

Heritage Impact Assessment

Site Location:

Land adjacent to The Village in
Thurstonland

Site reference number:

H1774

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

Brief history of Thurstonland

- 3.4 The site has remained undeveloped whilst its surrounds have constantly changed since Thurstonland was established.
- 3.5 Thurstonland has origins prior to the 11th Century as it was mentioned within the Domesday Survey as “Tostenland” when it formed part of Cartworth along with Wooldale, Fulston, Hepworth and Holme. It was also mentioned in the Wakefield Court Rolls of 1275 in reference to “Storthes in Thurstonland” and in 1541 Henry VIII granted the manor of Thurstonland to John Storthes and it remained as such until the end of the reign of Elizabeth I.
- 3.6 Farming has been the principal employment of the residents of Thurstonland, the farms were small scale and one such example is Manor House Farm which has farmed the land since the 17th Century. In addition to farming, cottagers were also employed in weaving woollen cloth. The stone cottages, known as weavers cottages, were constructed in the 18th Century and had long banks of windows in the top floor which provided sufficient light for the weaving industry. There was a sandstone quarry, coal pits and a colliery to the west of Thurstonland and a tan yard, dress makers, grocer, tailors and shoe maker within the village. The industrial revolution resulted in larger mills opening in neighbouring villages, this resulted in a decline of the cottage weaving industry and resident began to travel to villages such as New Mill and Brockholes to work in the mills.
- 3.7 In the 19th Century the village continued to develop with the construction of the school on marsh Hall Lane in 1801 and St. Thomas’ Church in 1870 followed by the Old Vicarage to the south of the church. as well as new properties being constructed within the village. The Huddersfield to Penistone train line was built to the north of the village in 1850 and resulted in the construction of the Thurstonland Tunnel.
- 3.8 By the 20th Century, the number of working farms had reduced, the use of the car had increased and residents were travelling further to work. New properties continued to be built within the village in the second half of the 20th Century. New housing developments are located to the south of the site on The Green and to the east of the site on Moor Top Avenue and on the northern side of Town Moor.
- 3.9 The historic core of the village is based around the junction between The Village and Haw Cliffe Lane and extends in a classic linear formation along The Village, primarily out to the east. As The Village extends out towards the east, at the junction with Marsh Hall Lane the road continues as Town Moor. The extended setting of the village is primarily open landscape/agricultural land.
- 3.10 The majority of the historic buildings either front onto the street or are set at 90 degrees with their gables hard up to the road/pavement edge. There are a number of buildings, both historic and modern, which are set back from the street in small clusters. One of these in particular is Upper

3.0 SITE ASSESSMENT

Fold Farm situated to the north of the junction between The Village and Haw Cliffe Lane.

- 3.11 There are over 37 listed buildings in and around Thurstonland with 19 of those located within the conservation area itself. The majority of the buildings are dwellings with the oldest structures dating to the late 16th century, one of which is Marsh Hall located to the north of Thurstonland and the second is a former barn, now farmhouse which forms part of the still operational Upper Fold Farm which is within the conservation area.
- 3.12 It was not until the 1960's that Thurstonland began to expand with the construction of the white rendered semi-detached properties which form The Green to the rear of the War memorial. The next phase of development came in the late 1970's with the construction of Moor Top Avenue, a collection of semi-detached houses and detached bungalows. Following these two phases of development, construction in the village has generally been limited to large detached dwellings, set back from the main road. This is particularly evident in the area between the former vicarage and St. Thomas Church.

Identification of Heritage Assets

- 3.13 As part of the consultation process the site was identified as being within the conservation area and as such a Heritage Impact Assessment is required to understand the potential impact. As a conservation area assessment has not been undertaken for Thurstonland, this Heritage Impact Assessment has made an preliminary assessment of the conservation area for the purposes of understanding the impact of the development of the allocated site.

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

- 4.1 Thurstonland Conservation Area is a rural village surrounded by open, agricultural fields. The village is located on the summit of a hill with long reaching views of the neighbouring countryside and villages. The streetscape is characterised by the stone built terraced dwellings lining the main street which runs east to west through the conservation area and is called The Village. These terraces are interspersed by detached stone dwellings which sit at right angles to the street and provide a contrast to the line of terraces. The steep gradient of this street provides an interesting roofline as the dwellings step down the hill, and, in one location extend to three storeys to accommodate the slope of the land.
- 4.2 The density and scale of the buildings in the conservation area varies according to the location. The area to the north of The Village has a more agricultural character with Upper Fold Farmhouse and the fields both adjacent and beyond. The historic structures located to the south of The Village are, in general, two storey terraced housing with some detached properties at right angles to the road. One of these detached properties leads to a very attractive “hamlet” style historic development as shown in figure 4.
- 4.3 As The Village continues towards the east and turns into Town Moor the character of the conservation area changes. Indeed the character of Town Moor varies when comparing the structures to the north and the south. The properties to the north are primarily an extension of the Moor Top Avenue development and contains 20th century semi-detached dwellings. The first terrace to the south comprises four Grade II listed dwellings and dates to the 18th century. The position of the building is very different to that of the dwellings on The Village. The appearance is of a more rural style of dwelling with the building set at an angle to the road creating a small yard to the front. The listing states that no.84 was formerly a barn, this former agricultural use is evident in the extant structures to the rear which form a small courtyard in which is located the Grade II Ash Cottage which also dates to the late 18th century. In the first edition OS map this collection of buildings are labelled as a “Tan-yard”. There is a second terrace which have also been set back from the road creating small yard areas to the front of the dwellings. These buildings are not listed but can be seen on the first edition OS map and as such are historic structures.
- 4.4 In terms of alterations undertaken, there have been a number of buildings which have been converted to housing such as the old Wesleyan Chapel and the former Co-op building. This includes one of the oldest buildings in the village, the former barn at Upper Fold Farmhouse. Farming was and still is the main industry in the immediate area although the number of farms has reduced dramatically. Upper Fold Farm remains as a landmark within the Conservation Area.
- 4.5 In General the historic structures within the conservation area use similar materials which can be characterised as follows:

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

- Walls - Hammer dressed stone with earlier structures coursed rubble
- Roof - Stone slate
- Window reveals - Stone surrounds with stone mullions
- Window frames - Painted timber casements
- Footpaths - tarmacadam with stone kerbs, yorkstone flags to war memorial area
- Roads - Tarmacadam
- Boundary Treatments - Dry stone walls with a variety of copings

4.6 The Conservation Area appears to have four distinct areas shown on the map below: The Village (blue), The Town Moor area (red) The Green (green) and Marsh Hall Lane (orange).

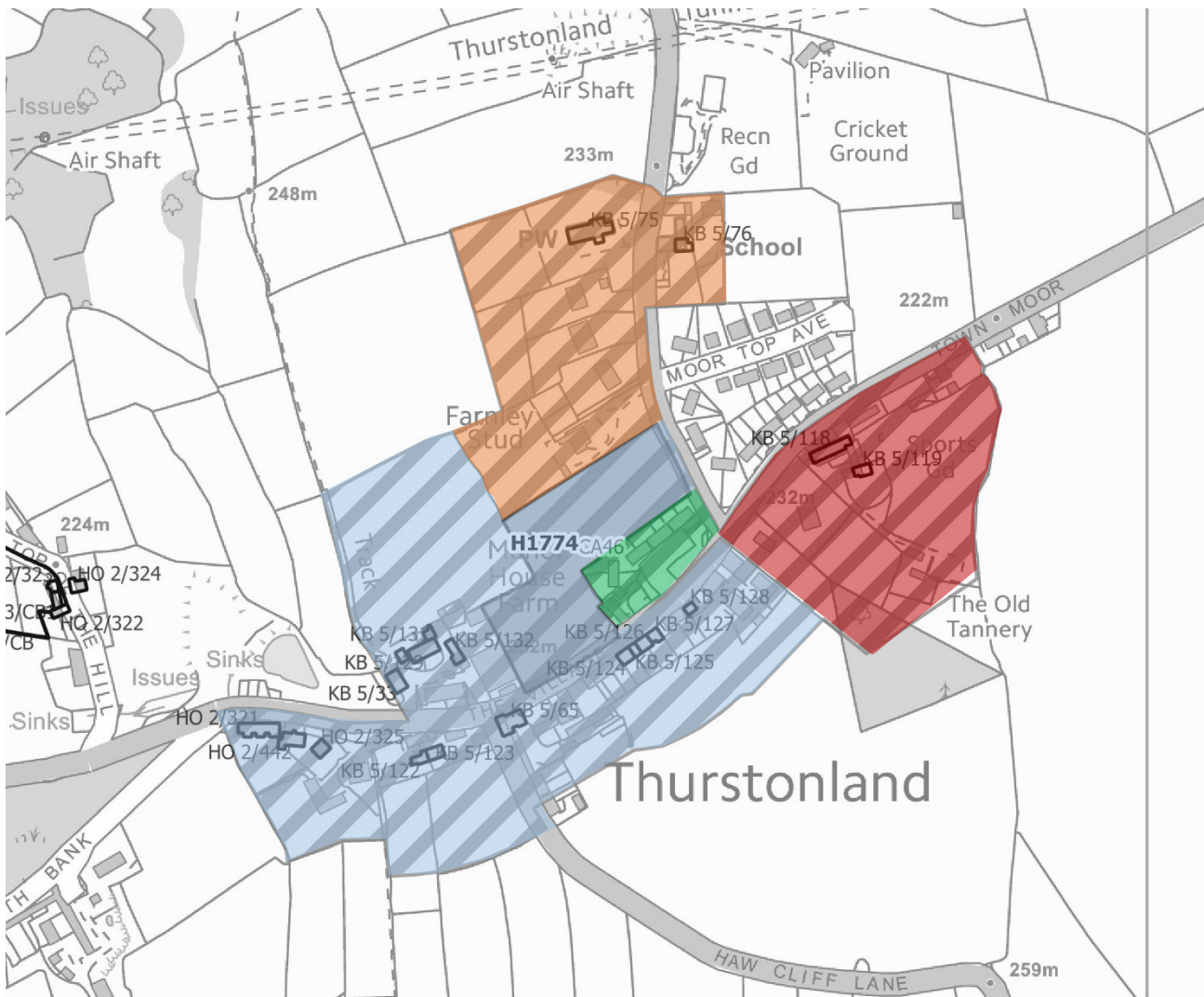


Figure 3 - Character Areas

The Village

4.7 The Village comprises of a mixture of housing types and to a certain extents a mixture of uses. To

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

the south of The Village the housing is a mix of high density terraced housing and detached dwellings, including a converted former Methodist Church. The primary elevations of the detached dwellings and terraces are mostly positioned directly on the edge of the footpath. In contrast there are a couple of small historic courtyard style developments which spring out at right angles from the main road, in addition to the area around the former Methodist Chapel.



Figure 4 - View of the historic courtyards from The Village

4.8 To the north of The Village the context changes and the character is very much more rural with collections of farm buildings and fields beyond. Even the range of dwellings adjacent to the Green which are set at right angles to The Village are rural in nature. This combination of rural and residential is important to the character and the history of Thurstonland as a working village whose main industry was, and still is, farming.



Figure 5 - View of Upper Fold Farm from The Village

4.9 One of the key views in the Conservation Area is the view from the bottom of the hill up The Village towards Upper Fold Farm. It is from here that the gradient of the land is appreciated and due to the slight bend in the road it is possible to appreciate the terraced housing as it ascends. The Village is one of the most historic areas in Thurstonland and as such contributes strongly to the significance of the conservation area.



Figure 6 - View up The Village

The Green

4.10 The Green is located at the junction between Town Moor, The Village and Marsh Hall Lane. The Green is a small housing development

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

which was constructed in the 1960's. As Thurstonland was a somewhat fragmented linear village, one can assume that this area was designed in order to provide a focal point for the community which included the war memorial on the corner. A second key view is from the Green back up the hill towards The Village. In this view it is possible to appreciate the relationship between the farm buildings to the north and the housing to the south.



Figure 7- View of The Green

Town Moor

4.11 The buildings to the south of Town Moor are similar in some respects to the character of The Village but on closer inspection the dwellings are much more rural in nature. Their relationship to the road is different from the Village in the way in which they are set back from the road edge and they are set at an angle which indicates that they were positioned to respond to the land rather than the road. There are a number of detached dwellings in this location but these are relatively modern, set in large plots of land and are located well back from the carriageway. The focal point in this area is the former Tanyard which was, historically, somewhat separated from the main village. As Thurstonland has expanded this area has been incorporated into the village and whilst the row of semi detached 1970's housing to the north detracts from the historic nature of this area, the housing to the south does have a separate identity and is of high significance.

Marsh Hall Lane

4.12 Marsh Hall Lane extends away from The Village to the north and in a similar way to the Tanyard was historically separate from The Village. On the First OS Map this area is shown as the location for the chapel of Ease and the Endowed Parochial School which would have served not only Thurstonland but also the surrounding hamlets and farms. Whilst the school is still extant the Chapel of Ease was replaced with the current Church of St Thomas in 1870. By 1894 the vicarage to the south of the Church appears on the OS map. The vicarage has been located almost halfway between the church and the village of Thurstonland and is accessed via Marsh Hall Lane. The dwelling is set in large grounds and is located a reasonable distance away from Marsh Hall Lane. The vicarage is still extant but is now a private dwelling.

4.13 This area is also densely treed obscuring the views of the dwellings from Marsh Hall Lane and obscuring all but the view of the church spire when viewed from Thurstonland, even in winter. The land between the Vicarage and the Church has since been developed into properties similar in scale to the vicarage ie. Large properties set in large plots set back from Marsh Hall Lane and as such has

4.0 ASSESSMENT OF THE HERITAGE ASSET AND THE CONTRIBUTION OF THE SETTING

a distinctive character from that of The Village. Marsh Hall Lane shows the development of the Village and is closely associated with the Church and as such is of high significance to the Conservation Area.

- 4.14 With regards to the setting of the conservation area this has remained largely unaltered apart from the construction of the Moor Top Avenue development to the east. This development has not been included in the conservation area and does not enhance its setting. The open fields surrounding the village contribute strongly to the agricultural history of the conservation area and or of high significance. The pond to the north-west of the village and the immediate surrounds are featured on the First Edition OS map and are labelled as Engine Pit. The fact that this pond is still in existence as well as a small retaining structure curving away from the pond gives some indication of the industrial heritage of the village which has now been all but lost. This area is of high significance to the conservation area.

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

5.1 The proposed development site is located in the centre of the conservation area and whilst it has been included in The Village character area the north-east section of the site sits directly between The Green and the Marsh Hall Lane areas.

Area 1:

5.2 **Views towards the conservation area: Slight Significance** - The north-east section of this land provides views from Marsh Hall Lane of the rear elevations to the properties on The Green and up to the farm beyond. These views of Upper Fold Farm contribute to the agricultural identity of the conservation area but it is not possible to see any of the heritage assets. The farm is visible from elsewhere in the conservation area and the approach to the conservation area re-enforces the agricultural identity, therefore the significance of these views has been assessed as slight. If the views from Marsh Hall Lane were to be lost this would cause no harm to the significance of the conservation area.

5.3 Open land - Area 1 : Moderate Significance

This area of open land currently forms a distinct separation between two very different character areas and is of moderate significance to the conservation area. The loss of this area of open land would cause less than substantial harm to the conservation area if this distinction is not maintained.

5.4 **Open land to rear of Area 1: Medium / High Significance** - Development in Thurstonland has historically developed along the line of the road and in general follows the building line of the structures adjacent. Development of the area to the rear of Area 1 would not be in keeping with the building line to the rear of The Green nor the buildings to the north along Marsh Hall Lane, but it would be in keeping with the site boundary of the adjacent dwelling. As such any development in this area would require careful consideration to ensure that the development was not incongruous to the conservation area. If this area of open land was to be lost from the conservation area it has the potential to cause substantial harm.



Figure 8 - Plan of allocated site



Figure 9 - View of site from Marsh Hall Lane

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

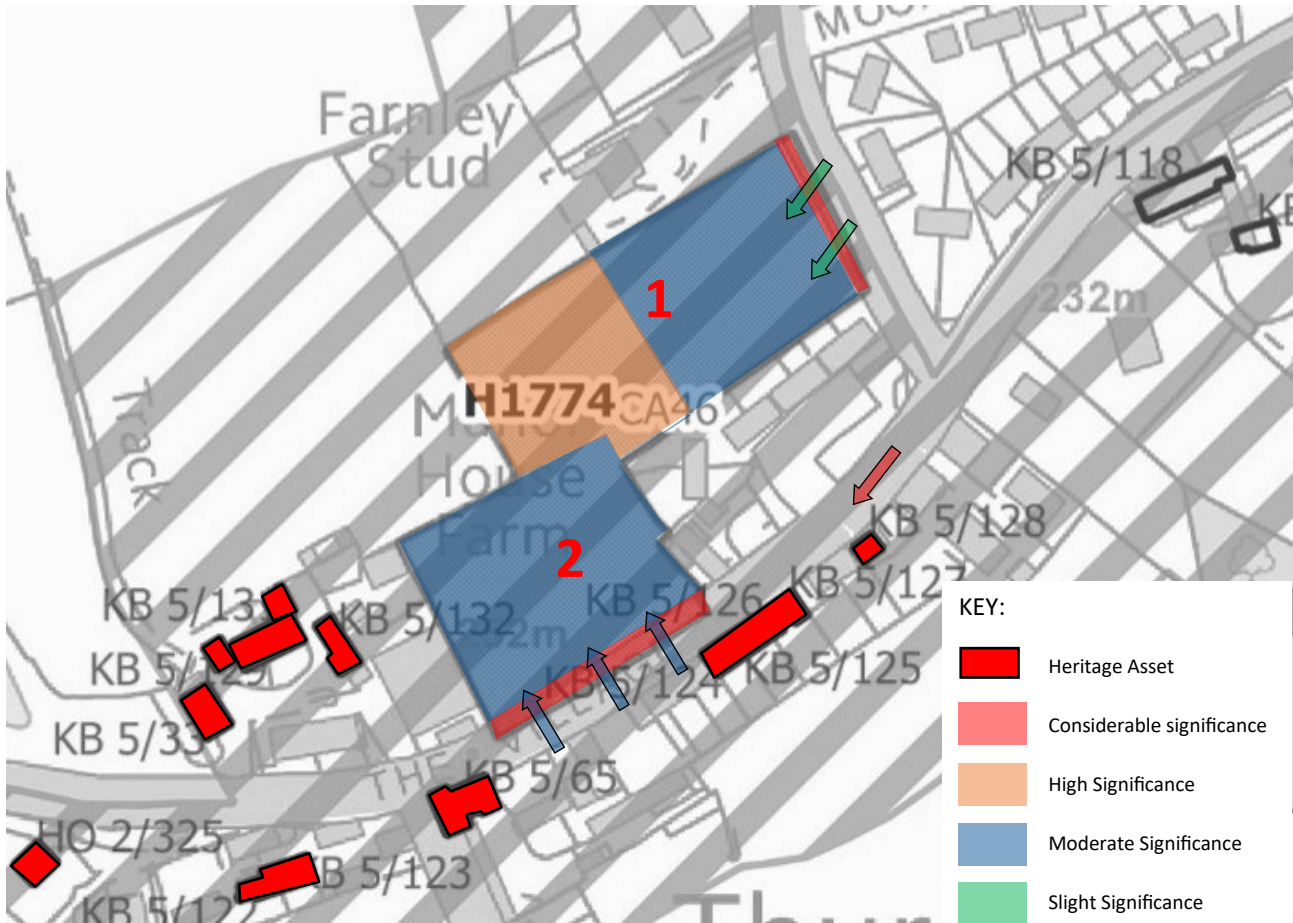


Figure 10 - Assessment of the development site

- 5.5 **Boundary treatment: Considerable Significance** - The boundary walls and landscaping to this area of open land contribute strongly to the rural identity of Thurstonland Conservation Area and are of high significance to the conservation area. The loss of these boundary walls and trees would cause substantial harm to the conservation area.



Figure 11: view of the boundary wall to Area 2

Area 2:

- 5.6 The south-western section of the allocated site (identified as area 2 in figure 10) sits directly to the north of The Village and is separated from the road by a high stone boundary wall with stone sets defining a narrow kerblineline at the base of the wall which in turn defines the edge of the carriageway.
- 5.7 **Boundary treatment: Considerable Significance** - The boundary walls to this area of open land

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

contribute strongly to the rural identity of Thurstonland Conservation Area, in particular the wall which runs adjacent to The Village. This boundary wall is of high significance to the conservation area as it defines the historic boundary to the land. The loss of this wall would have a detrimental effect on the understanding of the conservation area and would result in substantial harm.

- 5.8 **Open land : Moderate Significance** The open space beyond the wall provides long distance views towards the church but this is limited by the wall, the vicarage and the heavy band of trees surrounding the church (reducing visibility even in winter). There are extended views to the countryside beyond but this is not the only area from which views of the surrounding countryside can be appreciated and as such are not essential to our understanding of the asset. What is essential to our understanding is the contrast between the high density terraced housing to the south of the road and the more open, rural nature of the land to the north within the allocated site. If this contrast is lost this would cause substantial harm to our understand of one of the most historic areas within the conservation area and its development.



Figure 12: View of the boundary wall to area 2



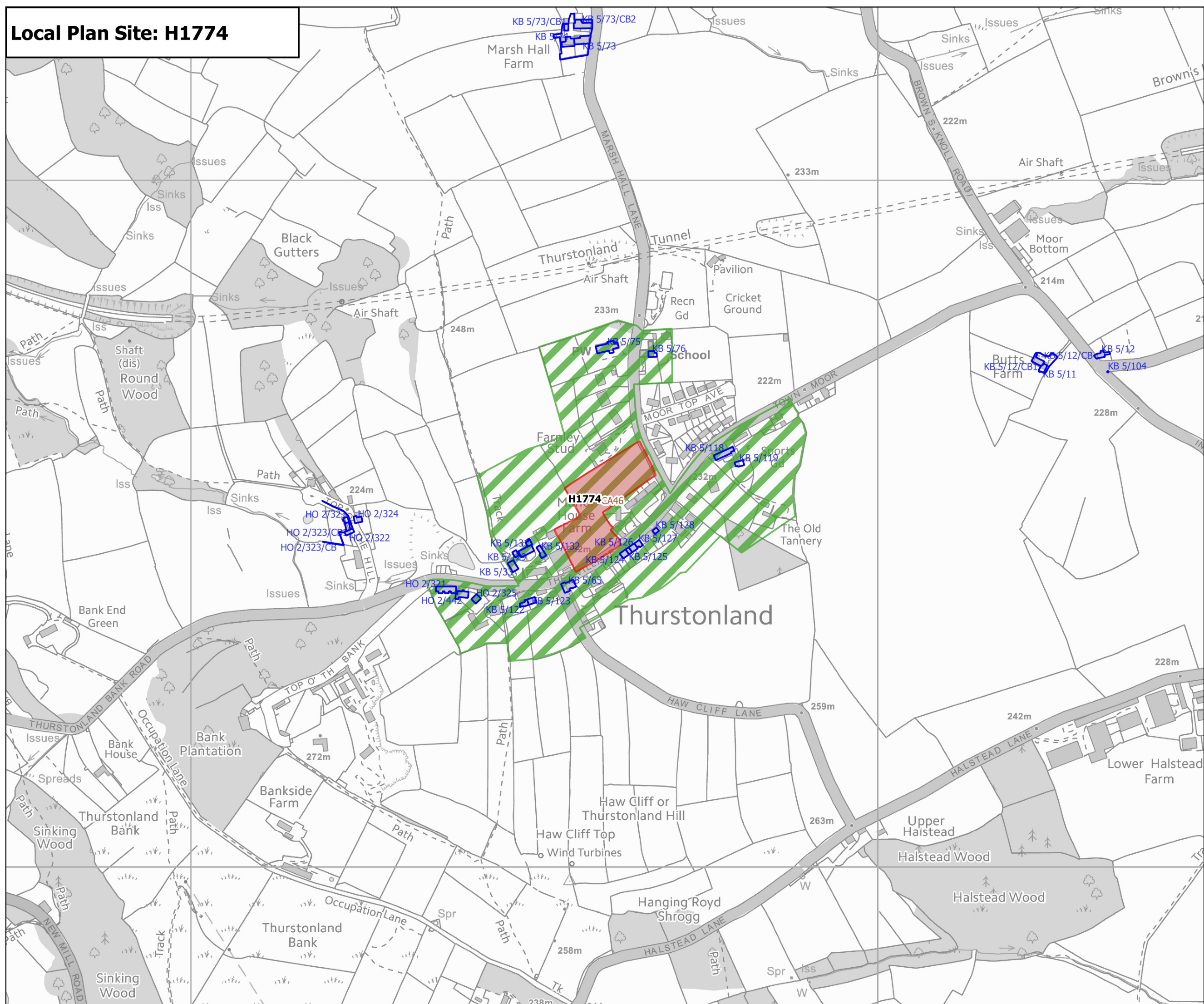
Figure 13: View west along The Village

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 The areas of the site that have been identified as having moderate / high significance are very important to the significance of the conservation area and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated. It is the opinion of this report that development is possible in these areas due to the precedence set by the plots of land to either side and the lack of views into this area from the conservation area. In order to ensure that the harm will be less than substantial, any development will require careful planning in order to maintain the open agricultural nature of the land. One way of achieving this would be to retain the majority of this area as garden / communal space.
- 6.3 The areas of the site that have been identified as having moderate significance are important to the significance of the asset and require assessment with the assumption that any harm will be less than substantial and can be mitigated. In area 1 this mitigation is required in order to maintain the distinction between The Green and the Marsh Hall Lane area. One way of achieving this would be to continue the building form from the Marsh Hall Lane properties in terms of the large detached dwellings set back from the main road. Development has recently been approved for areas to the rear of these areas and as such density could be higher towards the rear of these dwellings, so long as the building line to the rear is maintained.
- 6.4 Mitigation is required to area 2 in order to maintain the rural appearance of the conservation area. There are examples of historic development further down the hill where there is a row of terrace properties set at right angles to The Village. This could be one way of retaining the views from the heritage asset and to retain the open agricultural setting, particularly if these properties were designed to be set back from the boundary wall in a similar way to the buildings which make up Upper Fold Farm.
- 6.5 Any development in an area of high or moderate significance needs to be in keeping with the scale, height, massing and alignment of the historic buildings in the vicinity. The design should seek to make use of traditional or sympathetic building materials, forms and techniques and the proposed use of the buildings should respect the traditional character of the setting of the adjacent heritage assets which is in this case are agricultural in area 2 and detached residential in area 1.

SITE PLANS / DRAWINGS

Local Plan Site: H1774



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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