

# Heritage Impact Assessment

Site Location:

Land to the south of Sandy Gate,  
Scholes, Holmfirth

Site reference number:

**H597**

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**

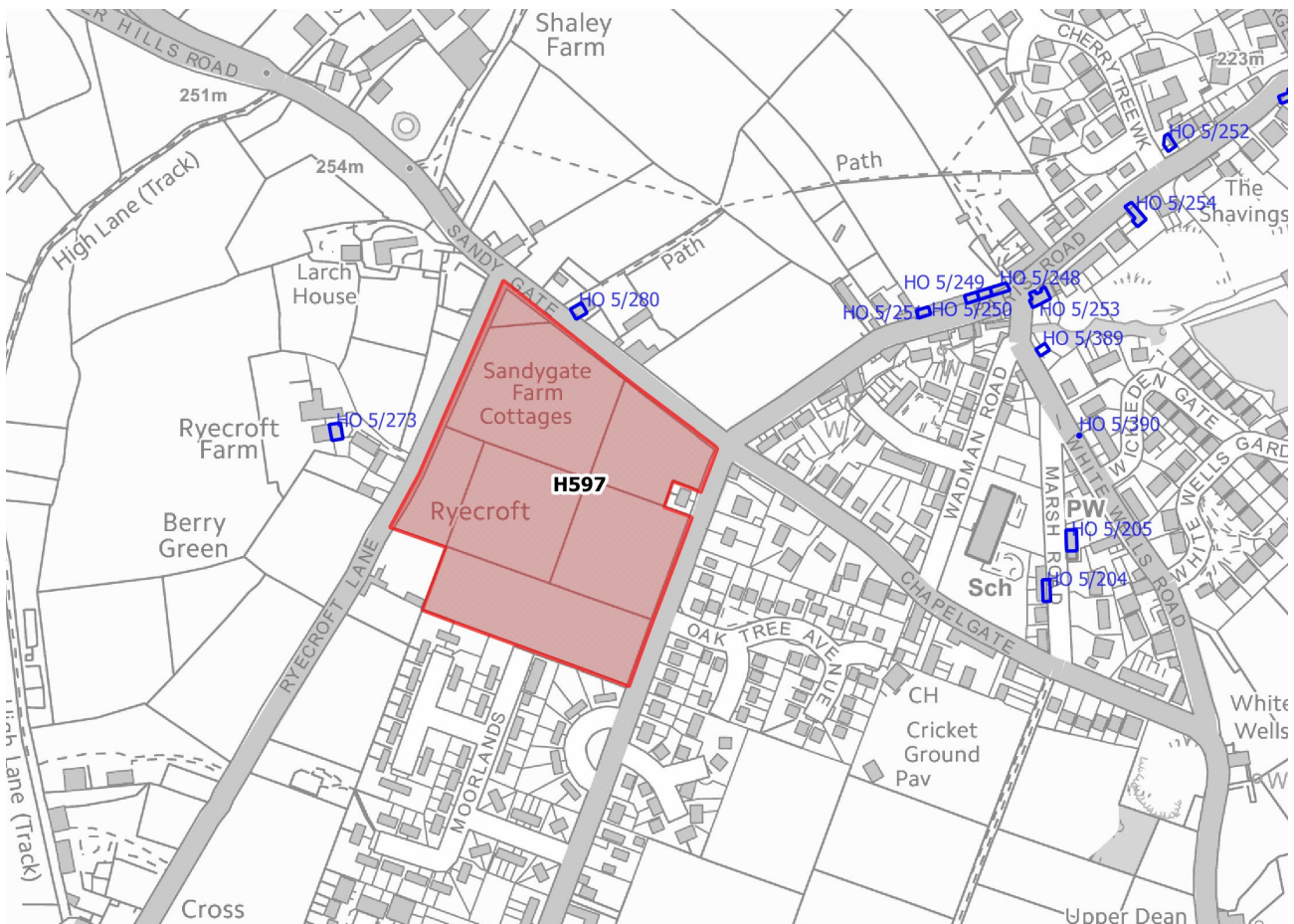
Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place.



## 3.00 SITE ASSESSMENT

### Site Location

- 3.1 The site is located in Scholes inside the Holmfirth district. The site is directly bordered by roads on the north east and west sides with Sandy Gate to the north, Scholes Moor Road to the east and Ryecroft Lane to the west. The south boundary is identified by a residential estate on the eastern side and a single dwelling with outbuildings to the western side adjacent to Ryecroft Lane.
- 3.2 The areas to the north west are mostly open agricultural plots and to the south west is more densely residential. The site itself is flat and open with some small trees to the north and dry stone walling along the north west boundary and dividing the agricultural plots within.
- 3.3 Within the general area there large numbers of listed buildings to the east within the residential estates. The closest listed buildings to the site are on the north east and west side both with a Grade II listing. These are Sandygate Farm, approximately 15 metres east and The Olde House, approximately 80 metres west.



## 3.0 SITE ASSESSMENT

### Brief site history

- 3.4 Historically, there appears to have been structures on this site, the 1854 OS map shows a small structure to the north-eastern corner of the site as well as tents which were timber frames used to stretch out dyed woollen cloth to prevent shrinkage. There have been no other developments on the site and it has predominantly been used for agricultural purposes.
- 3.5 Scholes is most likely to have been settled by Norsemen due to the place name of “Scali” which has a Scandinavian meaning which translates to “hut or shed”. Scholes has consistently been an agricultural community prioritising in sheep farming. Scholes was settled on a hillside with a well or spring at its centre.
- 3.6 The village is characterised by concentrated development along the main routes in and out of Scholes and scattered farms around the periphery of the village. The settlement has also developed around the cottage industry of textile production which took place in weaver’s cottages before larger mills were constructed in the valley. One such group of weaver’s cottages is known as Ryecroft Cottages which date to the early 19<sup>th</sup> Century.
- 3.7 The settlements in the nearby valleys developed extensively during the Industrial Revolution with the construction of large mills and workers cottages as weaving technologies advanced. No mills were constructed in Scholes and the nearest mill was Lee Mill, a woollen mill located to the east towards Jackson Bridge.
- 3.8 There is also evidence of quarrying and coal mining. The 1854 OS map shows numerous sandstone quarries surrounding Scholes which would have provided stone for the construction of many of the buildings within and around the village. By the 20<sup>th</sup> Century, the majority of these quarries had closed.
- 3.9 The 20<sup>th</sup> Century saw the gradual development of the village, it was not until 1949 that large housing developments were appearing to the south of the village. One such example is Moorlands which is located to the south of the site. In the later 20<sup>th</sup> Century and early 21<sup>st</sup> Century smaller scale developments have taken place within Scholes including small groups of houses, individual houses and conversion of farm buildings on Paris Road, St. Georges Road and Scholes Moor Road.

### Identification of Historical Assets

- 3.10 As part of the consultation process, the following assets were identified as having the potential to be affected by the development and required assessment in order to ascertain the impact of developing the sites:

## 3.0 SITE ASSESSMENT

- Sandy Gate Farm, Sandy Gate - List entry Number: 1134812 &
- The Olde House - List entry Number: 1134809

### 3.11 The listing for Sandy Gate Farmhouse states:

*“House, part of row. Early to mid C19. Coursed millstone grit. Quoins. Stone slate roof with moulded stone brackets. Central door with one 3-light window to left and right, both floors. Rear elevation is the same but first floor window, right, is 2-light. Later houses to left and right of no interest..”*

### 3.12 The listing for The Olde House states:

*“House, part of group. Early C18 origin, extensive C20 alterations. Coursed millstone grit. Some quoins. Hipped slate roof. Two storeys. C18 blocked doorway to right. Recent central door. Single bay to left and right with 5-light windows to ground floor and 4-light windows to first floor all double chamfered, each with hood mould (one hood mould replaced or repaired).”*

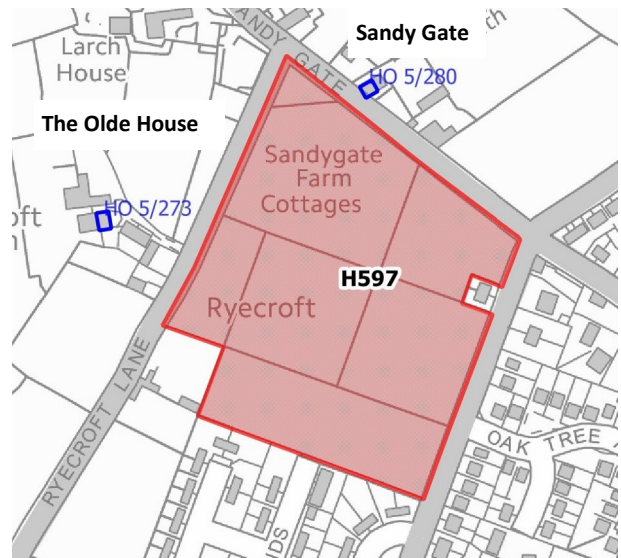


Figure 2 - Site Plan

## 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 Although Sandy Gate was visible from the main road it was not possible to access The Olde House as it is within a small hamlet of private houses and was not visible from a public highway.

### Sandy Gate Farmhouse

4.5 **Evidential Value** - There is potential for both Sandy Gate and The Olde House to reveal more evidence about the uses of the buildings. The area known as Sandy Gate appears on Jeffreys Map of 1771 and forms a historic highway which linked the villages of Peniston and Thurlston with Holmfirth, Meltham and Marsden.

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. The age of the building indicates that the construction of this farm in the 18th century may have been as a result of the enclosure act which also provides associative historical value.

4.7 **Aesthetic Value** - The building has aesthetic value as a former agricultural dwelling and has maintained the appearance of a rural farmhouse. The retention of a number of the features such as the The north-westerly and south -easterly aspect of the property provides a strong aesthetic value as the building is approached along Sandy Gate.

4.8 **Communal Value**—Sandy Gate has communal value due to the links with the farming and mining community and the collective memory of the landscape.



Figure 3 - Sandy Gate, south-east elevation



Figure 4 - Sandy Gate, north-west elevation

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

### Immediate Setting

- 4.9 **Evidential Value** - The site has the potential to provide more evidence regarding the historical uses of the land. 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** - The open land immediately to the north-east and south-west, including the field boundaries, provides a high level of illustrative historic value as it contributes to the rural setting of the assets and re-enforces the historic agricultural usage of the buildings. The footpath adjacent to the north-west elevation is evident on the 1854 map and historically linked Sandy Gate to Scholes. The position of the building on the historic highway of Sandy Gate is also historically significant.
- 4.12 **Aesthetic Value** - The open land provides aesthetic value to the asset by enhancing the agricultural nature of the building.

### 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 historic field boundaries have illustrative historic value as they provide a clear indication of the agricultural usage of the land. The fields to the south of the property provide illustrative historic value to the heritage asset and the historic highway. It is apparent that these fields are linked to the asset as there is a gate into these fields directly opposite the gate into the area directly adjacent to the north-west elevation. These fields reinforce the agricultural setting of the asset.
- 4.17 **Aesthetic Value** - There are a number of vantage points along Sandy Gate towards the building which allow good views of the heritage asset and its wider setting.

### The Olde House

- 4.5 **Evidential Value** - There is little potential for The Olde House to reveal more evidence about the uses of the buildings due to the extensive 20th century alterations that have taken place.
- 4.6 **Historical Value** - As with Sandy Bank, the building has associative value due to the direct link with the historical farming and mining community in the area.
- 4.7 **Aesthetic Value** - The buildings are located away from the public footpath in private grounds so it

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

was not possible to undertake a detailed visual inspection of the buildings. From the details in the list description it seems as if a number of the historic details have been retained externally such as the double chamfered 5 light windows at ground and the 4 light windows at first floor level with hood moulds provide both illustrative and aesthetic value to the asset.



Figure 5 - View From Rycroft Lane

- 4.8 **Communal Value**—The property has communal value due to the links with the farming and mining community and the collective memory of the landscape.

### Immediate Setting

- 4.9 It was not possible to access the immediate setting but it was possible to view the majority of the surrounding buildings and one can assume that the adjacent properties provide historical value as a collection of agricultural buildings.

### Wider Setting

- 4.10 It was not possible to see the building from any point within the site or from the public highways. As the building is a rural dwelling, the agricultural nature of the land adjacent to the approach is of illustrative historic value to the heritage asset, in particular at the entrance to the hamlet.

## 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 H597 and whether or not this will cause harm to the heritage assets.
- 5.2 **Access roads: High significance** - if these historic access roads were to be lost, this would cause substantial harm to our understanding and appreciation of the heritage assets.
- 5.3 **Views towards the heritage assets: High significance** - Sandy Gate Farmhouse is located with the gable of the building facing the site and the primary elevations address Sandy Bank to the north and to the south. If these views of the heritage assets from Sandy Bank were lost, this would cause substantial harm to the assets.
- 5.4 **Boundary Walls: High significance** - The boundary walls within the site indicate the historic field boundaries and are important to the history of the site and the assets, especially as these walls appear to relate directly to the location of the assets adjacent. If these boundary walls were to be lost this would cause substantial harm to the heritage assets.

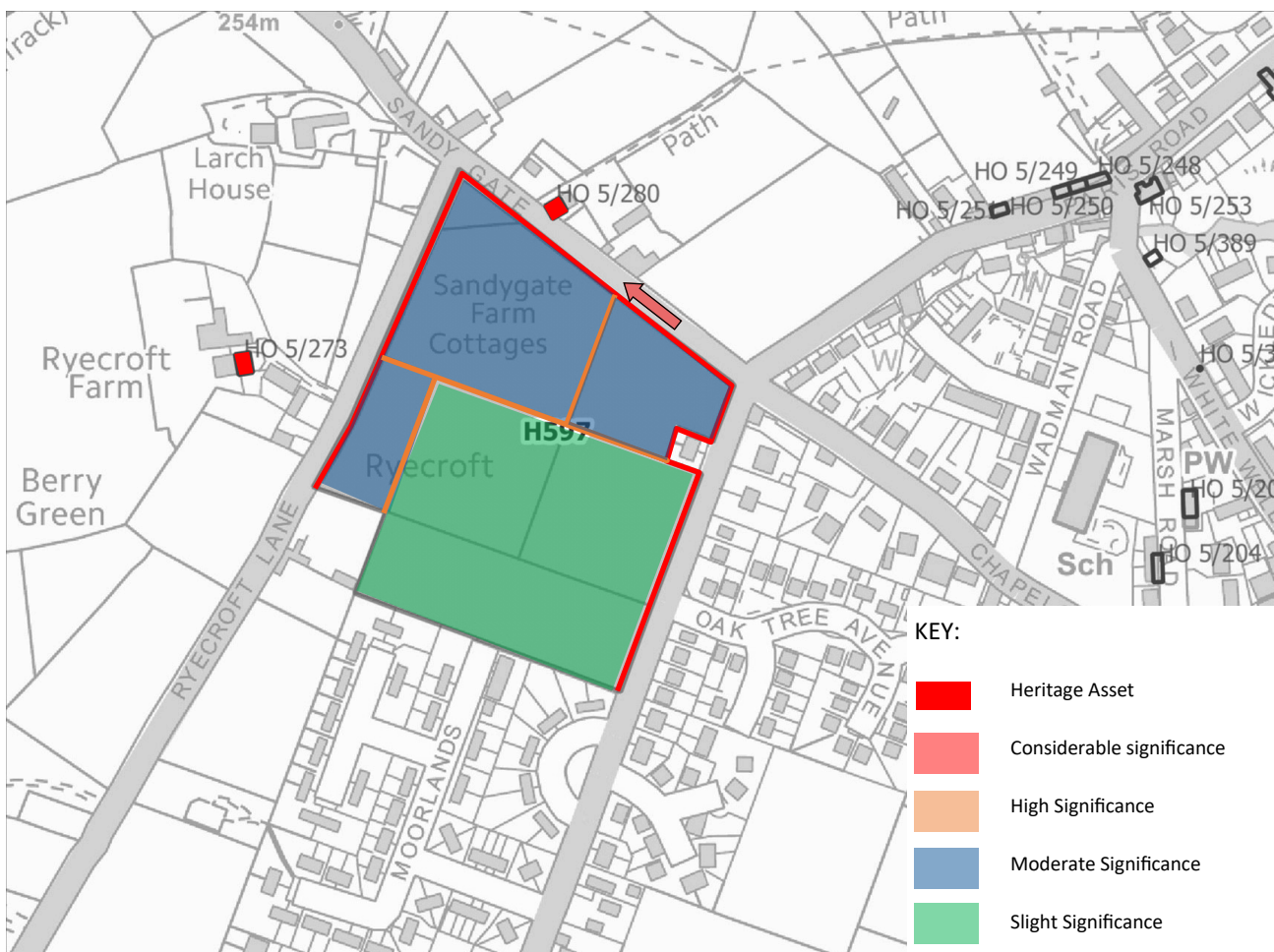


Figure 6 - View From Ryecroft Lane

## 5.0 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

- 5.5 **Land adjacent to Sandy Gate Farmhouse: Moderate Significance** - The land adjacent to the farmhouse contributes to the agricultural setting of the asset and is important to understanding the agricultural history of the property. The direct link between the property and the land also adds to the significance of the land.
- 5.6 **Land adjacent to The Olde House Hamlet: Moderate Significance** - The land adjacent to The Olde House hamlet contributes to the agricultural setting of the asset and is important to understanding the agricultural history of the property. The direct link between the property and the land also adds to its significance. If this section of open land were to be lost it would have the potential to cause harm to the heritage asset.
- 5.7 **Remaining areas of the site: Slight significance** - The remaining areas of the site have some significance as agricultural land.



## 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 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 agricultural nature of the views towards the heritage asset from the road and to retain the open agricultural setting. This could be achieved by keeping the building line set back from the road in a similar way to Old House hamlet. The boundary walls and field boundaries have been assessed as having high significance and as such need to be retained.
- 6.3 Any development in an area of moderate significance needs to be in keeping with the scale, height, massing and alignment of the historic buildings in the vicinity with particular attention paid to the immediate setting of the heritage asset. The design should seek to make use of traditional or sympathetic building materials and techniques and the proposed use of the buildings should respect the traditional character of the setting of the adjacent heritage asset which is in this case agricultural.
- 6.4 Areas of the site which have been identified as having slight significance to the heritage asset 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



Historic England

# SANDYGATE FARM

## 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: SANDYGATE FARM

List entry Number: 1134812

## Location

SANDYGATE FARM, SANDY GATE

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

County:

District: Kirklees

District Type: Metropolitan Authority

Parish: Holme Valley

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: 04-Aug-1983

Date of most recent amendment: 22-Mar-1991

## Legacy System Information

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

Legacy System: LBS

UID: 340507

## 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

In the entry for the following: SE 10 NE 5/280

SANDY GATE (Scholes) Larch House

The address shall be amended to read:

SANDY GATE (Scholes) Sandygate Farm

N.B. This list was previously amended in respect of this item on the 5th July 1984. See the first amendment to the 68th list.

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SE 10 NE 5/280 SANDY GATE (Scholes) House between Four Winds and Sandy Gate Farm

II

House, part of row. Early to mid C19. Coursed millstone grit. Quoins. Stone slate roof with moulded stone brackets. Central door with one 3-light window to left and right, both floors. Rear elevation is the same but first floor window, right, is 2-light. Later houses to left and right of no interest.

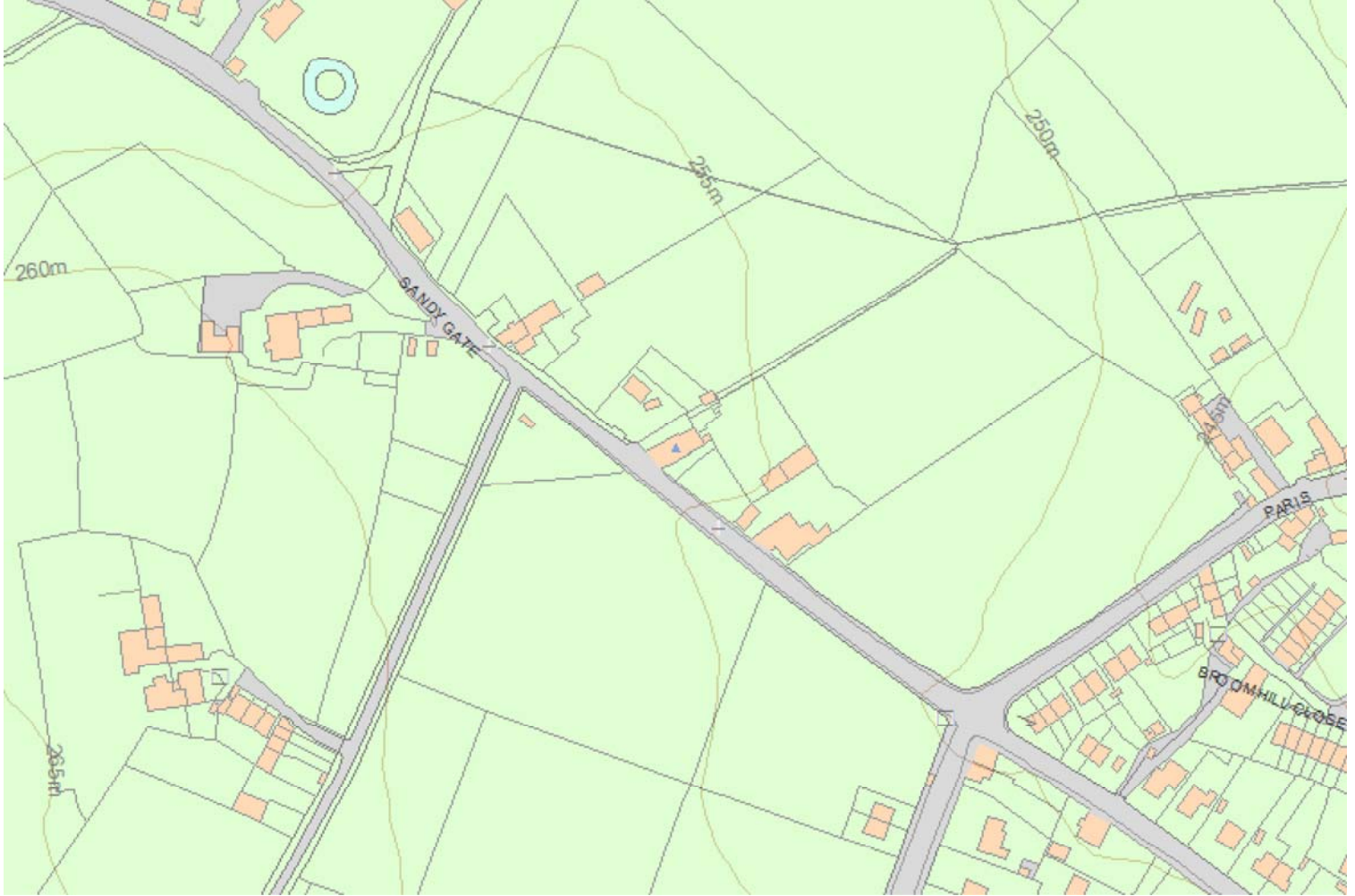
Listing NGR: SE 15428 07490

## Selected Sources

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

National Grid Reference: SE1542807490

## Map



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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 - [1134812 .pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/445860/HLE_A4L_Grade|HLE_A3L_Grade.pdf)  
([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/445860/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/445860/HLE_A4L_Grade|HLE_A3L_Grade.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.

This copy shows the entry on 30-Mar-2017 at 03:11:28.

End of official listing



Historic England

# THE OLDE HOUSE

## 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: THE OLDE HOUSE

List entry Number: 1134809

## Location

THE OLDE HOUSE, RYECROFT LANE

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

County:

District: Kirklees

District Type: Metropolitan Authority

Parish: Holme Valley

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

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Date first listed: 04-Aug-1983

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

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### Summary of Building

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### 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

SE 10 NE RYECROFT LANE 5/273 (Scholes)

The Olde House



House, part of group. Early C18 origin, extensive C20 alterations. Coursed millstone grit. Some quoins. Hipped slate roof. Two storeys. C18 blocked doorway to right. Recent central door. Single bay to left and right with 5-light windows to ground floor and 4-light windows to first floor all double chamfered, each with hood mould (one hood mould replaced or repaired).

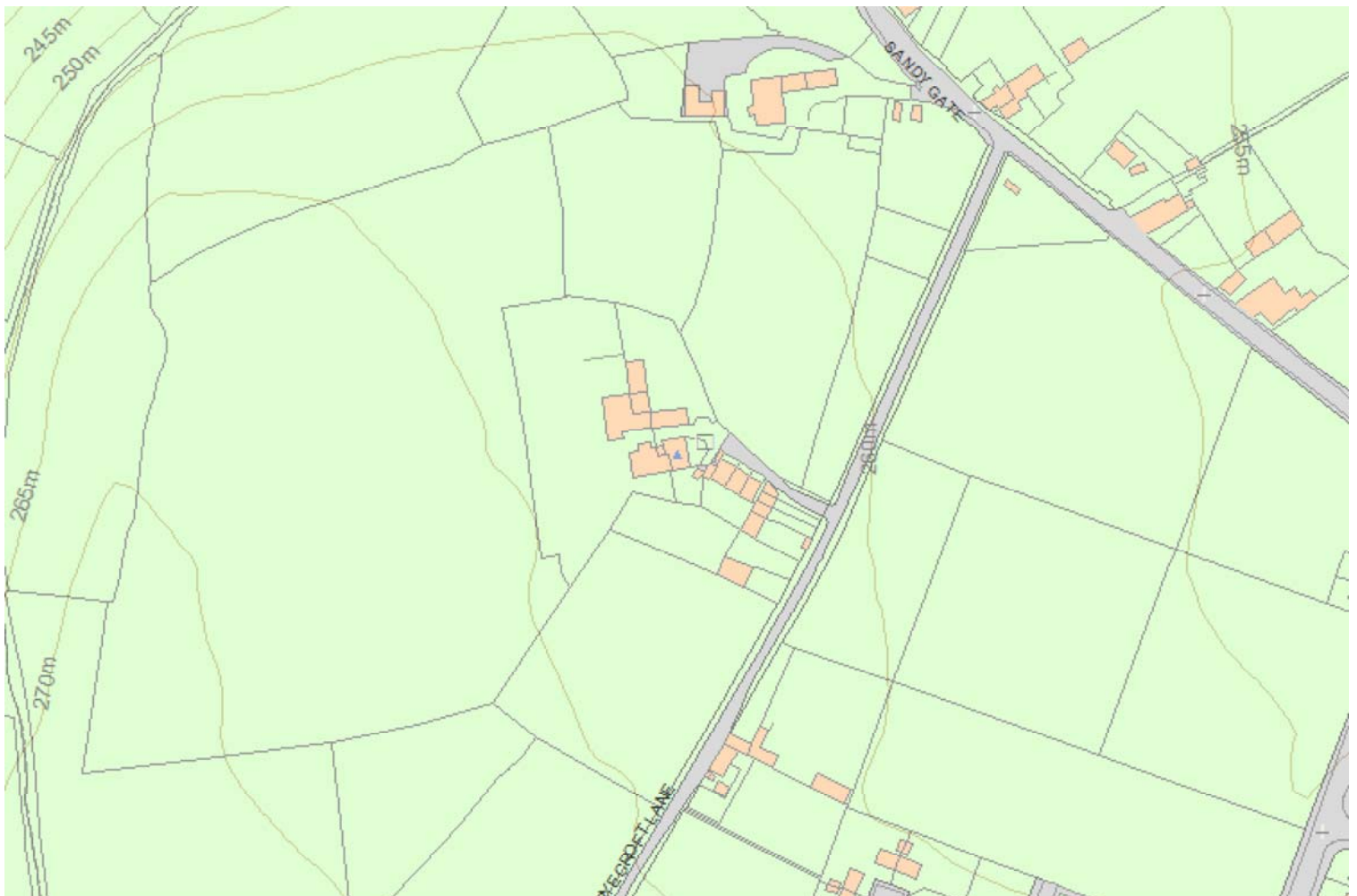
Listing NGR: SE1525007400

## Selected Sources

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

National Grid Reference: SE 15250 07400

## 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 - [1134809 .pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/128449/HLE_A4L_Grade|HLE_A3L_Grade.pdf) ([http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/128449/HLE\\_A4L\\_Grade|HLE\\_A3L\\_Grade.pdf](http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/128449/HLE_A4L_Grade|HLE_A3L_Grade.pdf))

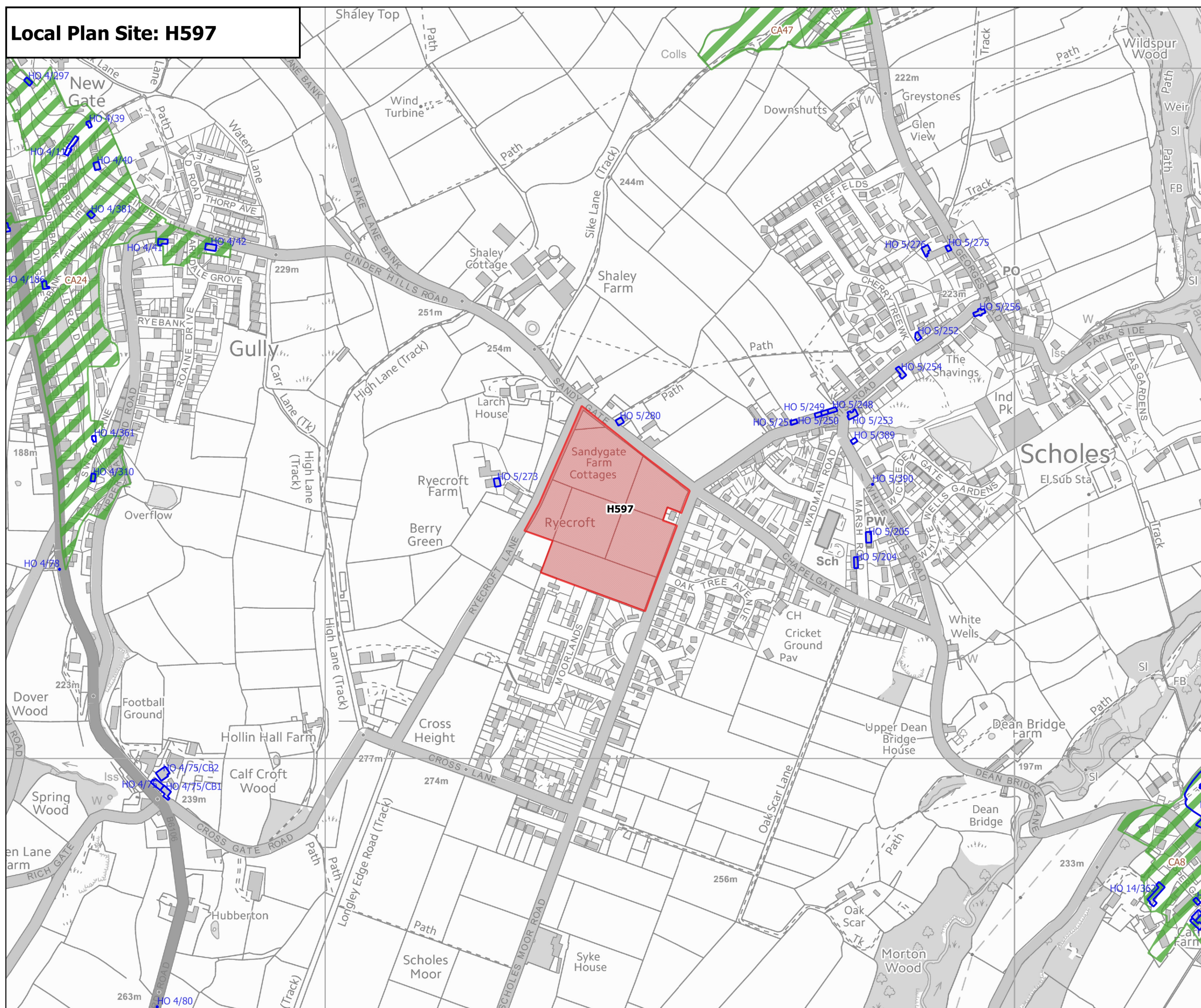
The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 30-Mar-2017 at 03:12:05.

End of official listing

SITE PLANS / DRAWINGS

# Local Plan Site: H597



- 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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