

Heritage Impact Assessment

Site Location:

Land to the south west of, Sheep
Ings Farm, Granny Lane, Mirfield

Site reference number:
H40

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 to the south-west of Sheep Ings Farmhouse and to the south of Mirfield. There is an agricultural building located on the site which is not included on the National Heritage List for England. The farmstead, Sheep Ings, is located to the east of the site and is a Grade II listed building, this building will be assessed as part of the Impact Assessment.
- 3.2 Directly north of the site lies the River Calder, with a rail line further north again. Valance Beck, a small beck also encloses the site to the south. The south-east and south-west boundaries are bordered by woodland, with a single line of trees lying directly along the south west border.
- 3.3 The site is located between an industrial area to the north and a residential zone to the west. The rest of the area largely serves as agricultural land and with no particular constraint. The development area is served directly by the main road, Granny Lane.
- 3.4 The development area is a flat green zone with no notable gradient.



Figure 1 - Site Location Plan

3.0 SITE ASSESSMENT

Brief site history

- 3.1 The site has remained in agricultural use for a long period of time, with the exception of the current agricultural building, there have been no developments on this site.
- 3.2 The surrounding area has a rich history and has been settled prior to the Norman Conquest of 1066 and the nearby village of Upper Hopton (to the west) is recorded in the Domesday Survey of 1086. The area was settled with a number of small farms which were scattered across the countryside, there were thickly wooded areas and some of these historic woodlands, such as Newhall Wood and Briery Bank, can still be seen in the landscape to the south of the site.
- 3.3 Records show that the area was being used for agricultural purposes in the 14th Century as well as producing woollen cloth on domestic weaving looms. There were also small scale coal mining and sandstone quarrying spread across the countryside. A number of large houses were constructed in the area, such as Hopton Hall (to the west of the site), Northorpe Hall (to the north-east of the site), Upper Hall, Water Hall and Eastthrope Hall (located to the north of the site), these show that there was great wealth within this area during this period. The Calder and Hebble Navigation canal was completed in 1776 and was built to extend the Aire and Calder Navigation west towards Sowerby Bridge.
- 3.4 Domestic textile production and small scale coal mining and stone quarrying continued until the late 18th Century and early 19th Century, the railway line was constructed in 1848 and runs through Mirfield on route to Leeds, Huddersfield and Manchester. There was a short stretch of track to the east of the site called Gregory Spring Railway which led from Gregory Spring Colliery in the south to the river in the north. This track had been removed by the end of the 19th Century.
- 3.5 With the improvements in transportation and technological improvements in the textile manufacturing industry, larger mill buildings began to be constructed. Multiple mills, such as Butt End Mill and Ledgard Mill appeared within Mirfield and were concentrated around the convergence of the river, canal and railway line. A large mill was also constructed on the northern banks of the river and directly to the north of the site. Also noticeable on the 1855 OS map are the development of malt kilns and lime kilns along the length of the canal.
- 3.6 The 20th Century saw the construction of housing developments throughout the area. Gregory Springs Lane and Gregory Springs Bank are located to the west of the site and had been constructed by 1950. In the latter half of the 20th Century, houses continued to be built around the area including on Boathouse Lane, Hopton Lane and Calder Road. A new link road from Granny Lane/ Hopton Lane and Mirfield was constructed in the late 20th Century and allowed for easier access between this area and Mirfield.

3.0 SITE ASSESSMENT

Identification of Historical Assets

3.10 As part of the consultation process, Sheep Ings Farmhouse - List Entry Number: 1253260 was identified as having the potential to be affected by the development and required assessment in order to ascertain the impact of developing the site.

3.11 The listing for Sheep Ings Farmhouse states:

“Farmhouse and attached barn. C17 and late C18. Timber framed and brick with ashlar dressings. Stone slate roofs. 3 brick stacks. Central farmhouse, single storey plus attics with 2 storey extension to the left, and barn to the right. Central doorway with 4 panel door, either side are single 3 light wooden casements, above 2, 2 light casement dormer windows. To the left a single doorway with flush ashlar surround and beyond a glazing bar sash with flush ashlar lintel. Above a single similar window. To the right the projecting aisled barn part coursed rubble and part brick, off-centre double barn door. Interior of original farmhouse has large chamfered oak spine beams, and a central staircase, and 2 large C17 stone fireplaces, one with C19 iron range. The barn contains a single central truss with arch braced aisle posts, and all its original roof timbers.”

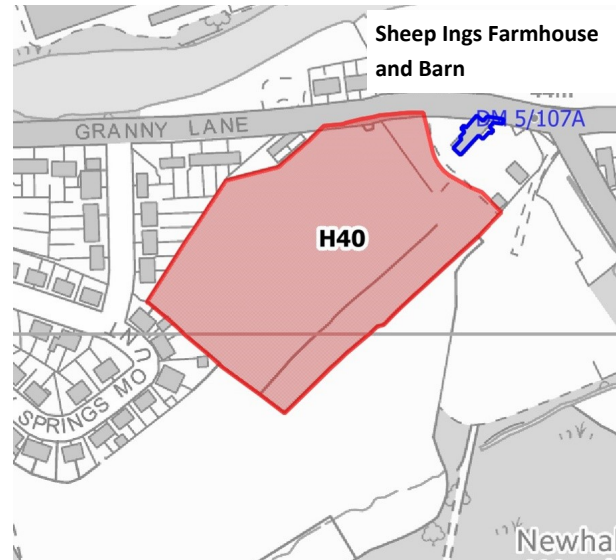


Figure 2 - listed building location



Figure 3 - View of the east entrance



Figure 4 - View from the north

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

Assessment of significance of the heritage assets

4.1 Farmsteads in general are an important part of our historic environment as they are able to convey information about the historical development and operation of the farming industry in the United Kingdom.

4.2 As the listing states the property is dated to the 17th century and is possibly older, as the first mention of the building is in 1605 in the Mirfield Parish Registers Part 1 which states:

*“Chr. Jane daughter of Tho.
Hepworth of Shepeinges was
Christened the xiiijth daye.”*

4.3 There have been a number of alterations to the building which include the conversion of the adjoining barn into a dwelling. In addition the outbuildings have been converted and extended to form a second dwelling within the curtilage of the Farmhouse. These alterations seem to have been undertaken in a sympathetic manner which has retained a number of internal features such as the fireplaces and the timber structure.

4.4 There has been some development which has taken place around the farmhouse including the construction of a large brick built 20th century shed directly to the south of the building. This shed appears to be in use as an agricultural building, with the access road to the shed effectively separating Sheepings Farm from the land to the south.

4.5 There is an unusual field boundary arrangement to the south which appears to be historical and is present on the 1855 OS map. This field boundary appears to create a long narrow strip of land running approximately



Figure 5 - View of the wider setting from the east



Figure 6 - View of the wider setting from the west



Figure 7 - View of the recently developed property to the rear

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

north-south. On the OS map of 1855 there appears to be a direct route through from the farmhouse to this plot of land and it appears that there was an orchard and a formal garden either side of the entrance to this land which indicates it was of some importance.

- 4.2 The property was located on private land and access was limited to the views available from the public right of way.

Sheep Ings Farmhouse

- 4.5 **Evidential Value** - There is potential for the property to reveal more evidence about the Historic uses of the building and if the building (or indeed parts of the building) are older than the 17th century stated.
- 4.6 **Historical Value** - As a farmhouse the building has associative value due to the direct link with the historical farming and mining community in the area. It is also possible to trace the former inhabitants of the farmhouse back to the Hepworth family at the beginning of the 17th century in addition to the Hebblethwaites in the 18th century who are one of the oldest families in the Mirfield district.
- 4.7 **Aesthetic Value** - The building is partially obscured from Granny Lane but it was apparent that the farmhouse has aesthetic value as a former agricultural dwelling. There has been a large amount of work done to the area immediately adjacent to the building and to the building itself which has reduced the agricultural nature of the property somewhat and created a more sanitised, residential appearance. The retention of a number of the internal features such as the fireplaces and the internal timber structure also adds to the aesthetic value.
- 4.8 **Communal Value**—Sheep Ings Farm has communal value due to the links with the farming and mining community and the collective memory of the landscape.

Immediate Setting

- 4.9 **Evidential Value** - The site has the potential to provide more evidence regarding the historical uses of the land although there has been a great deal of construction work undertaken within the immediate setting and the value could be limited as a result. Excavation could reveal further evidence of the mining activities and there could be potential to expose more evidence of the Norse settlers. Any finds could enhance our knowledge of the farmhouse and the history of the area.
- 4.10 **Illustrative Historical Value** - There is little Illustrative Historic value in the immediate setting of the farmhouse as this area has been extensively altered with the introduction of the paved driveway to the north providing access to the farmhouse and the construction of the drive along the southern

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

boundary which provides access to the converted outbuildings. In addition there has been a large amount of reconstruction of the boundary walls.

- 4.12 **Aesthetic Value** - The immediate setting provides aesthetic value to the farmhouse but this is not historic and is more residential rather than agricultural.

Wider Setting

- 4.13 **Evidential Value** - As with the immediate setting, the remaining areas of the site have the potential to provide more evidence regarding the historical uses of the land.
- 4.14 **Illustrative Historical Value** - The field boundaries have illustrative historic value as they provide a clear indication of the agricultural usage of the land. Some of these field boundaries have been lost due to the construction of the large shed/workshop on the to the south of the asset which has reduced the value of the setting in this area.

- 4.17 **Aesthetic Value** - There are limited views of the asset from Granny Lane aside from at the entrance points as shown.



Figure 5 - View From Rycroft Lane



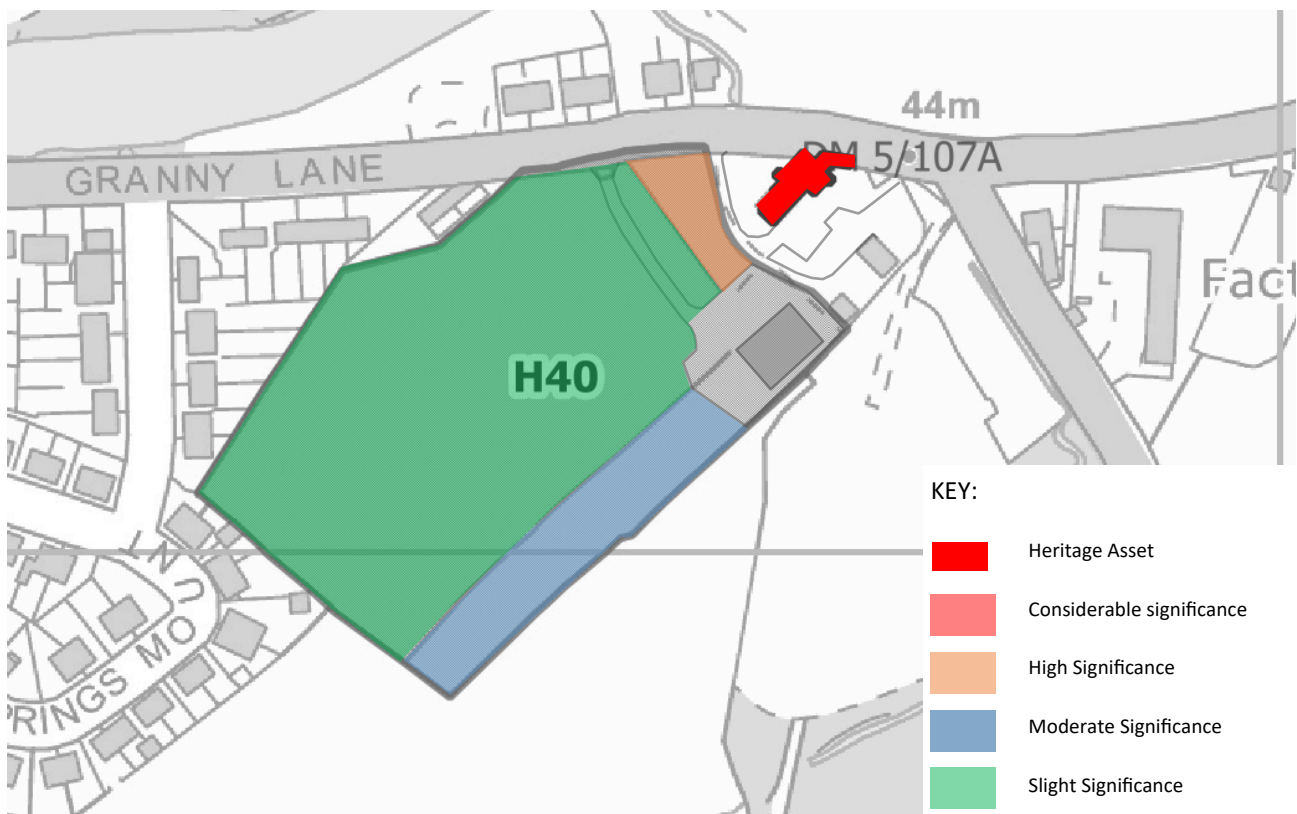
Figure 8 - View From Hagg Lane



Figure 9 - View of the allocated site from Granny Lane

5.0 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 H40 and whether or not this will cause harm to the heritage assets. The assessment is based on the significance of the open land assuming the 20th century shed is retained.
- 5.2 In general, the 20th century development to the south has created a physical separation between the asset and the agricultural land reducing the significance of the setting. The asset itself has had a large amount of work undertaken to the immediate setting which has reduced the agricultural appearance of the asset. This has created a more residential appearance thus creating an visual and aesthetic separation between the surrounding land and the farmhouse which again has reduced the significance.
- 5.3 **Field boundaries and associated land to north of allocated site: High significance** - This strip of land has significance as a historic field boundary and it also provides a buffer zone between the development and the remaining land. Loss of this open land would cause significant harm to the asset and should be retained.
- 5.3 **Field boundaries and associated land to east: Moderate significance** - This strip of land has significance as a historic field boundary but due to the construction of the modern shed to the north and the loss of the agricultural identity of the farmhouse the significance has been reduced to



5.0 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

Moderate Significance. Loss of this open land would cause less than substantial harm to the asset.

- 5.6 **Extended setting : Slight significance** - The remaining areas of the allocated site are of slight significance as they provide a rural / agricultural setting. The significance of this is land is reduced due to the alterations that have taken place to the asset and the loss of the agricultural / rural appearance of the farmhouse and the setting.

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 high significance are 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. In this case it is the opinion of this report that the loss of this area of open land would result in substantial harm and should be retained as open land.
- 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. This area of open land has been identified as having moderate significance due to the unusual field boundary and as such this boundary should be retained in order to mitigate the harm to the asset.
- 6.4 Areas of the site which have been identified as having slight significance have been assessed as providing some contribution to the asset. It is the opinion of this report that despite the slight significance of the area, it is still considered to be within the setting of a heritage asset and as such any proposals for this area should be in keeping with policy PLP35 of the Kirklees Local Plan, as stated above, in order for there to be no harm to the heritage asset.

LIST DESCRIPTIONS

SHEEP INGS FARMHOUSE AND ATTACHED BARN

historicengland.org.uk

List Entry Summary

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

Name: SHEEP INGS FARMHOUSE AND ATTACHED BARN

List entry Number: 1253260

Location

SHEEP INGS FARMHOUSE AND ATTACHED BARN, GRANNY LANE

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

County:

District: Kirklees

District Type: Metropolitan Authority

Parish: Mirfield

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 09-Jan-1989

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: 436428

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

The following building shall be added:

MIRFIELD UD GRANNY LANE SE 21 NW (south side)

5/107A Sheep Ings Farmhouse and attached Barn

II

Farmhouse and attached barn. C17 and late C18. Timber framed and brick with ashlar dressings. Stone slate roofs. 3 brick stacks. Central farmhouse, single storey plus attics with 2 storey extension to the left, and barn to the right. Central doorway with 4 panel door, either side are single 3 light wooden casements, above 2, 2 light casement dormer windows. To the left a single doorway with flush ashlar surround and beyond a glazing bar sash with flush ashlar lintel. Above a single similar window. To the right the projecting aisled barn part coursed rubble and part brick, off-centre double barn door. Interior of original farmhouse has large chamfered oak spine beams, and a central staircase, and 2 large C17 stone fireplaces, one with C19 iron range. The barn contains a single central truss with arch braced aisle posts, and all its original roof timbers.

Listing NGR: SE2083519127

Selected Sources

National Grid Reference: SE 20835 19127

Map

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1253260 .pdf](#)

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

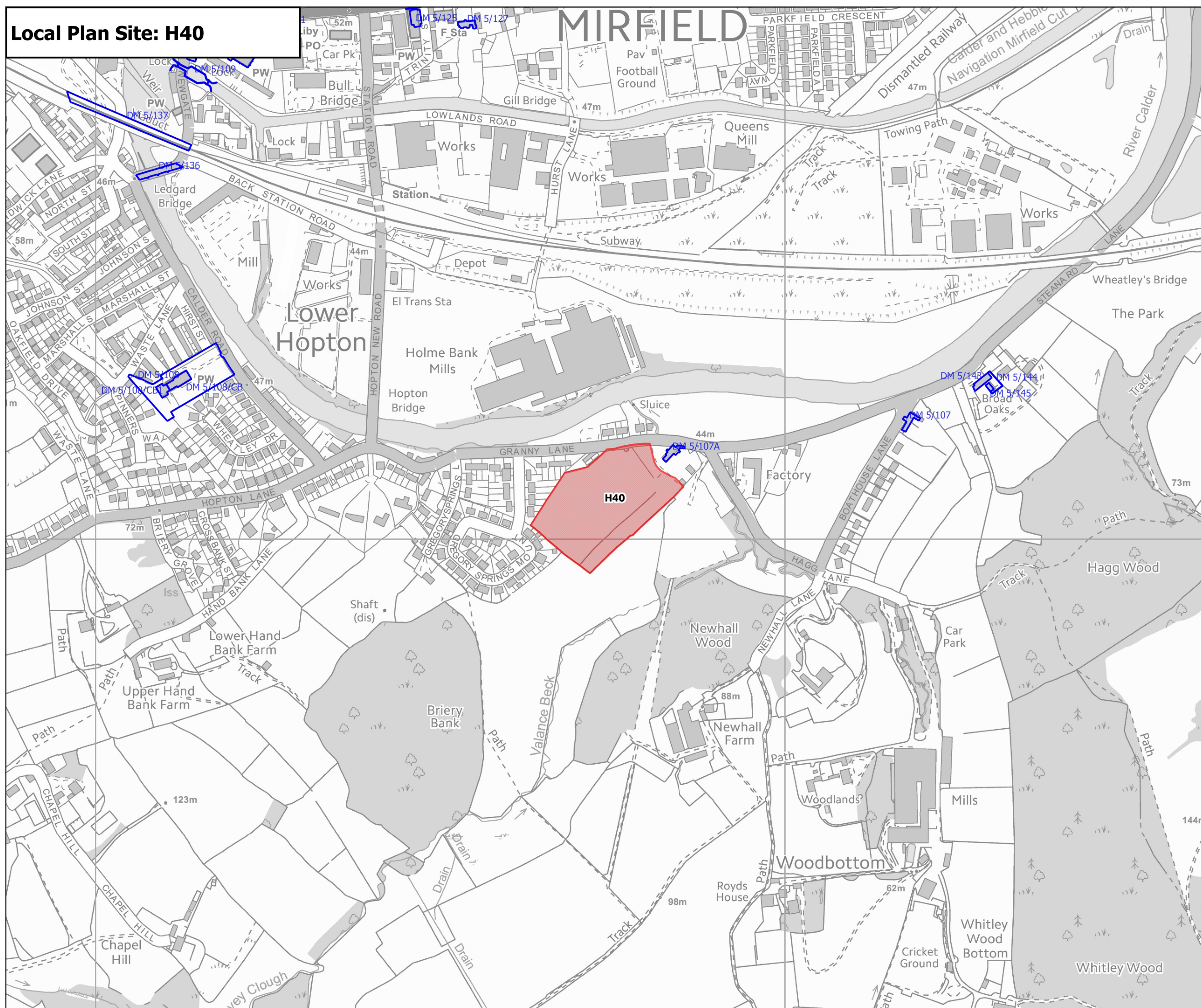
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End of official listing

Historic England

SITE PLANS / DRAWINGS

Local Plan Site: H40



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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