

Heritage Impact Assessment

Site Location:

Land North of Blackmoorfoot
Road, Crosland Moor, Huddersfield

Site reference number:

MX1930 & H481

On behalf of

Kirklees Council

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1.00 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

1.00 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.

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.

2.00 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.

2.8 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 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.

3.00 SITE ASSESSMENT

Site Location

- 3.1 For the purposes of this Heritage Impact Assessment, the adjoining sites MX1930 and H481 have been assessed together. The sites are located in the Crosland Hill Area of Huddersfield to the west of Crosland Moor and are bordered to the south by Blackmoorfoot Road and to the west by Felks Stile Road. Crosland Hill Road is located to the east and borders the sites at the south-east and the north-east corners. Standard drive runs north away from Blackmoorfoot Road and acts as the boundary between the sites with MX1930 to the West and the smaller H481 to the east.
- 3.2 The larger site MX1930 is bordered to the north, west and partially to the south-west corner by Greenbelt land which includes Long Wood to the north and Crosland Heath Golf Club to the west. The majority of site MX1930 is currently used as a factory which repackage, test and distribute fireworks and H481 is an outdoor trailer dealership with the majority of the site used for the storage of trailers.
- 3.3 There are a number of structures within the boundaries of both of the sites but these are not included on the National Heritage List for England and as such will not be assessed as part of this Impact Assessment.



Figure 1: Aerial Photograph showing both sites (MX1930 red, H481 yellow)

3.00 SITE ASSESSMENT (cont.)

Brief site history

- 3.4 Historically both sites appear to have undergone something of a transformation throughout the 18th, 19th and 20th centuries. In the mid 17th century the first turnpike in the area was constructed which linked Wakefield and Austerland (a former region in what we now know to be Oldham). The turnpike ran through Huddersfield which, at the time, was a small but important market town. This route can be seen on the Jeffrey's Map of Yorkshire and roughly follows the line of the current Manchester Road which runs to the north the sites.
- 3.5 This road provided much needed access between the various trading hubs in the north for over 50 years but there were sections of the route that were very steep. As the traffic began to increase in volume and change to more vehicular forms of transport it became apparent that an alternative solution was needed.
- 3.6 In 1820 the new Manchester to Huddersfield turnpike was constructed which followed a much more accessible route that was more suitable for wheeled transportation such as carriages. This route can be seen on the OS map of 1848 and is now known as Blackmoorfoot Road. This new route was able to provide a link to Manchester which encouraged a period of massive growth and prosperity within the region.
- 3.7 In the early 18th century, prior to the construction of the turnpike, Crosland Hill was already well known for its Millstone Grit Sandstone and there were a small number of quarries in the area. These smaller quarries were most likely opened up for a specific project and then closed. Although small, these quarries were providing stone as far away as Lepton and Whitley, despite the challenging transportation.
- 3.8 Following the construction of the turnpike stone became easier to transport and the number and size of the quarries began to steadily increase. As the prosperity of the town increased so did the demand for stone. By 1906 there are over 14 quarry sites both active and closed on both MX1930 and H481 and the adjacent areas of land with the largest being the Crosland Hill Quarry located to the north-west of the site adjacent to Long Wood.
- 3.9 By 1916 the maps are beginning to show the formalisation of the quarries with names being given to the largest sites: Crosland Hill, Spinkwell, Manor House (adjacent to the current Crosland Hall), Old Park, Wellfield & Matlock House. In addition to the expansion of the quarries, it is also possible to see the next major change to the landscape which was the arrival of the Standard Fireworks Factory.
- 3.10 Standard Fireworks was established in 1891 by James Greenhaigh a wholesale draper from Huddersfield. He decided to make fireworks to sell from his drapers shop in the weeks leading up to bonfire night. Business grew and construction of the Standard Fireworks Factory began in 1905 with Standard finally moving into their new premises in 1910.

3.00 SITE ASSESSMENT (cont.)

3.11 The standard fireworks factory has maintained a constant presence on the landscape with the site continuing to grow. During both the first world war and the second world war, the site swapped fireworks for munitions in order to help with the war effort. In 1998 Standard Fireworks were purchased by Black Cat and all the production works were re-located to China. The Standard Fireworks factory is now solely concerned with distribution and testing rather than manufacture.

Site H481 was also subject to a vast amount of quarrying and contained the Manor House and the Spinkwell quarries up until the 1970's when the land was infilled and converted to a depot. This use appears to have altered very little since the 1970's with site now being occupied by caravans.

Identification of heritage assets

3.12 There are a number of heritage assets within the vicinity of the site as shown on the site plan 303-08-002 in Appendix 1 with the majority of these being located to the east of the site. The heritage asset that has been identified as requiring assessment by Kirklees Council following consultation is the Grade II* listed "Crosland Hall" Listing reference 1134305. The listing states:

"Early C17. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. Oldest part has twin-gabled front. Central door with moulded surround and shallow-arched monolithic head indicates that it was built as one dwelling. But it may have been divided into 2 within 100 years, as the 2 flanking doors also appear to be C17 or early C18: viz, chamfered surrounds and hoodmoulds. All windows have double hollow-chamfered reveals and hoodmoulds, each with one light a sash. West gable has 5-light mullioned and transomed window on 1st floor, 7-light mullioned and transomed window on ground floor. East gable has one 6-light mullioned and transomed window on each. Central 1st floor 2-light mullioned window. 2 stone gargoyles one at valley, one at west end of west gable (suggesting a possible third gable further west). Tall stack at east end. Rear elevation has same gable arrangement. 1st floor has one 5-light stone mullioned window in each gable, and one 3-light stone mullioned window in centre. Ground floor has one 6-light stone mullioned and transomed window in east gable, its correspondent blocked by one storey C18 or C19 pitched roofed extension. Extension to east: 2 storeys: probably early C18: rear has one range of 4-light stone mullioned windows of same type as others: otherwise the mullions are of the C18 square-sectioned type (one 3-light and one 2-light on 1st floor at rear: one 2-light on 1st floor at east end, together with blocked loading door and gable window: 2 ranges of 3-light windows to front): coped gable end with moulded kneelers.."

Assessment of significance of the heritage asset

- 4.13 Crosland Hall is reputedly one of the oldest houses in the district with a strong link to the Crosland family. Although the listing states that the building dates to the early 17th century there have been further investigations that indicate that there are elements of the building which may be considerably older. Indeed the first mention of this house was in the Almondbury Parish Records of 1558 in which it was listed under its former name of “Manor House Farm”. It is important to understand the history of the Hall to better understand the significance of both the building and the setting.
- 4.14 In 1995 the Council received a listed building application which was seeking permission for “alterations to dwellings and curtilage and erection of a garage”. The building was in poor condition and it required investment/alteration as well as numerous repair works. It soon became apparent that the structure was more complex than originally thought. Following a site visit by Ian Sanderson of WYAAS and Trevor Mitchell of Historic England (formerly English Heritage) numerous elements of the construction appeared to indicate that there were sections of the building that may be of 16th century date rather than 17th century assumed previously and therefore requested that further research was undertaken.
- 4.15 Historic maps show that there was a west wing to the property which appears to have been lost in the late 19th/early 20th century. Possible evidence of this wing was found when sections of timber framing were uncovered in the west wall of the Hall. David Cant of the Yorkshire Vernacular Building Recording Group undertook a survey of the building in 1995 and as part of this report he concluded that the former west wing was most likely older than the existing building and that it was indeed a timber framed construction. He stated that the extant building on the site was previously linked to the west wing and that the historical forms of the building would have been similar, with stone at low level and a timber frame above.
- 4.16 David Cant also ascertained that the building had undergone numerous changes in the 17th, 18th and 19th century including the insertion of a first floor and the increase in the footprint by approximately 30% due to the complete rebuilding of the south wall. In addition the majority of the 16th century timber frame appears to have been lost apart from a section of the west wall which was assumed to have been part of the former west wing. Unfortunately it appears that this timber was in poor condition and following the building survey this timber framing has now also been lost due to the works which were carried out to the western section of the building.

Nature of Significance

- 4.17 **Evidential Value** - The extant building has been thoroughly researched, including elements of the building that have now been lost and as such there is limited opportunity for the extant structure to yield any further evidential value. This is not the case for the immediate site, in particular the location of the former west wing. There is the potential for the site to yield further evidence relating to the former west wing and its development, in particular its relationship to the main house.

4.00 ASSESSMENT OF THE SETTING AND ITS CONTRIBUTION TO THE HERITAGE ASSETS (cont.)

- 4.18 **Illustrative Historical Value**—The age, form and design of the Hall give the asset illustrative historical value as a recognisable 17th century hall. The evidence obtained shows that it exists on the site of a much older structure which gives the asset additional historical value. This has been further enhanced by the detailed reporting that has been undertaken to record the historical evolution of the building, charting the development from hall house to rural dwelling. These elements of the structure, although hidden, provide a detailed account of the history of the structure itself which also gives an insight into the historical evolution of buildings from the 15th century.
- 4.19 The Hall is also an important indicator of the affluence of the area. As the area has developed, so has the building. Each generation has invested in the building in order to make it relevant to their era and requirements, even the separation of the house into a number of units in the early 20th century ties in with the loss of the quarries and the subsequent decline of the building.
- 4.20 **Associative Historical Value** - There is a great deal of evidence regarding the Crosland family, some of which is conflicting but there is a common thread that points to the Croslands rising to gentry status. We know from the Parish records that Thomas Crosland was living in the Hall in 1560. There is evidence that points to the Hall being built by his father John Crossland, brother of Edmund of Butternab in the early 16th century. It appears that the Crosland family continued to live in the Hall with one report stating that one of Thomas's sons, Nathaniel went on to become a Captain of Horse in the army of Charles I during the civil war. Nathaniel died in 1644 leaving the Hall to his son Thomas.
- 4.21 According to Charles Augustus Hulbert, M.A. in his Annals of the Church and Parish of Almondbury, 1882, (Pub. Longmans & Co., London,) the estate and the Hall were eventually sold by the Rev. Thomas Crosland on his death in 1707 to Mathew Wilkinson of Greenhead. The estate was sold again in 1783 to the Battye family who were attorneys and who ran a successful law business employing 15 clerks. At the time of writing in 1882 the Hall had been divided into cottages but was still in ownership of the Battye family.
- 4.22 **Aesthetic Value** - Following the repair and alteration works that were undertaken towards the end of the 20th century, the traditional form and detailing of the building has, on the whole, been retained and provides aesthetic value. The form of the modern extension to the west does appear to be rather imposing when compared to the existing house, particularly at the ridge, but the materials used appear to be local and in keeping with the age and style of the existing dwelling. The stone details such as the mullioned windows, hoodmoulds and the gargoyles, which have in recent years been repaired, and in some areas restored, contribute to the aesthetic value of the building. Although the two gables have lost their symmetry due to the historical loss of the third gable and the 3 bay solar cross wing, the historic position of the spout has been retained which provides an indication of the historical development of the structure. Evidence of these works can be seen in Figure 1 - 4 which compares a recent image of the building with images of the building taken in the 1980's prior to the works being undertaken.



Figure 1

4.23 **Communal Value** - The house has communal value due to its links with the Crosland Family and the history of Crosland Hill itself including the quarrying community in particular the Manor House quarry.

Level of importance

- 4.24 The building is included on the List of Buildings of Special Architectural or Historic Interest at Grade II* and as such is of national importance and more than special interest.
- 4.25 Of the values listed above it is the illustrative historic and aesthetic values that most strongly contribute to the significance of the building. The building also has strong associative historical value due to its links with the Crosland Hill area and the Crosland family and as such the value is also considered to be high. The evidential value has the potential to yield more information about the solar cross wing and as such has a medium to high value with the communal value of the building considered to be low to medium.

5.00 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

- 5.1 The exact form of the development is not yet known so the following is a general assessment of the effect of developing H706 and whether or not this will cause harm to the heritage asset.
- 5.2 The site is accessed directly from Crosland Hill Road with a reasonably prominent view of the building when approaching from Blackmoorfoot Road to the south. Farmhouse Court runs to the rear of the property accessing the former Thewlis Lane which ran to the west towards the former quarry and can clearly be seen on the OS map of 1884. This lane still exists as a private track (see figure 2).
- 5.3 This rear elevation also faces two associated listed buildings to the north - “Crosland Hall Cottage” (ref: 1290351) and the “Range of farm buildings at Crosland Hall” (ref: 1313821). This collection of buildings is evidence of the former agricultural use of the Hall. Leading away from this collection of buildings to the rear is the former Thewlis Lane. This lane was introduced to provide access to the quarries and as such has historical links to the use of the land as a quarry. This lane is bordered to the south by 20th century housing and to the north an open field. The fireworks factory can then be seen in the distance. The open field, the historic track and the collection of agricultural buildings add to the rural nature of the Hall. Figure 2 shows a photograph of the former Thewlis Lane and the open land beyond.



Figure 2

- 5.4 The former layout of the Hall indicates that there would have been a yard or courtyard to the south of the extant hall with the former west wing at right angles to the main hall, effectively enclosing a south facing courtyard bounded to the east by the road. This courtyard appears to have been the primary frontage and with its elevated position, would have created an impressive view when approaching the Hall from the south.

5.00 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

- 5.5 The courtyard has changed in recent years due to the construction of the additional dwelling in the location of the former west wing and the subsequent division of the courtyard to create individual garden space for the units including those in the main Hall. The area immediately beyond this courtyard to the south and to the west has varied in usage over the centuries from farmland to quarry and more recently housing. The construction of this housing has enclosed the open vista to the south and south-west.
- 5.6 With regards to the wider setting of the building, aside from the track in figure 2 and the adjacent field, any evidence of the historic farmland and former quarries has been lost with the construction of the fireworks factory on MX1930 and the depot building on H481.
- 5.7 **Immediate setting to the north: High significance** - The collection of listed structures to the north provide illustrative historic value as they contribute to the historic context of the Hall and its links with agriculture. They also provide aesthetic value as they begin to indicate the orientation of the hall with the utilitarian spaces to the north and the gardens/formal courtyard to the south. This area is not included in the allocation and as such will be retained.
- 5.8 **Courtyard: High significance** - Despite the division of the courtyard, this area is still important to the significance of the Hall. This space although somewhat enclosed by trees and foliage is an indication of the former aspect of the Hall and has a high level of illustrative historic value. This area is not included in the allocation and as such will be retained.
- 5.9 **Former Thewlis Lane and adjacent field to the north-west of the Hall: High significance** - This is the only area where there is evidence of the former use of the surrounding landscape as a quarry or as agricultural land (Historically the track lead to one of the quarries and in addition it follows a historic field boundary). Views into and from this area have a high level of illustrative historic value. Loss of these views would cause less than substantial harm to the asset and loss of the historic track would cause substantial harm to the asset.
- 5.10 **Approach towards the site along Blackmoorfoot Road from the South: High significance** - The approach to the Hall along Blackmoorfoot Road is a historic turnpike and would have been the main approach to the building since the early 19th century. The Hall was historically located within a rural setting prior to the expansion of the Crosland Hill area and as such the existing tree belt along the southern border of the site is of significance to the asset. Loss of this tree belt would cause less than substantial harm to the asset. The view of the Hall from the junction between Blackmoorfoot Road and Crosland Hill Lane is also of significance to the asset. The loss of this view would cause substantial harm to the asset.
- 5.11 **Surrounding Landscape: Slight significance** - There are no significant views of the Hall from the remaining areas of the development sites, the majority of which have already been developed. Development of this area would cause little or no harm to the asset.

6.00 OPTIONS FOR MITIGATION / ENHANCEMENT

Mitigation

- 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.
- 6.2 The allocated area within the field to the north-west of the Hall requires mitigation to ensure field boundaries are retained. Loss of the historic track would be substantial harm and as such requires maintaining. Loss of this open land will cause less than substantial harm to the heritage asset and will require mitigation to ensure that any development is in keeping with the agricultural nature of the land and that the areas closest to the assets are retained. It would also be beneficial to retain some of the long range views from the asset.
- 6.3 The allocated area at the junction of Crosland Hill Road and Blackmoorfoot Road requires retention as open land to enable views of the Hall from Blackmoorfoot Road as shown on Map 1. This area could be enhanced by the removal of the fencing around this area to improve the views of the Hall.
- 6.4 Any development directly adjacent to the high significance areas identified above require mitigation to ensure that careful consideration is given to the design of the development in these areas.
- 6.5 The buffer zone of trees which line the north carriageway of Blackmoorfoot Road should be retained in order to maintain the rural approach to the site.
- 6.6 In conclusion, this report has found that, overall, the setting is of moderate significance to the Hall with the majority of the areas within the sites being of slight significance.
- 6.7 Areas which have a “slight significance” to the heritage asset have been assessed as having the potential for development but with mitigation applied to the scale, density and materials used in the construction to be agreed with the council as part of the planning process.

LIST DESCRIPTIONS



Historic England

CROSLAND HALL

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: CROSLAND HALL

List entry Number: 1134305

Location

CROSLAND HALL, CROSLAND HILL ROAD

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

County:

District: Kirklees

District Type: Metropolitan Authority

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 03-Mar-1952

Date of most recent amendment: 29-Sep-1978

Legacy System Information

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

Legacy System: LBS

UID: 339741

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

1. 5113 SE 1114 42/15 3.3.52 CROSLAND HILL ROAD (West Side) Crosland Moor

Crosland Hall

(formerly listed as Nos 1, 3, 5, 7 and 9 (Crosland Hall)) II*

2. Early C17. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. Oldest part has twin-gabled front. Central door with moulded surround and shallow-arched monolithic head indicates that it was built as one dwelling. But it may have been divided into 2 within 100 years, as the 2 flanking doors also appear to be C17 or early C18: viz, chamfered surrounds and

hoodmoulds. All windows have double hollow-chamfered reveals and hoodmoulds, each with one light a sash. West gable has 5-light mullioned and transomed window on 1st floor, 7-light mullioned and transomed window on ground floor. East gable has one 6-light mullioned and transomed window on each. Central 1st floor 2-light mullioned window. 2 stone gargoyles one at valley, one at west end of west gable (suggesting a possible third gable further west). Tall stack at east end. Rear elevation has same gable arrangement. 1st floor has one 5-light stone mullioned window in each gable, and one 3-light stone mullioned window in centre. Ground floor has one 6-light stone mullioned and transomed window in east gable, its correspondent blocked by one storey C18 or C19 pitched roofed extension. Extension to east: 2 storeys: probably early C18: rear has one range of 4-light stone mullioned windows of same type as others: otherwise the mullions are of the C18 square-sectioned type (one 3-light and one 2-light on 1st floor at rear: one 2-light on 1st floor at east end, together with blocked loading door and gable window: 2 ranges of 3-light windows to front): coped gable end with moulded kneelers.

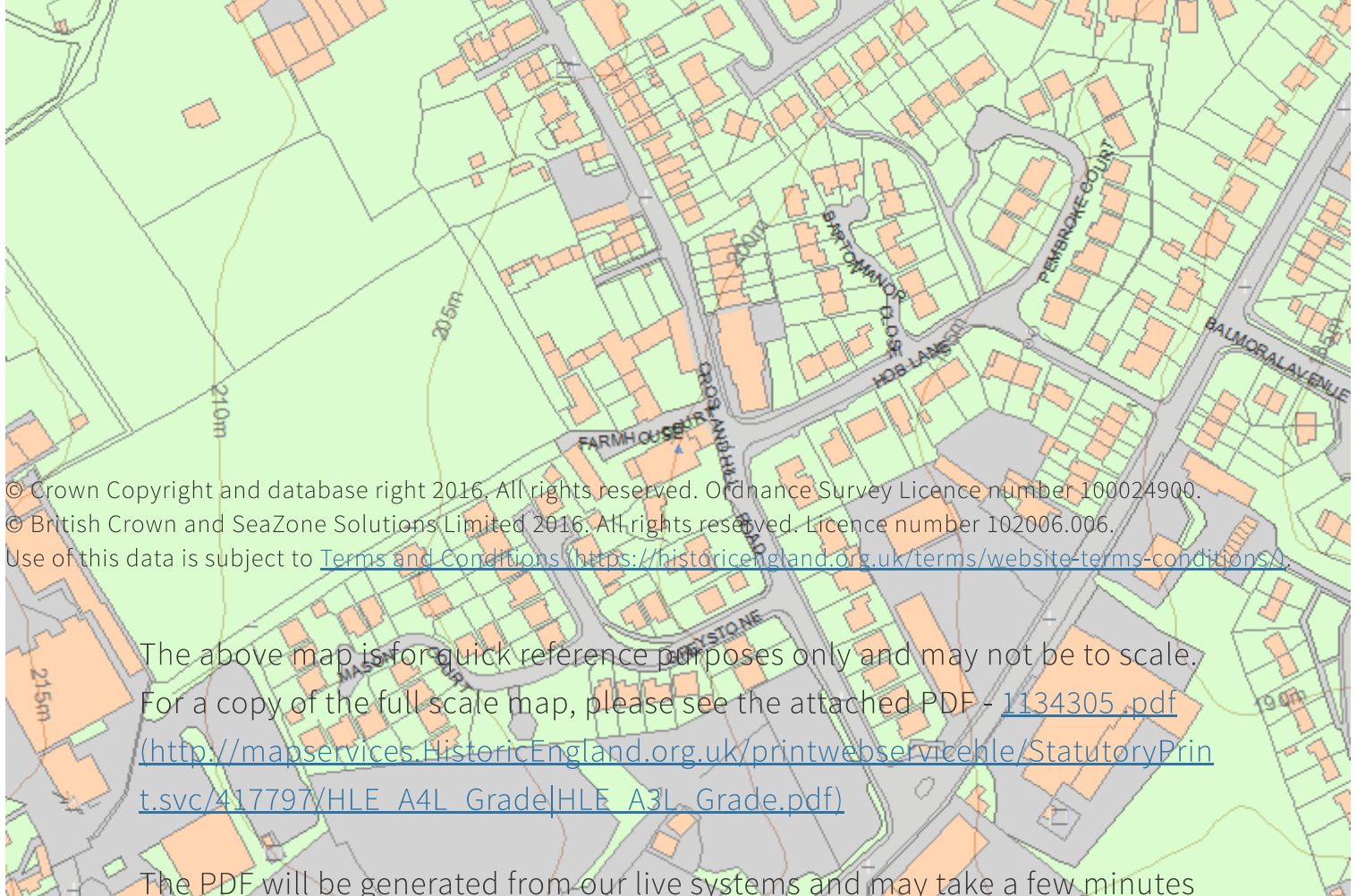
Listing NGR: SE 11750 14881

Selected Sources

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

National Grid Reference: SE1175014881

Map



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This copy shows the entry on 28-Oct-2016 at 09:51:46.

End of official listing

SITE PLANS / DRAWINGS

Local Plan Site: MX1930

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

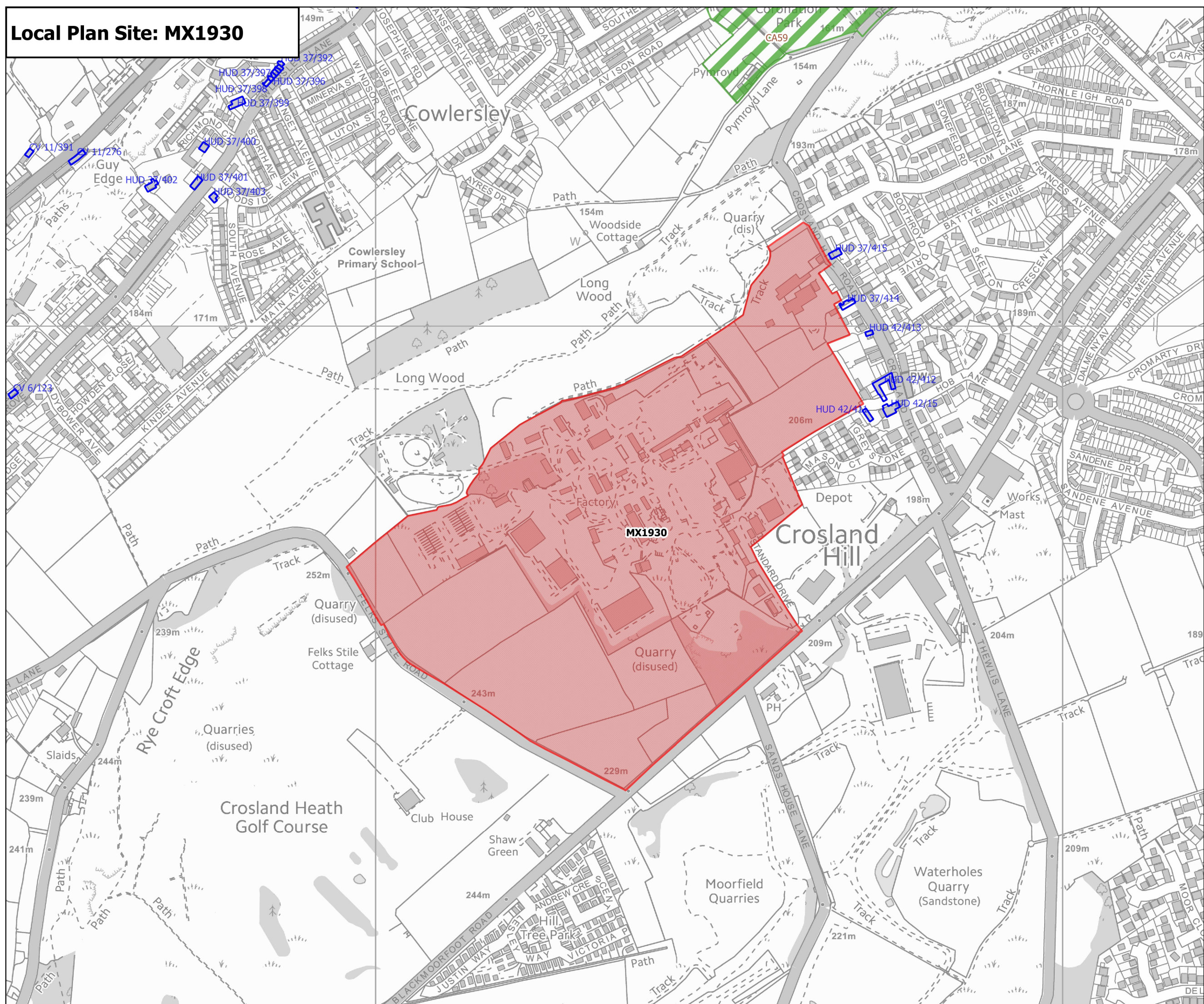


Planning Policy

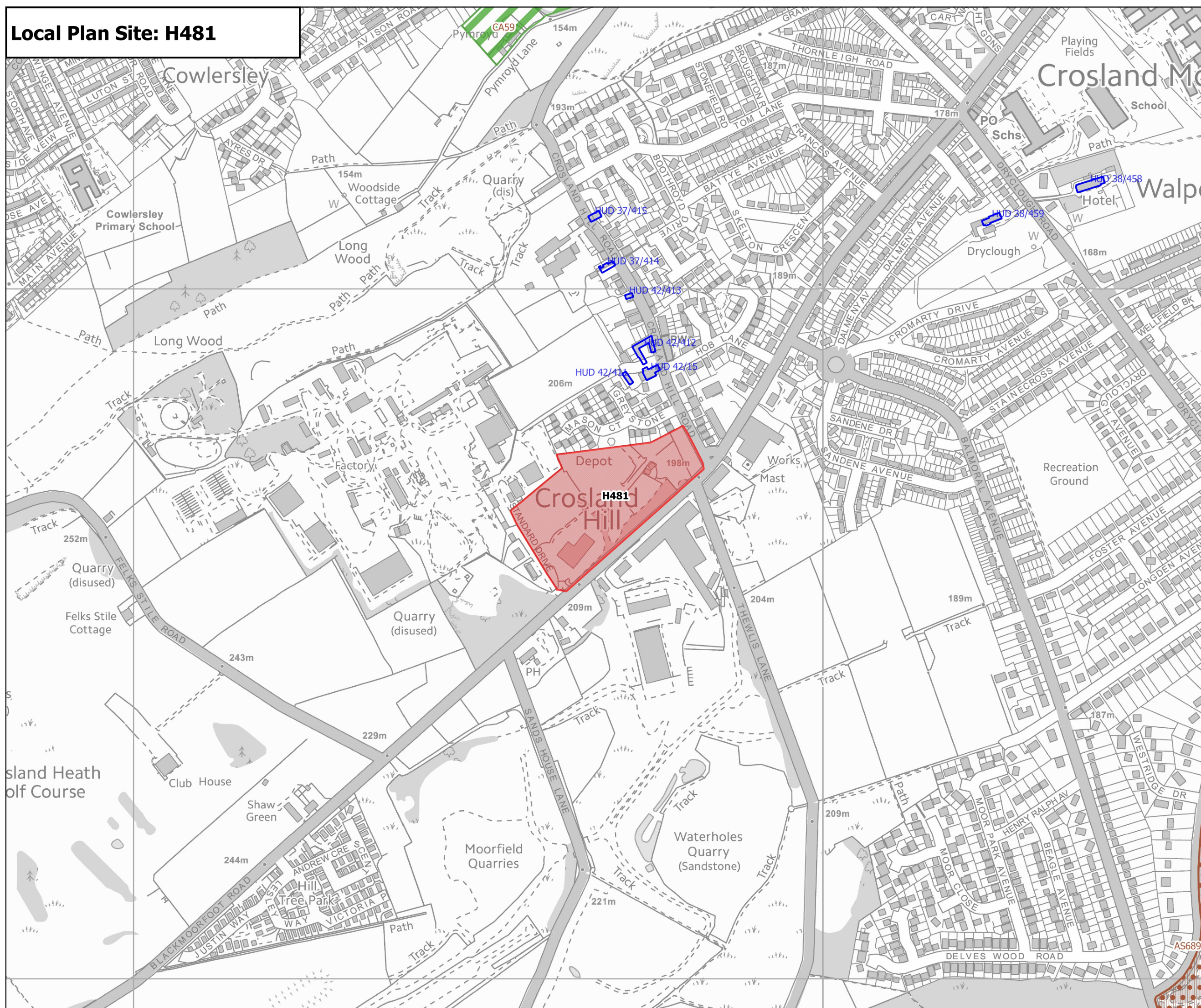
Scale: 1:5000

Date: January 2017

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Local Plan Site: H481



- ### 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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