9 If the development will lead to substantial harm, paragraph 133 indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

1.10 If the development leads to less than substantial harm, paragraph 134 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

2.0 METHODOLOGY

General approach

2.1 This report has been prepared in accordance with “The Setting of heritage assets” published by Historic England and seeks to assess the impact on a heritage asset using four steps:

- Step 1:** Identify the heritage assets and their settings affected by the allocation.
- Step 2:** Assess the contribution of the setting to the heritage asset.
- Step 3:** Assess the effect of the proposed allocation on the significance of the asset.
- Step 4:** Assess the options for mitigation in order to maximise the enhancement and minimise harm.

Identifying the heritage asset

2.2 As part of the consultation process Historic England, WYAAS and the Conservation team at Kirklees Council Identified the allocated sites which had the potential to affect the Historic Environment. This report has assessed the potential impact of the development of the allocated site on the heritage asset(s) identified.

Assessing the contribution of the setting

2.3 Once the asset has been identified as having the potential to be affected by the development, the significance of the asset is assessed in order to determine the contribution of the setting to the significance. The significance of the heritage asset has been assessed in accordance with “Conservation Principles Policies and Guidance for the sustainable management for the historic environment”. This document advises that in order to understand the significance of the Asset, it is necessary to first understand the perceived “heritage value” of the Asset.

2.4 These heritage values can be arranged in four groups, which may be attached to places. These are:

- Evidential:** The potential of a place to yield evidence about past human activity.
- Historical:** The ways in which past people, events and aspects of life can be connected Through a place to the present – it tends to be illustrative or associative.
- Aesthetic:** The ways in which people draw sensory and intellectual stimulation from a place.
- Communal:** The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.5 Once the heritage value has been ascertained, the significance of that heritage value to the asset can be determined in order to assess the contribution the setting has to the significance. In the case of large numbers of listed buildings the significance of the setting will be presented in table form. If the site is particularly large it may not be possible to assign a single level of significance to the whole site and as such the varying levels of significance will be shown on a map.

2.0 METHODOLOGY (cont.)

2.6 The general level(s) of significance of the contribution made by the overall setting to the asset will be discussed and assessed in terms of a positive or negative contribution to the asset.

Assessing the potential impact of developing the proposed allocated site

2.6 The purpose of this Heritage Impact Assessment is to provide guidance with regards to the potential impact of developing the allocated site. It is not possible to assess the impact of the various aspects of the design such as the form and appearance of the development as this has not yet been determined but it is possible to provide guidance on the likelihood that the development will harm the heritage asset. This will in turn will assist Kirklees Council to ascertain the level of justification required should an applicant wish to submit a planning application on the site.

2.7 In order to assess the level of harm of the development or elements of the development, the level of significance of the contribution made by the allocated site will be assessed and defined as follows:

Negligible: The allocated site provides little or no contribution to the heritage asset.

Slight: The allocated site provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.

Moderate: The allocated site is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.

High: The allocated site is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated .

Considerable: The allocated site is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that setting would be constitute substantial harm to the heritage asset and would require full justification.

2.8 For the larger sites it is possible that the contribution of the site will vary depending on the proximity of the site to the heritage asset. In this situation the contribution of the various areas of the site will be shown on a plan of the site.

Assessing the options for mitigation and/or enhancement

2.7 Options for enhancement and mitigation are considered in response to the particular needs of the heritage asset and as such vary from site to site. It is important that these are assessed at this stage so that any decisions made regarding the setting of the asset can be used to agree the scope and form of the development. The options outlined in this assessment are by no means finite and further discussions should be held with Kirklees Planning and Development team in order to ascertain the potential options for this particular site.

2.0 METHODOLOGY (cont.)

2.8 Options for enhancement include:

- Removing or re-modelling an intrusive building or feature
- Replacement of a detrimental feature by a new and more harmonious one
- Restoring or revealing a lost historic feature or view
- Introducing a wholly new feature that adds to the public appreciation of the asset
- Introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- Improving public access to, or interpretation of, the asset including its setting.

2.9 Options for mitigation include:

- The creation of buffer zones within the area for development
- Limiting building heights within certain areas of the site
- The use of sensitive design including the use of vernacular materials

2.10 Screening is also an option which can be considered when assessing the options available for mitigating the negative impact of a development on a heritage asset. Screening should only be used in addition to other options for mitigation and should not be used as a substitute for good design or buffer zones. Screening requires careful consideration with regards to the impact of the screening on the heritage asset. This can potentially have a greater impact on the asset than the development itself, if used incorrectly or insensitively.

Glossary

2.11 The following terms have been used in this report with the definitions taken from the NPPF and from the Historic England publication “ The Setting of Heritage Assets”

Conservation area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Designated heritage asset:

A World heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Historic environment record

Information services that seek to provide access to comprehensive and

2.0 METHODOLOGY (cont.)

dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings 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.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Value

An aspect of worth or importance, here attached by people to qualities of places.

Harm

Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place.

3.0 SITE ASSESSMENT

Site Location

- 3.1 The site is located in Crossland Moor inside the Huddersfield district. The borders are identified by the Sure Start Crossland Moor Children's centre on the north side, by the end of Sunningdale Road on the east side, and on the south and west side by a thick wooded belt.
- 3.2 The site is located between an educational area and a residential zone. Dryclough Hotel is adjacent to the area and is a grade II listed building. The loss of this area could harm the significance of the building.

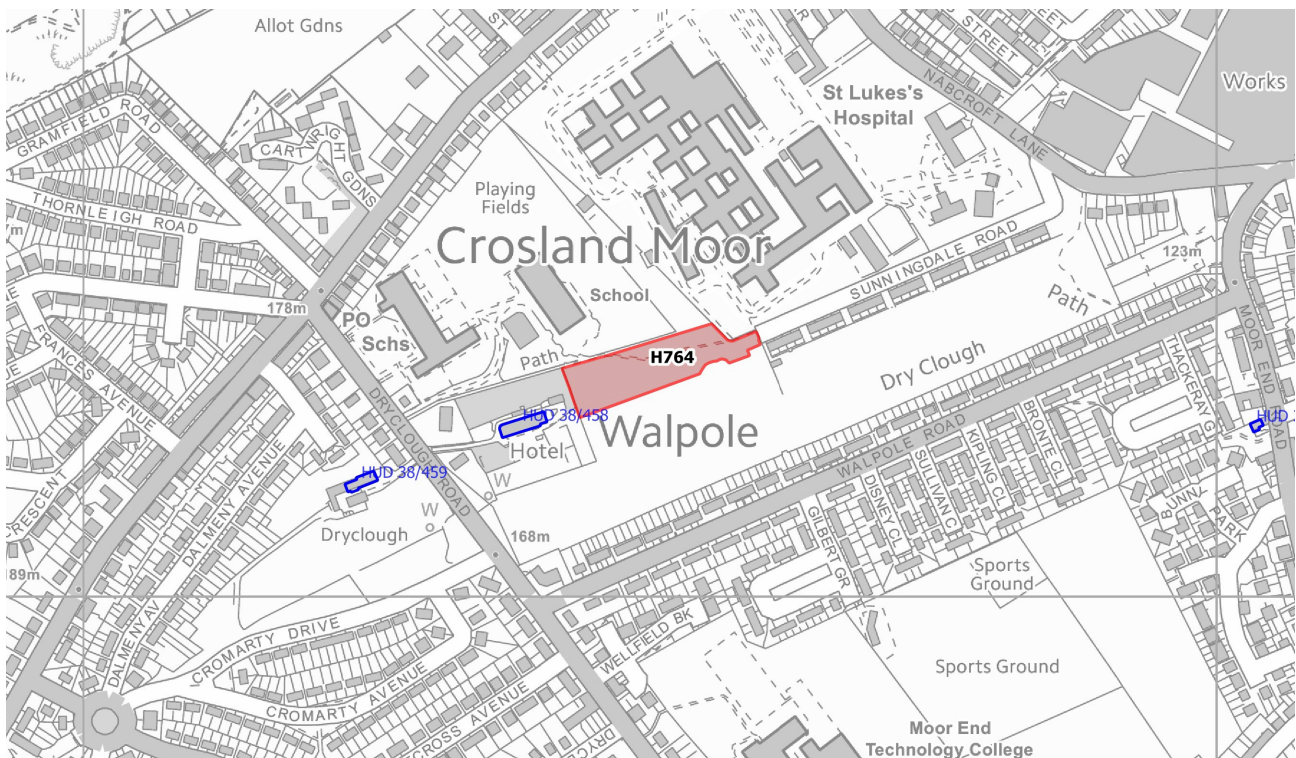


Figure 1 - Site Location Plan

Brief site history

- 3.3 The site has not been previously developed upon.
- 3.4 The area has historically been rural with sparsely located farms and stone quarries. Being located to the west of Huddersfield, this area began to be developed in the 18th and 19th centuries as the demand for stone increased to build more housing. Crossland Hill is known for millstone grit sandstone and quarries were located all around the site, the closest being Dryclough Quarry to the south.
- 3.5 Blackmoorfoot Road to the north of the site was constructed as a turnpike in 1820 and allowed for the area to be developed with new housing and facilities. It also made it easier to transport the

3.0 SITE ASSESSMENT

stone from the quarries into Huddersfield and surrounding villages, this resulted in the size of the quarries increasing. By the early 20th Century, the smaller quarries had closed leaving the more successful quarries to grow in size. The largest quarry in the area was Crosland Hill Quarry located to the west of the site. Other large quarries included Spinkwell and Wellfield.

- 3.6 The area continued to be farmed as well as quarried, one such farm, Dryclough Farm is located to the west of the site and dates to the early 19th Century.
- 3.7 The Crosland Moor Workhouse was built in 1872, this large scale building along with a hospital and school are shown on the 1894 OS map and are located to the north-east of the site. The workhouse was converted into St. Luke's Hospital in the mid-20th Century and demolished in the early 21st Century.
- 3.8 Housing developed in this area from the early 20th Century initially at the crossroads where Blackmoorfoot Road meets Dryclough Road. The 1929 OS map shows the addition of Sunningdale Road directly to the east of the site as well as Stainecross Avenue to the south-west. By 1949 Walpole Road and Cromarty Avenue had been constructed to the south and the land to the north of Blackmoorfoot Road had also been infilled with property to house the increasing population of Huddersfield. To the north of the site is Oak Primary School which was built in the 1970s.

Identification of heritage assets

- 3.9 There are a number of heritage assets within the vicinity of the allocation with the majority of these being located to the west of the site. The heritage asset that has been identified as requiring assessment by Kirklees Council following consultation is the Grade II listed "DRYCLOUGH HOTEL" Listing reference 1290133. The listing states:

"DRYCLOUGH ROAD 1. 5113 (East Side) Crosland Moor Nos 7 to 11 (odd) (Dryclough Hotel) SE 1215 38/458 II 2. Early C19, with mid or late C19 addition at west end. Hammerdressed stone. Pitched stone slate roof. 2 storeys. 1st floor has three 6light stone mullioned windows (of which the east one has 4 blocked lights, and has had one mullion removed), and one casement. Ground floor has two 4light stone mullioned windows (of which one has had 2 mullions removed), one casement, and one 5light stone mullioned window. One storey extension to east: one door with 6 fielded panels, and one 3light stone mullioned window with glazing bars, and contemporary iron bars on outside. Rear has one 10light stone mullioned window (8 lights blocked), and two 6light stone mullioned windows to 1st floor, and one 3light and two 4light stone mullioned windows (one with one mullion removed) on ground floor: one planked door and one door with 6 sunk panels."

4.0 ASSESSMENT OF THE SETTING AND ITS CONTRIBUTION TO THE HERITAGE ASSETS

Assessment of significance of the heritage asset

4.1 One can assume that at the time of listing in 1973 the asset was operating as a hotel but this does not appear to have been the case since at least 2008 when an application was made to convert the existing dwelling into 2 dwellings (listed building application no 2008/65/94382/W1). A second application was made in 2013 to convert and extend the adjoining barn into a third dwelling. As such, due to the private nature of the property it was not possible to undertake a detailed visual inspection of the building other than from the public footpath running to the north of the asset.



Figure 2 - View of the asset from the footpath

- 4.2 After consulting the historic maps, the asset appears on the first edition OS map dated 1854 as “Dry Clough House”. The house appears to have taken its name from the land formation which runs parallel to the south elevation of the property which is labelled as “Dry Clough” on the historic maps meaning a dry, steep valley or ravine. As such, one can assume that the primary elevation was originally facing down the hill to the south. At this time there were two alternative points of access onto the property. The first was from a track leading from Dry Clough Lane to the west, the second was from Manchester Old Road to the north of the property which lead down a track towards the east elevation and then turned to into a yard adjacent to the east elevation.
- 4.3 Following the construction of the Crossland Moor Junior school directly to the north of Dryclough House in the early 1960’s the access track leading from Manchester Old Road is lost. As a result of this the access leading from Dry Clough Lane became the primary access.
- 4.5 **Evidential Value** - Due to the extent of the internal alterations which have been undertaken there is little potential for there to be any hidden evidential value of any significance. After consulting the Historic Environment records it appears that there are no records of any archaeological finds in the area which could indicate the presence of any further evidence of past activity in the area.
- 4.6 **Associative Historical Value** - Little is known about the former inhabitants of the building or the architect/builder and as such the asset has very little associative historical value
- 4.0 **Illustrative Historical Value** - The building has Illustrative Historical Value as an early 19th century rural dwelling. There appears to have been few external alterations to the property and as such the majority of the external detail has be retained including the majority of the stone mullioned

4.0 ASSESSMENT OF THE SETTING AND ITS CONTRIBUTION TO THE HERITAGE ASSETS

windows. Unfortunately the barn has now been converted to residential, removing the evidence of the rural/ light agricultural identity.

4.7 **Aesthetic Value** - It was not possible to access the majority of the building and as such it is not possible to make an assessment of the aesthetic properties of the asset.

4.8 **Communal Value**— There is some communal value due to the former use of the asset as a hotel. Unfortunately this is limited as it is not possible to ascertain how long the building was in operation as a hotel.

Level of importance

4.9 The building is included on the List of Buildings of Special Architectural or Historic Interest at Grade II and as such are of national importance and more than special interest.

4.10 Of the values listed above it is the Illustrative Historical value which contributes most strongly to the significance of the asset.

Immediate setting of the Heritage Asset:

4.11 **Associative Historical Value** - There is associative historical value in the surrounding landscape to the south in particular in relation to the Dry Clough valley which has high value to the property. The stone boundary wall which exists along the northern boundary of the property have value as a historic field boundary. It is not apparent whether these walls continue along the east elevation.



Figure 3 - View of the footpath adjacent to the historic asset

5.0 ASSESSMENT OF THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE ASSET

5.01 The exact form of the development is not yet known so the following is a general assessment of the effect of developing H764.

5.02 Considering its former rural / semi agricultural use the surrounding open land is important to the asset but with the conversion of the barn and the construction of the school to the north this has become less so. The majority of the field boundaries have been lost from the surrounding landscape leaving the land with more of an “urban green space” appearance rather than agricultural. The boundary around the asset has been retained and re-enforced through the use of trees and landscaping effectively isolating the asset from the surround landscape. The adjacent photographs from Britain Above taken in 1937 shows the extent of the field boundaries that have been lost as well as the extent of the landscaping around the building that is still extant.



Figure 4 - View of the asset from 1937

([http://www.britainfromabove.org.uk/image/EPW054258](http://www.britainfromabove.org.uk/image/EPW054258 "Barton and Crosland Hill, Huddersfield, 1937 - Britain from Above") title="Barton and Crosland Hill, Huddersfield, 1937 - Britain from Above")

5.03 At this point it would have been possible to discern the surrounding landscape was agricultural / rural in nature.

5.04 **Views towards the heritage asset from the allocated site: Negligible Significance** - The belt of trees around the boundary of the asset has increased over the years and now acts as a barrier between the asset and the surrounding landscape. which has limited the available views of the asset. The listed building is almost completely obscured from Dry Clough Lane and has limited views from the allocated site due to the tree belt and the gradient of the land.

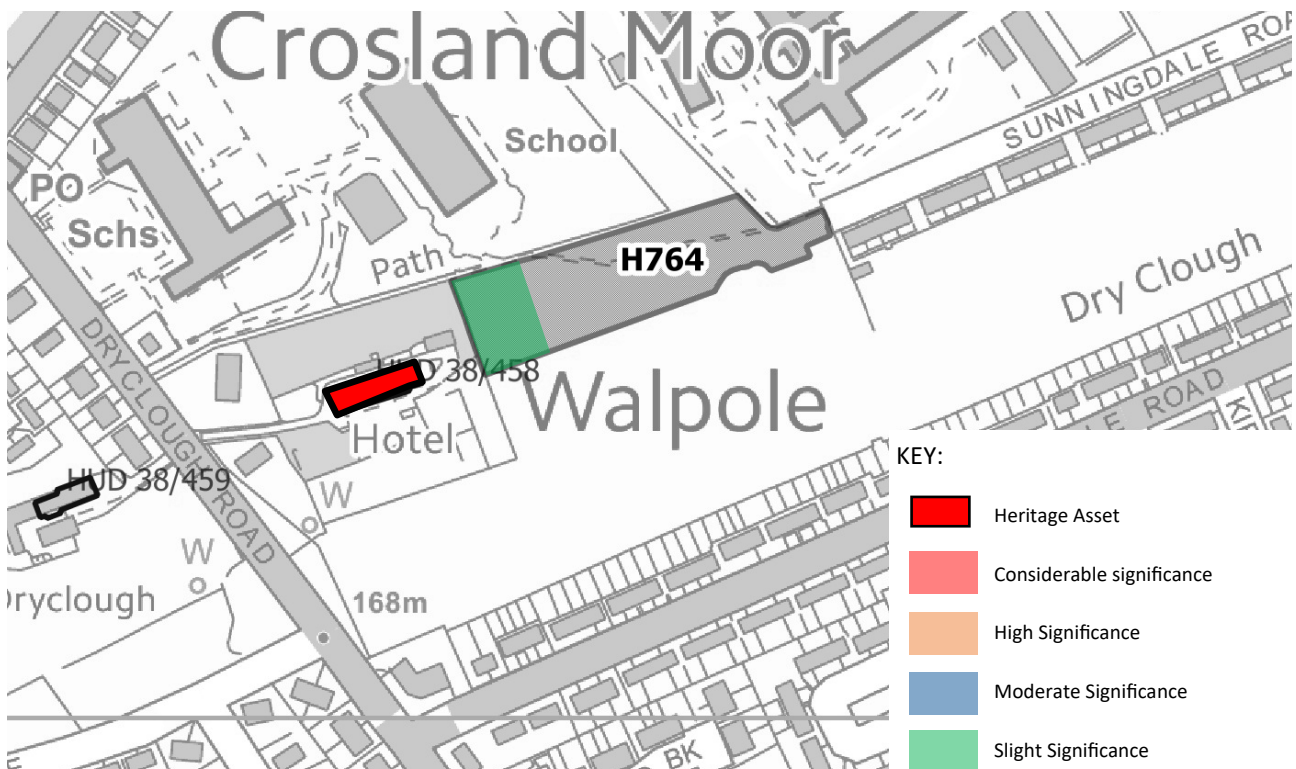


Figure 5 - View of the asset from the allocated site

5.0 ASSESSMENT OF THE EFFECT OF THE PROPOSED DEVELOPMENT ON THE ASSET

5.05 **Land adjacent to the eastern boundary of the site - Slight Significance** - It is possible to gain limited views of the asset from this section of the allocated site. Unfortunately the field boundaries have been lost and it is not possible to read the agricultural nature of the land. If these field boundaries had been retained the significance of this area would have been elevated.

5.06 **Remaining areas of Open land : Negligible Significance** - The remaining area of open land is not visible from the heritage asset and is not of significance.



6.0 OPTIONS FOR MITIGATION / ENHANCEMENT

- 6.1 The advice below has been given in order to provide guidance on how the harm to the heritage assets may be mitigated. Each one of these options needs to be explored further as part of the design process for the site but this list is not exhaustive and alternative options should also be considered. Any mitigation / enhancement options need to be discussed and agreed with Kirklees Planning and Development. All development in any area of the site which is deemed to have any significance to the asset, however slight, should be treated as being within the setting of a heritage asset and should be in accordance with policy PLP35 of the Kirklees Local Plan.
- 6.2 Areas of the site which have been identified as having slight significance have been assessed as providing some contribution to the asset. It is the opinion of this report that despite the slight significance of the area, it is still considered to be within the setting of a heritage asset and as such any proposals for this area should be in keeping with policy PLP35 of the Kirklees Local Plan, as stated above, in order for there to be no harm to the heritage asset.

LIST DESCRIPTIONS

DRYCLOUGH HOTEL

historicengland.org.uk

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: DRYCLOUGH HOTEL

List entry Number: 1290133

Location

DRYCLOUGH HOTEL, 7-11, DRYCLOUGH ROAD

The building may lie within the boundary of more than one authority.

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Sep-1978

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 339788

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

DRYCLOUGH ROAD 1. 5113 (East Side) Crosland Moor Nos 7 to 11 (odd) (Dryclough Hotel) SE 1215 38/458 II 2. Early C19, with mid or late C19 addition at west end. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. 1st floor has three 6-light stone mullioned win-

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Listing NGR: SE1238015147

Selected Sources

National Grid Reference: SE 12380 15147

Map

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1290133 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

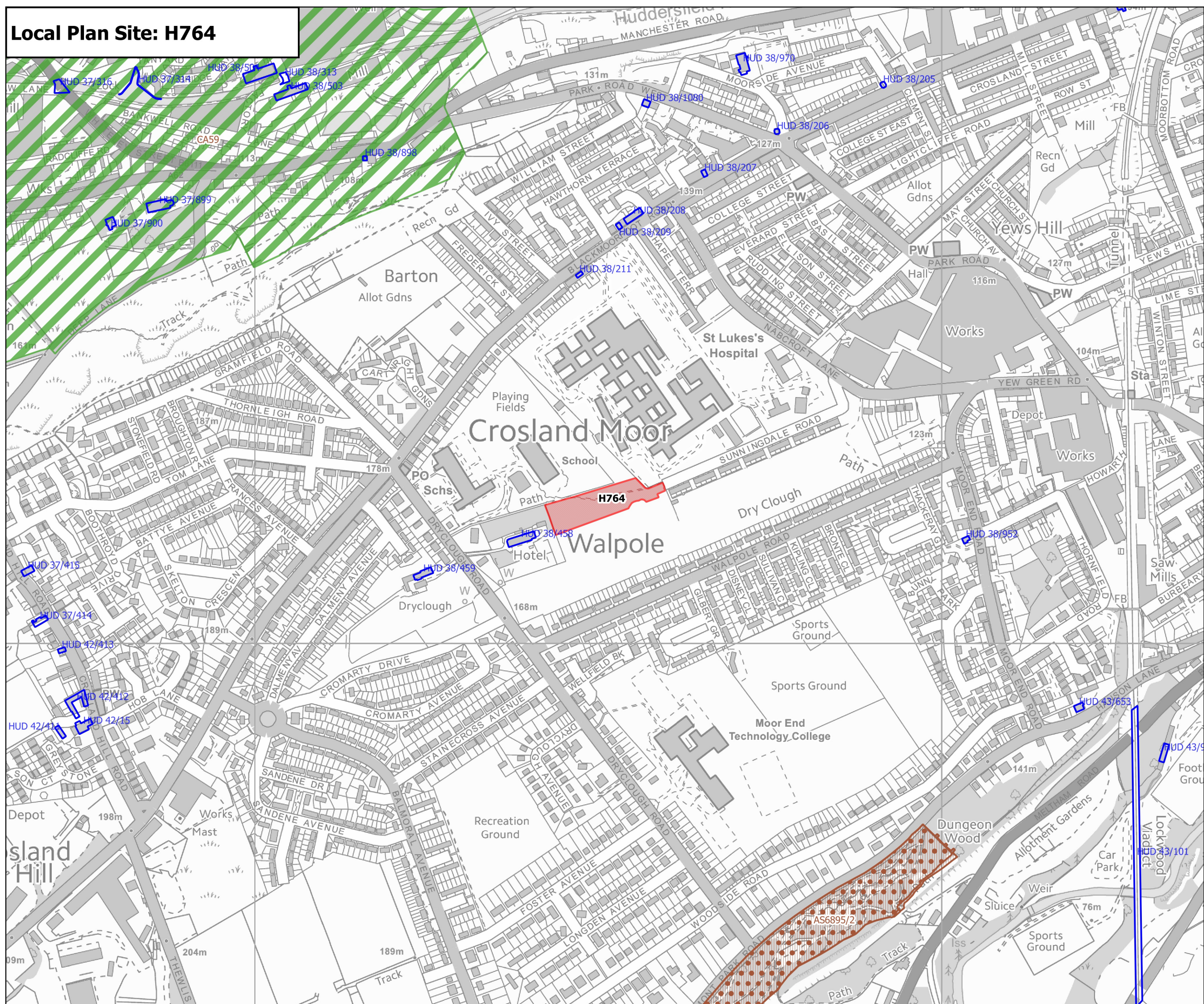
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End of official listing

Historic England

SITE PLANS / DRAWINGS

Local Plan Site: H764



Legend

- Local Plan Site
- Archaeological Site
- Registered Battlefield
- Conservation Area
- Listed Building
- Registered Parks and Gardens
- Scheduled Monuments



Planning Policy

Scale: 1:5000

Date: January 2017

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HISTORIC MAPS



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