

Heritage Impact Assessment

Site Location:

Land adjacent to Burn Road, Prince
Royd

Site reference number:

H706

On behalf of

Kirklees Council

1.00 Introduction

- Scope of the study
- Relevant policy - NPPF
- Impact of the proposed development on the significance of the Asset

2.00 Methodology

- General approach
- Identifying the heritage asset
- Assessing the contribution of the setting
- Assessing the impact on the proposed development
- Assessing the options for mitigation and/or enhancement
- Glossary

3.00 Site assessment

- Brief history of the site
- Area of search
- Designated heritage assets within area of search

4.00 Assessment of the setting and its contribution to the heritage assets

- Assessment of significance of the heritage asset
- Assessment of the contribution of the setting to the heritage asset

5.00 Assessment of the potential impact of the allocated site on the asset(s)

6.00 Options for mitigation / enhancement

Appendix A - List Descriptions

Appendix B - Site Plans / Drawings

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 description

3.1 The site is located within a district of Huddersfield called Prince Royd, positioned nearest to Birchencliffe, Lindley, Birkby and Netheroyd Hill. This site is also located nearest to Ainley Top, with motorway access to the M62. The southern boundary is defined by the housing to Halifax Road and the Prince Wood Housing estate off Birkby Road.



Figure 1

3.2 The site is partially divided by Burn Road and Yew Tree Road (which is the current route for the Kirklees Way) and provides an open and green sloping valley setting to the north and north west valley across to designated green belt. The site is positioned between Middle and Lower Burn Farm and Cliff Farm and also contains a designation for Kirklees Wildlife Network.

3.3 Access to the site from Halifax Road A629 further south includes built environment traditional to the settlement in the area and is in reference to its former inclusion of Birchencliffe Area, including St Philip's church, residential development including a number of listings and also Cliffe Farm. Adjacent north of the site is Middle and Lower Burn Farm on the junction of Yew Tree Road and Burn Road. Similarly, the setting leading to Grimescar Road is rural and open with traditional residences including a number of listings positioned along Burn Road.

3.4 There are three dykes which have gradually formed small valleys in the earth which made their way from east to west through the site, eventually converging on the eastern boundary where the two southern dykes join Grimescar Dyke. These small valleys have caused the land to gently undulate with a general low point in the centre of the site rising up to Grimescar Woods to the North and Halifax Road to the south. In addition the land generally rises up gradually from the east up to Ainley Top in the west.

3.5 As can be seen from the aerial photograph in Figure 2 the majority of the site is open land but there are areas of woodland which follow the line of the two southern dykes which make them a distinctive feature of the site.

3.6 There are a number of structures within the site boundary but these are not included on the National Heritage List for England and as such will not be assessed as part of this report.



Figure 2

Brief history of the site

- 3.7 The site is located to the north of Birchencliffe, a small village which is part of the historic township of Lindley. The village has grown from a Hamlet located at the junction between Halifax Road running north-south, Birchencliffe Road running to the west and Burn Road running towards the east. The northern border of the site is defined by Grimescar Dyke with the historic Halifax turnpike and Grimescar Woods beyond.
- 3.8 The Hamlet which sits partially within the site is called Burn which is accessed via Burn Lane. The origin of the name most likely comes from the collection of dykes or “Burns” which run through this area. The term burn is now more commonly used in Scotland and the north east but the meaning of the word comes from the Old Norse word “brunnr” which means a spring or a well.
- 3.9 In 1990 an earthwork of circular form was investigated in Grimescar Foot, an area located to the east of the site along the line of Grimescar Dyke. Unfortunately it was not possible to locate the file

3.00 SITE ASSESSMENT

relating to this PRN but it appears that there was an archaeological investigation undertaken at the time which unearthed tools from the Bronze Age, in addition to Roman pottery. There was also evidence that the site was used for agriculture in the Medieval times.

- 3.10 There is further evidence of Roman occupation of the Grimescar area with the discovery of the “Grimscar Roman Tillery” in the mid 20th century which is now an Ancient Scheduled Monument. In addition there is also evidence that a Roman Road ran through Ainley Top which linked the Roman forts of Castlehaw in Lancashire and Slack near Outlane.
- 3.11 The earliest appearance of the area is on the Jeffrey’s map of 1771. In this map there is very little to identify the location of the site, as the distinctive Halifax turnpike to the north had not yet been constructed when the area was surveyed. It is possible to see a collection of properties in the vicinity of “Lindley Moor” to the north of “Birchham Cliff” which may be the collection of properties which form the hamlet of Burn as the listed buildings in this area date from the 18th century.
- 3.12 In the First Edition OS Map published in 1854 it is possible to see the hamlet of Burn and indeed it is this map which begins to give an indication of the change in usage of the area from open agricultural land to industrial.
- 3.13 As a result of the Industrial revolution in the late 18th early 19th century the demand for coal to rose dramatically. Prior to the industrial revolution coal was mined for small scale agricultural and domestic use. The pits were shallow and the coal was scraped away from the surface. As demand grew, the technology became more advanced and the pits began to dig deeper in their search for seams of coal that were buried underground.
- 3.14 As the pits became deeper, working conditions became more dangerous. By the early 19th century it became apparent that not only were men working in the mines but also women, and children as young as 5 or 6 years old. In 1842 an investigation was launched into the working conditions within the mines and local inspectors were assigned to investigate pits in their area. The pits in nearby Lindley and Ainley Top were investigated and in one revealing interview a girl of 9 who worked at the Ainley top pit shocked inspectors by stating that she was flogged at least once a day which made her cry. Inspectors found that the managers of the mines had little respect for the welfare of the miners, young or old and that accidents were common place. Inspectors were also appalled at the state of dress of both the women and the men with some men working completely naked along side women with torn britches where the chains had rubbed between their legs.
- 3.15 As a result of the investigation, The Mines and Collieries Bill was passed in 1842 which prohibited underground work for all women and girls and boys under 10. Despite this legislation, working in

the mines was still very dangerous and accidents were frequent. Between 1850 and 1881 there were a number of acts of parliament passed in order to ensure that all mines maintained higher safety standards and reduce fatalities.

- 3.16 The First Edition OS Map published in 1854 shows a number of collieries evident in and around the site in addition to the woollen mill at Stone, the tanyard and the Burn Quarry. These collieries would have been just entering the era of legislation for mine owner and workers. The fact that these collieries do not appear on the 1893 maps could be an indication that the mines were small scale operations which closed under the pressure of the new regulations.
- 3.17 Despite the loss of the collieries, it is possible to see evidence of industry continuing in the area with the brick and tile works located just outside the site between Birchencliffe and Prince Royd, the quarry located along the west boundary of the site and the shaft to the north of Green Stile. There is also a disused shaft in Grimescar Woods which exists today and can be seen on our modern OS maps.

Identification of Historical Assets

- 3.18 There are a number of heritage assets within the vicinity of the site as shown on the site plan 303-08-004 in Appendix 1 with the majority of these being located to the west of the site. Following consultation, the heritage assets that have been identified as requiring assessment by Kirklees Council are the Grade II listed LOWER BURN FARMHOUSE, List entry Number: 1277420 and the Grade II listed MIDDLE BURN FARMHOUSE, List entry Number: 1231772.

- 3.19 The listing for Lower Burn Farmhouse states:

“Farmhouse SE 1219 16/1139 II 2. C18. Hammer dressed stone. Pitched stone slate roof. Coped gables on cut kneelers. 2 storeys. 3 ranges of 3-light casements, none with stone mullions. One 3-light and two 2-light stone mullioned windows to rear.”

- 3.20 The listing for Middle Burn Farmhouse states:

“Farmhouse SE 1219 16/1138 II 2. C18. Barn (which was added later) is dated 1798. Rendered. Pitched stone slate roof. Coped gable on cut kneelers. 2 storeys. 1st floor has two 3-light and three 2-light stone mullioned windows (mullions removed). Ground floor has two 4-light and one 2-light stone mullioned windows (all but one mullion each in the 4-lighters removed). Barn has one range of modern casements.”

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 In this situation we have two structures of a similar nature within close proximity. Lower Burn Farmhouse appears to comprise of three smaller cottages whereas Middle Burn Farmhouse is currently a single dwelling. This does not appear to have always been the case and there is evidence that the building has either been extended or was previously two or three separate dwellings. The map of 1893 shows the farmhouse split into two distinct structures. This could mean that they were separate dwellings or it could mean that the farmhouse had an attached barn which has now been converted.

4.3 One possibility is that the Middle Burn was the main farmhouse and Lower Burn comprised of the workers cottages and the more functional structures. There is a barn included in the listing of Middle Burn Farmhouse but this could have been used for storage of hay or feed rather than animals. This is further corroborated by the shared access drive shown on the first edition OS. This map shows that the main drive ran directly up to Middle Burn and a second road ran away from this access drive at right angles towards Lower Burn. This access arrangement would seem to indicate that Lower Burn was either constructed after Middle Burn or that it was an ancillary building.

4.4 Considering the industrial history of the area it is also possible that these buildings were not necessarily farmhouses but were smallholdings, this would particularly apply to Lower Burn Farmhouse. In this situation the men would work in the mines or the factories and the women and children would work the land on the smallholding. These smallholdings would usually be owned by lead miners or workers in the textile industry.



Figure 3 - View of Middle Burn Farmhouse from the south



Figure 4 - View of Lower Burn Farmhouse from the south

The Farmhouses

- 4.5 **Evidential Value** - There is potential for both properties to reveal more evidence about the uses of the buildings and whether they formed one larger farmstead or a range of smallholdings.
- 4.6 **Historical Value** - As a farmhouse or a collection of smallholdings the building has associative value due to the direct link with the historical farming and mining community in the area. The age of the buildings indicate that the construction of these farms 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 buildings are located away from the public footpath in private grounds so it was not possible to undertake a detailed visual inspection of the buildings. Both farmhouses have aesthetic value as former agricultural dwellings and have maintained the appearance of rural structures.
- 4.8 **Communal Value**—Both properties have communal value due to their 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. Excavation could reveal further evidence of the mining activities and there could be potential to expose more evidence of the Roman occupation, particularly due to the proximity of the various Roman finds in the area. Any finds could enhance our knowledge of the Farmhouses and their uses.
- 4.10 **Illustrative Historical Value** - The open land immediately to the south, including the field boundaries, provides illustrative historic value as it contributes to the rural setting of the assets and re-enforces the historic agricultural usage of the buildings.
- 4.11 Grimescar Dyke which runs directly adjacent to the farmhouses is essential to our understanding of why the buildings were located and positioned as they are and as such has illustrative historical value.
- 4.12 **Aesthetic Value** - The open land to the south provides aesthetic value to the assets by allowing the assets to be viewed from Yew Tree Lane against the backdrop of the rural landscape to the rear.

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** - As discussed previously there are two main vehicular routes through the site to the Farmhouses. Both of these approaches are important historic routes as they enhance the rural setting of both the Hamlets of Burn and Stone and the heritage assets. The areas of open land immediately adjacent to these roads contributes to the rural nature of the roads and as such has illustrative historical value.



Figure 5 - View west along Yew Tree Road

4.15 The historic field boundaries have illustrative historic value as they provide a clear indication of the agricultural usage of the land.

4.16 The dykes which run through the allocated site have illustrative historical value as they are essential to understanding the evolution of the hamlet of Burn and the subsequent construction of the farmhouses. It is evident that these water courses were important to the communities living in Burn and Stone and as such have significance to the assets.

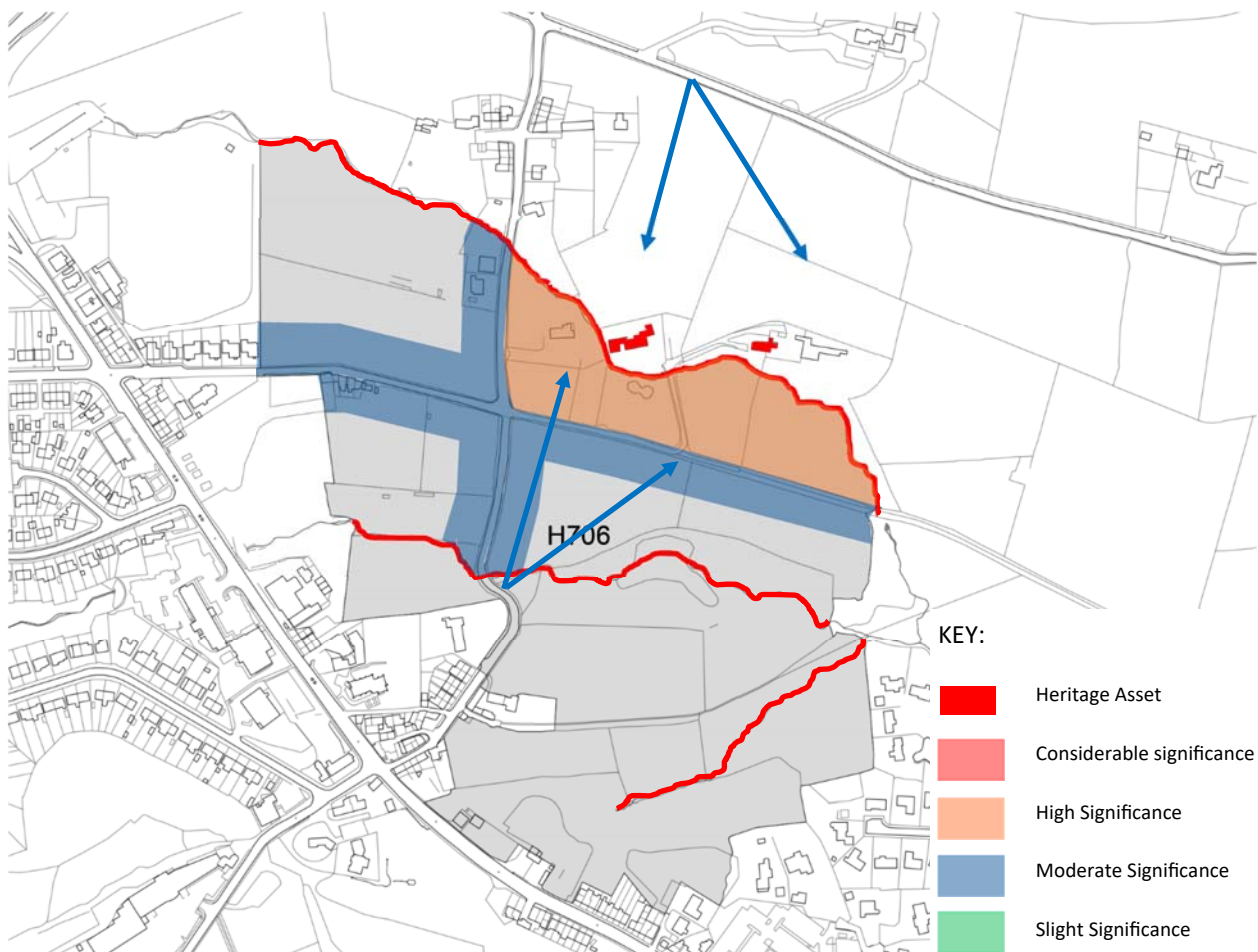
4.17 **Aesthetic Value** - There are a number of vantage points along the routes into the sites which allow glimpses of the heritage assets and their wider setting. In general the views from Yew Tree Road and Burn Road also give an indication of the rural setting but they have limited value to the heritage asset due to the undulating ground and the low level of the land on which the assets are situated. The elevated view from Burn Road shown below provides a reasonable view of the assets and their context and as such provides a reasonable level of value to the assets.



Figure 6 - View from elevated section of Burn Road looking north towards the heritage assets

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 **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: Moderate significance** - If the views of the heritage assets from Yew Tree Road and Burn Road were lost, this would cause less than substantial harm to the assets.
- 5.4 **Immediate setting to the south: High significance** - If the open land immediately to the south of the Farmhouses was lost this would cause substantial harm to the assets.
- 5.5 **Grimescar and other dykes in the allocated site: High significance** - Loss of these landscape features would cause substantial harm to the assets.
- 5.6 **Extended setting** - Any finds could enhance our knowledge of the farmhouses and the surrounding area and would cause harm if they were to be lost without being recorded.



6.00 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.
- 6.2 The area to the south of the assets is very important to the significance of the heritage asset. Loss of this area of open land would cause substantial harm to the heritage assets.
- 6.3 Due to the gradients of the land and the views available from Burn Road to the south, the area between Yew Tree Road and the central dyke requires careful consideration to ensure that any development is in keeping with the rural nature of the site in terms of the building design, scale and density of development. This is in order to maintain the views and rural appearance from this viewpoint.
- 6.4 Additional areas of high sensitivity have been shown along the access roads through the site. Development in these areas requires careful consideration to ensure that the rural nature of the approach to the heritage assets is retained.
- 6.5 The extended setting has been assessed as having the potential to yield additional evidential value. To ensure that any evidential value is not lost when, and if, the site is developed we would recommend that a pre-determination evaluation of the site is undertaken prior to the approval of any planning applications on the site.



Leeds@farrellandclark.co.uk
London@farrellandclark.co.uk
www.farrellandclark.co.uk

First Floor, Brodrick's Building,
43 -51 Cookridge St,
Leeds, LS2 3AW

Tudor House,
35 Gresse Street,
London, W1T 1QY

LIST DESCRIPTIONS

LOWER BURN FARMHOUSE

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: LOWER BURN FARMHOUSE

List entry Number: 1277420

Location

LOWER BURN FARMHOUSE, REAP HIRST ROAD

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

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 29-Sep-1978

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

Legacy System Information

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

Legacy System: LBS

UID: 406997

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

REAP HIRST ROAD 1. 5113 (North Side) Birchencliffe Lower Burn Farmhouse SE 1219 16/1139 II 2. C18. Hammer dressed stone. Pitched stone slate roof. Coped gables on cut kneelers. 2 storeys. 3 ranges of 3-light casements, none with stone mullions. One 3-light and two

2-light stone mullioned windows to rear.

Listing NGR: SE1222819075

Selected Sources

National Grid Reference: SE 12228 19075

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 - [1277420 .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

MIDDLE BURN FARMHOUSE

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: MIDDLE BURN FARMHOUSE

List entry Number: 1231772

Location

MIDDLE BURN FARMHOUSE, REAP HIRST ROAD

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

County:

District: Kirklees

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

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mullioned windows (mullions removed). Ground floor has two 4-light and one 2-light stone mullioned windows (all but one mullion each in the 4-lighters removed). Barn has one range of modern casements.

Listing NGR: SE1213119079

Selected Sources

National Grid Reference: SE 12131 19079

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End of official listing

Historic England

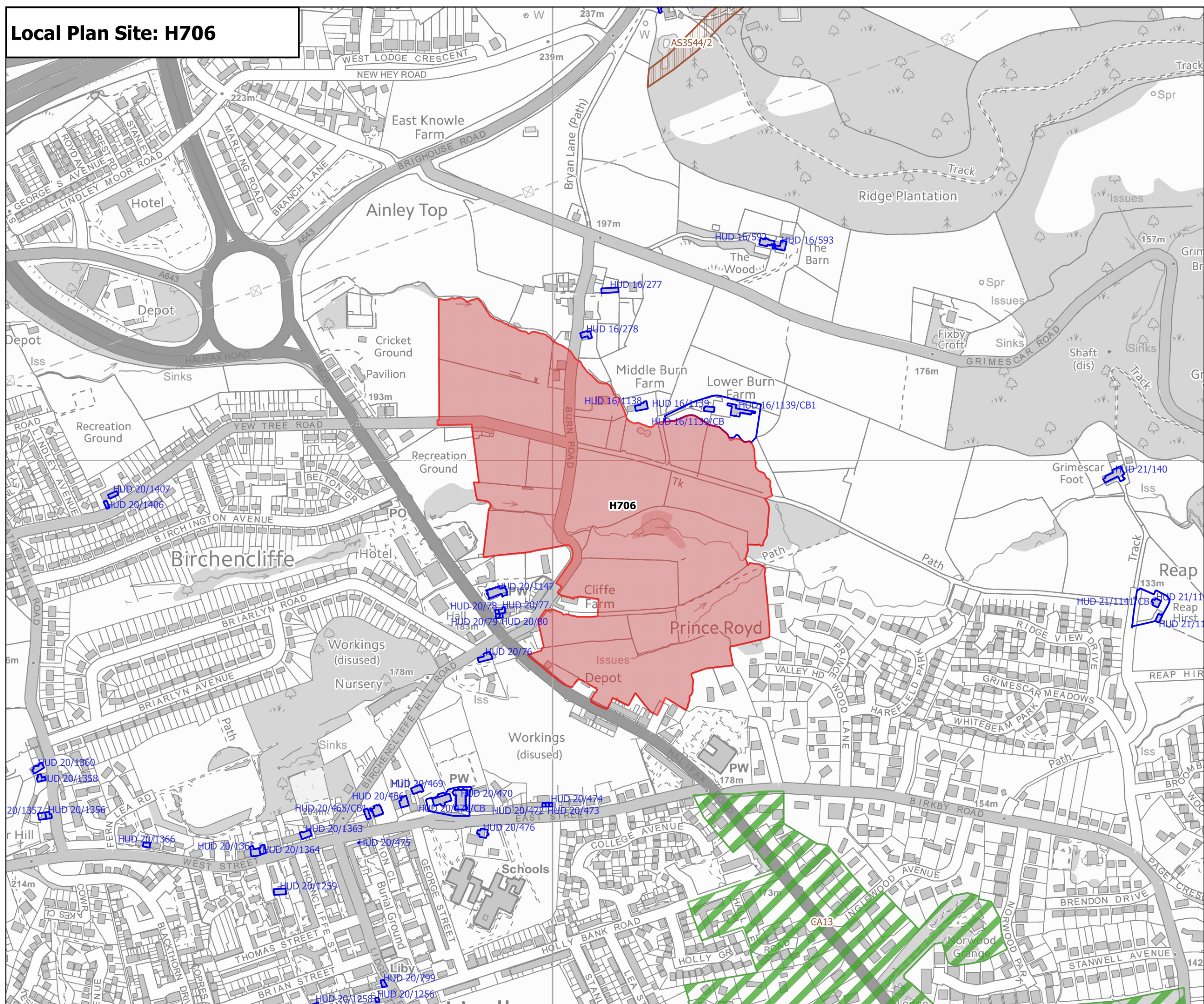
SITE PLANS / DRAWINGS

Local Plan Site: H706

- 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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