

Heritage Impact Assessment

Site Location:

Land south east of Blue Bell Hill,
Newsome, Huddersfield

Site reference number:

H1811

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 Taylor Hill which is an area of Huddersfield located to the south of the town. Blue Bell Hill and Close Hill Lane stretch around the northern edge of the site, with the rear of the properties on Blagden Lane positioned to the east and south of the site and of Bankfield Park Avenue to the west of the site.
- 3.2 There appears to be no structures within the boundaries of the site. There is one listed building to the north of the site. It is a Grade II building which had formerly been used as the Taylor Hill Working Men's Club followed by the Blue Bell Inn and it is now converted to a dwelling, no.14 Close Hill Lane.

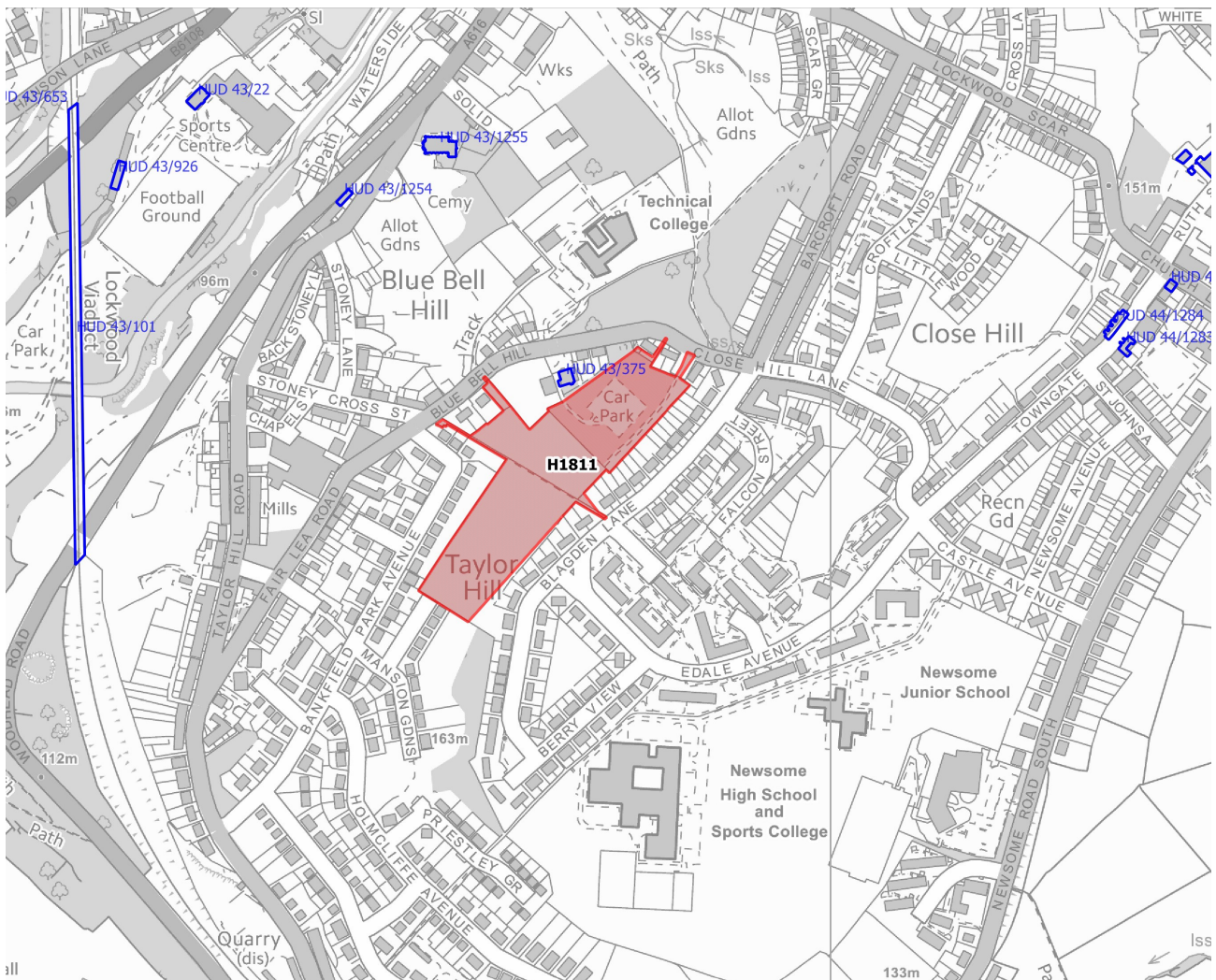


Figure 1: Site plan

3.0 SITE ASSESSMENT

Brief Site History

- 3.3 There is no history of development on the site, historic maps show an area of trees but no structures. The area surrounding the site has seen extensive development due to its close proximity to the large town of Huddersfield.
- 3.4 The land on Taylor Hill and surrounding area has historically been used for farming, coal mining, sandstone quarries and woollen manufacture. The farms of Blagden and Newsome Top, located to the south-east of the site, date from the 18th Century and were small scale operations formed of a small farmhouse, cottages, barns and outbuildings.
- 3.5 There are coal measures in the east which resulted in the opening of small scale mines plus a colliery closer to Castle Hill in the east. With the start of the industrial revolution, the size of the mines increased to power larger mills in the valley bottoms. On the 1854 OS map Taylor Hill Mill, a woollen mill, is shown located to the west of the site along with lengths of tenters which were used to stretch out woollen cloth. The same historic map shows sandstone quarries to the west on Taylor Hill Lane and the Taylor Hill Quarry located to the south. Quarrying had been carried out in this area since the 15th Century when the Lord of the Manor gave permission for his tenants to use stone to build their houses. The quarries contained millstone grit sandstone which is the predominant building material within this area.
- 3.6 From the end of the 19th Century, the number of residential properties on Taylor Hill increased, such as to the eastern side of Fair Lea Road (to the west of the site). The 1947 OS map shows new housing constructed to the east of the site on Blagden Lane. New housing developments continued to be constructed on Taylor Hill into the late 20th Century with Bankfield Park Avenue, Pond Close and Mansion Gardens to the south-west, and Edale Avenue and Berry View in the south-east. Newsome High School and Newsome Junior School, located to the south of the site, were constructed in the 1970s.
- 3.7 The area has continued to be built upon in the 21st Century with small scale developments such as individual houses and building conversions and extensions.

Identification of heritage assets

- 3.8 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 "TAYLOR HILL WORKING MENS CLUB, CLOSE HILL LANE" Listing reference 1290427. The listing states:

3.0 SITE ASSESSMENT

“CLOSE HILL LANE 1. 5113 (South Side) Taylor Hill Taylor Hill Working Men's Club SE 1314 43/375 II 2. Mid C19. Hammer-dressed stone, with ashlar dressings and blocking course. Pitched stone slate roof with coped gables. 2 storeys. Eaves cornice and blocking course, with painted wreaths in relief at ends and centre. 3 ranges of sashes with glazing bars in moulded surrounds, those on ground floor with cornices and blocking course, over. Door with 2 moulded panels and oblong fanlight, flanked by Tuscan pilasters taking full entablature and blocking course..”

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

Assessment of significance of the heritage asset

4.1 Taylor Hill Working Men's Club has had a number of re-incarnations as working men's clubs and pubs. Following a listed building application for change of use 2011/65/90618/W2 it is now a private dwelling and as such the only "public" elevation is the elevation facing Close Hill Lane.

4.2 It appears that the building operated continuously as a working men's club for over 100 years until it was forced to close in 1985 due to financial difficulties. The building then re-opened as the Bluebell Pub which operated until 2012 when it again changed hands and was converted back into a working man's club. This venture appears to have been unsuccessful and the property is now being converted into a single residential dwelling.

4.3 Following comments made by the Kirklees Conservation Team in response to the application it appears that, prior to the current works commencing there had been a significant amount of unsympathetic, modern additions and alterations both internal and externally, including a flat roof extension to the side and rear elevation. It appears that the only elevation which remains largely unaltered is the front elevation as pictured above.

4.4 The land rises up from the rear of the building towards an area of woodland which has been previously used as parking for the Working Men's Club. It was possible to find the former car park which appears to be currently used as little more than waste ground as can be seen from figure 3.



Figure 2 Taylor Hill Working Men's Club



Figure 3 Car park to rear

Taylor Hill Working Men's Club

4.5 **Evidential Value** - Due to the extent of the alterations which have been undertaken both internally and externally there is little potential for there to be any hidden evidential value of any significance.

4.6 **Associative Historical Value** - The building is shown on the OS map of 1908 as a Working Man's Club and as such has some associative historical value due to its former use.

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

- 4.7 **Illustrative Historical Value** - The building has some Illustrative Historical Value as a late Georgian Villa but this is limited to the front elevation due to the alterations which have been undertaken both internally and externally.
- 4.8 **Aesthetic Value** - The building has a strong presence on Close Hill Lane and has a balanced and attractive Georgian Elevation. The building is set back from the road creating an attractive courtyard which gives a sense of grandeur to the building. These attributes contribute to the aesthetic value of the building but this is limited to the front façade.
- 4.9 **Communal Value**— Due to the long history of the building as a working mans club and a public house there is a strong link with the local community which contributes to the communal value of the building.

Level of importance

- 4.10 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.
- 4.11 Of the values listed above it is the values associated with the primary elevation with contribute to the significance of the asset.

Immediate setting of the Heritage Asset:

- 4.12 **Aesthetic Value** - As previously stated the immediate setting to the front of the building contributes to the aesthetic value of the asset. The car park and waste ground to the rear of the property provides no aesthetic value.

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

- 5.1 **Views towards the heritage asset from the allocated site: Negligible Significance** - The listed building is almost completely obscured from the former car park which is located within the allocated site due to the tree belt and the gradient of the land. It is certainly not possible to see the primary elevation which is of most significance.
- 5.2 **Views towards the heritage asset from Close Hill Lane - Moderate Significance** - As it is possible to view the allocated site to the rear of the primary elevation, development of the site has the potential to cause less than significant harm to the asset. The tree belt to the rear of the property provides some screening and is of significance to the asset.
- 5.3 **Remaining areas of Open land : Negligible Significance** - The remaining areas of open land are not visible from the heritage asset and are of negligible significance.



Figure 4 - View of asset from Blue Bell Hill

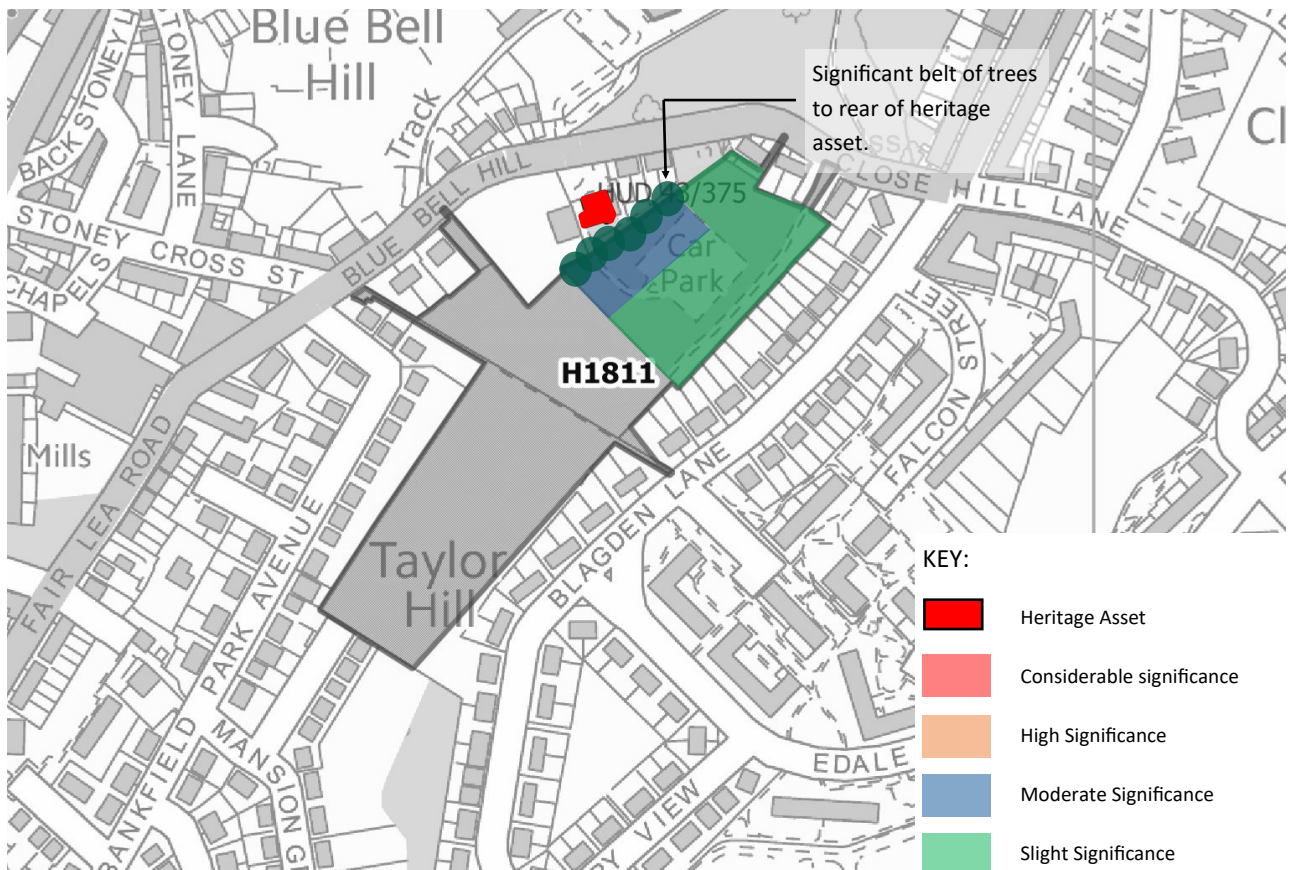


Figure 5 - Plan of the allocated site

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 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. This mitigation is required in order to retain the views of the heritage asset from the main road and to retain the open, landscaped setting to the rear. One possible way of achieving this to retain and re-enforce the tree belt to the rear of the asset and retain the areas identified as moderate significance as open land such as garden space etc.
- 6.3 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.
- 6.4 Areas of open land which have “negligible significance” have been assessed as having little or no effect on the heritage asset and as such no mitigation is required.

LIST DESCRIPTIONS



Historic England

TAYLOR HILL WORKING MENS CLUB

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: TAYLOR HILL WORKING MENS CLUB

List entry Number: 1290427

Location

TAYLOR HILL WORKING MENS CLUB, CLOSE HILL LANE

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

This record has been generated from an "old county number" (OCN) scheduling record. As these are some of our oldest designation records they do not have all the information held electronically that our modernised

records contain. Therefore, the original date of scheduling is not available electronically. The date of scheduling may be noted in our paper records, please contact us for further information.

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: 339706

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

CLOSE HILL LANE 1. 5113 (South Side) Taylor Hill Taylor Hill Working Men's Club SE 1314 43/375 II 2. Mid C19. Hammer-dressed stone, with ashlar dressings and blocking course. Pitched stone slate roof with coped gables. 2

storeys. Eaves cornice and blocking course, with painted wreaths in relief at ends and centre. 3 ranges of sashes with glazing bars in moulded surrounds, those on ground floor with cornices and blocking course, over. Door with 2 moulded panels and oblong fanlight, flanked by Tuscan pilasters taking full entablature and blocking course.

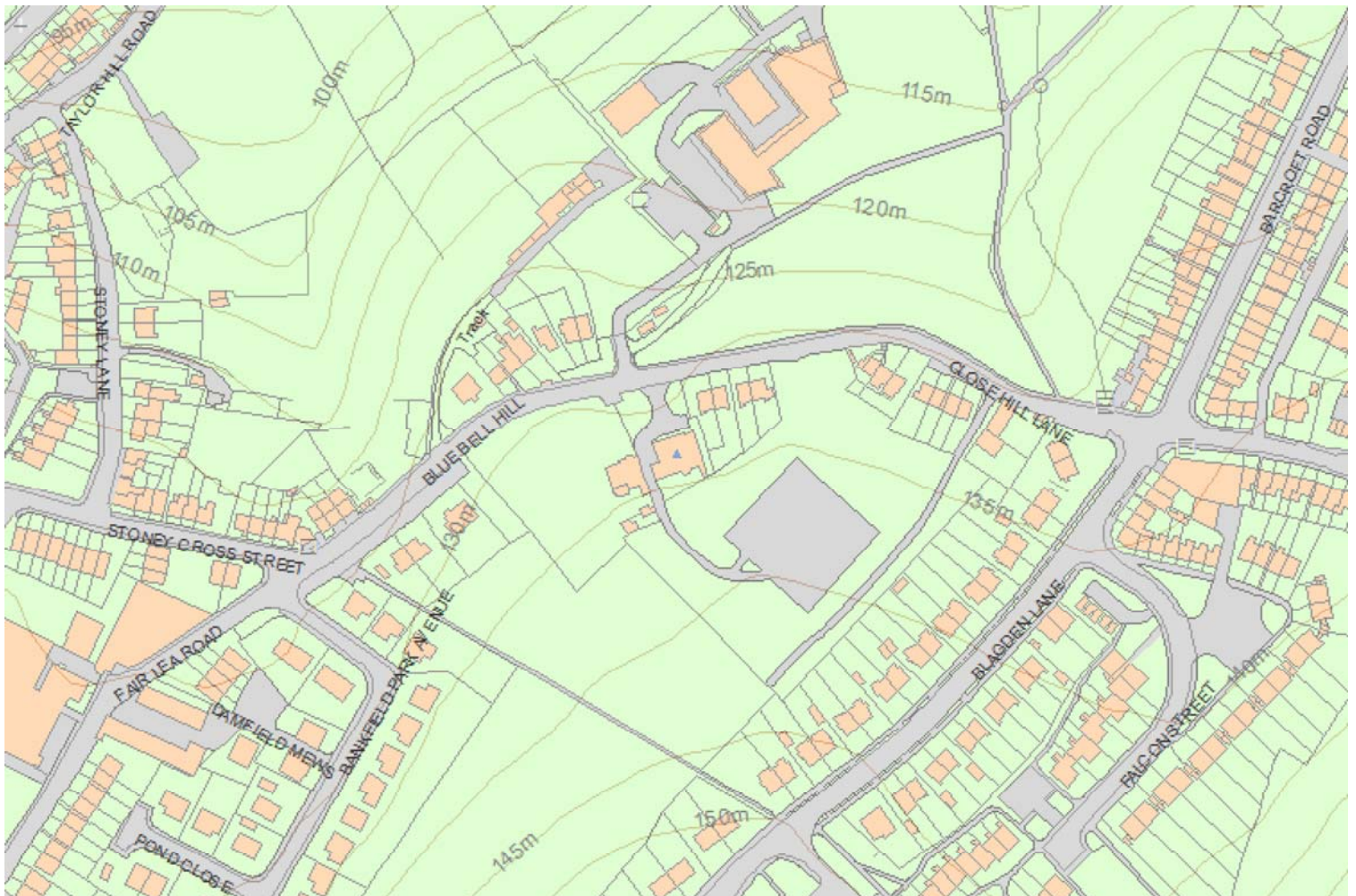
Listing NGR: SE1375114650

Selected Sources

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

National Grid Reference: SE 13751 14650

Map



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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

SITE PLANS / DRAWINGS

Local Plan Site: H1811

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

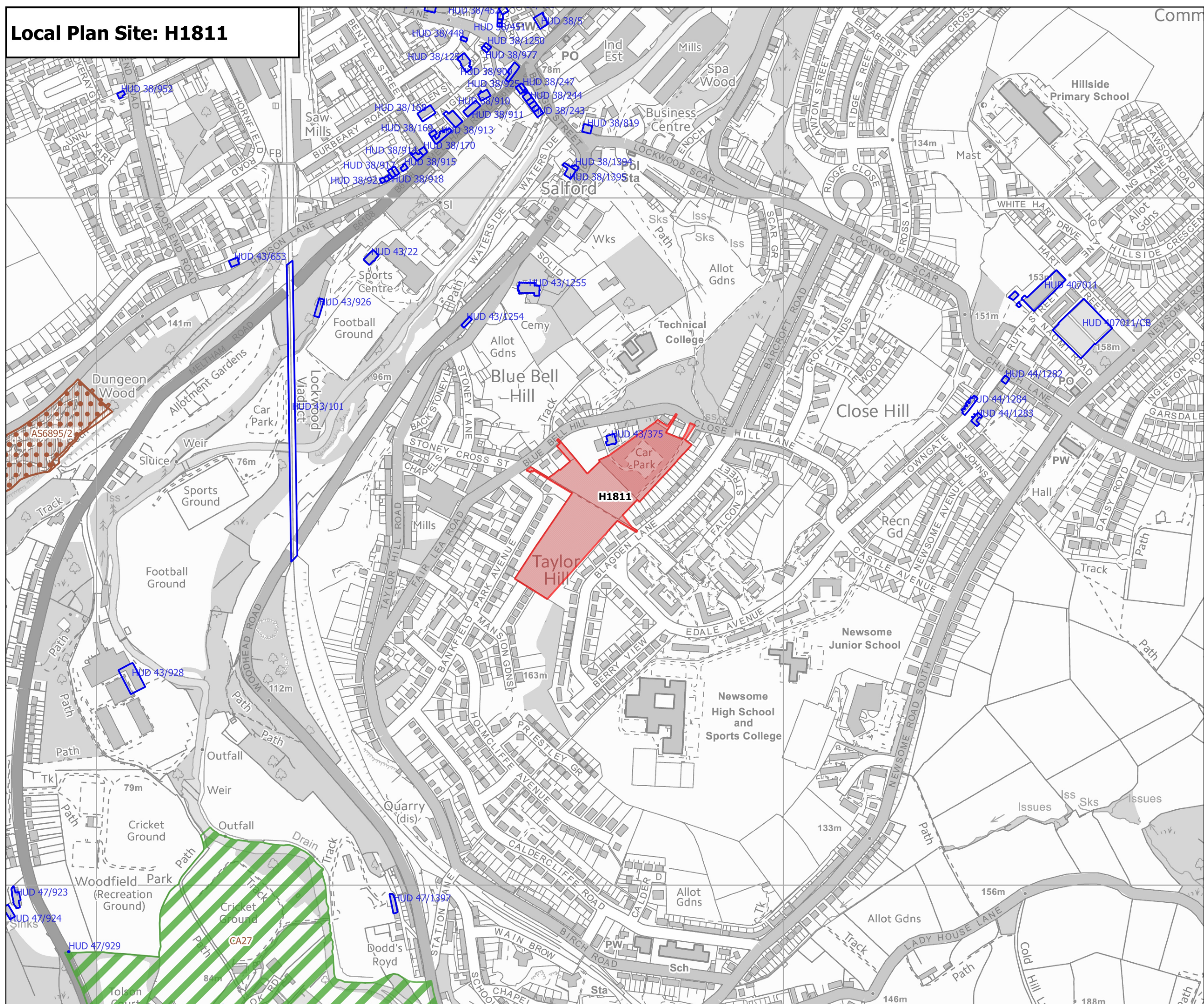


Planning Policy

Scale: 1:5000

Date: January 2017

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HISTORIC MAPS



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