

Heritage Impact Assessment

Site Location:

Land Adjacent, Raikes Lane, Birstall

Site reference number:

H761

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 within the northern part of the village of Birstall, the village gives its name to the parish of Birstall, which along with the villages of Great and Little Gomersal and Birkenshaw, form the township of Gomersal. The village is approximately 6 miles south-west of Leeds and 8 miles north-east of Huddersfield and just 2 miles from the neighbouring town of Batley. It lies between the A62 Huddersfield to Leeds road, and the A652 Bradford to Dewsbury road, and is situated a mile from the M62 junction 27 to the north-east.
- 3.2 Situated off Raikes Lane and to the rear of the properties on High Street, the site slopes from north to south and is bounded by hedgerows and trees. The site is partially located within the Birstall Conservation Area and situated close to a number of listed buildings.
- 3.3 The majority of the site is open land, with the exception of outbuildings to no.9 Raikes Lane which appear to be included within the boundaries of the site. These structures are not included on the National Heritage List for England and will therefore not be assessed as part of this Impact Assessment. There are a number of designated heritage assets located within a 200 metre radius of the site which will be assessed as part of the Impact Assessment, these assets are as follows; Birstall Conservation Area; Birstall Old Hall (Grade II* Listed Building) and Highfield Farmhouse and Cottage (Grade II* Listed Building).

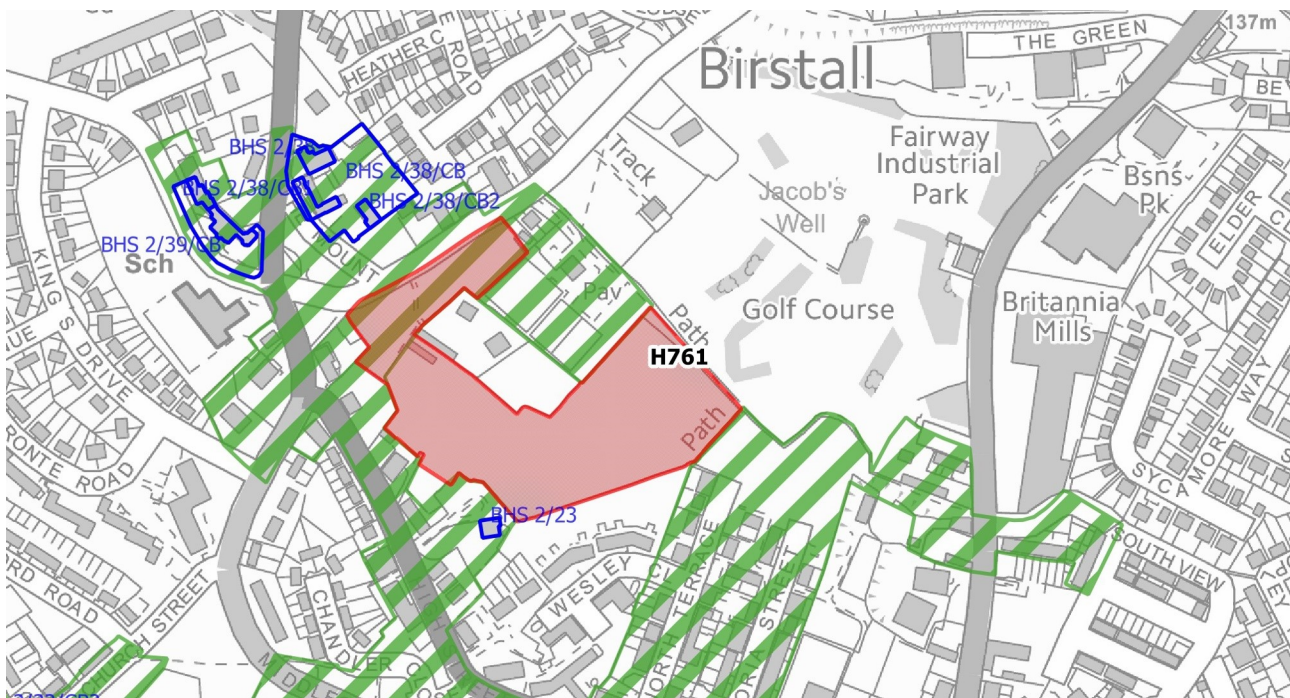


Figure 1 - Site plan

3.0 SITE ASSESSMENT (cont.)

Brief site history

- 3.4 The origins of Birstall are unclear and although Birstall is not mentioned in Domesday Book, a prehistoric trackway is believed to have stretched along the line of Low Lane and was later used by the Romans as a route between York and Chester. There is evidence that Birstall was settled during the Anglo-Saxon period as a carved stone, which dates to that period, was found and is now displayed within St. Peter's Church. The Church itself contains elements from the 12th Century but was largely rebuilt in the 19th Century.
- 3.5 During the 17th Century, the area was mainly characterised by farming and small cottage industry in woollen cloth making. There was also mining, stone quarrying, iron manufacturing. As Birstall is situated in the foothills of the Pennines, a coal measure along with the local water course of Smithies Beck allowed for textile industries such as cloth dying to develop in the village.
- 3.6 By the 19th Century, Birstall had ceased to be an area focussed upon agriculture and had become an integral part of the woollen district. At this time, Birstall had few formal mills but still had a number of domestic textile facilities. The village grew rapidly during the 19th Century and according to the OS 1854 map, the nucleus of the village centred around market place which is a triangular piece of land defined by High Street, Low Lane and Church Street. The old retail centre was focused around High Street, rather than Low Lane as it is today. Birstall Foundry, which was a dye works, Britannia Mill, a textile mill, were located on the edge of the village. By 1894, the area to the south of Low Lane and Smithies Lane has now been developed with housing and additional mills along Smithies Beck and Bradford Road.
- 3.7 Birstall had a direct association with Wesleyan Methodism, a local stone mason, John Nelson, introduced it to the area in 1741 after being converted by John Wesley. The first Methodist chapel in Birstall was built in 1750 and located on the Huddersfield Road. It has been documented that there had been up to six Methodist chapels in Birstall.
- 3.8 The textile, mining, iron and quarrying industries all declined in the 20th Century and many mill buildings and workers cottages were demolished and replaced with houses in the 1960s. Birstall has a mix of modern and 19th century housing and is predominantly a commuter village. From the early 20th Century, mass housing along Nova Lane had begun to be constructed. At the start of the Second World War, it was proposed to construct 160 dwellings on Fieldhead Lane.

Identification of heritage assets

- 3.9 There are a number of heritage assets located close to the site and there are three designated heritage assets which will require assessment: Birstall Conservation Area, Birstall Old Hall (Grade II* Listed Building) and Highfield Farmhouse and Cottage (Grade II* Listed Building).

3.0 SITE ASSESSMENT

3.10 The listed building description for Birstall Old Hall (Grade II*) is as follows:

“This is a very fine large detached house, dated 1700. It is constructed of hammer-dressed stone, part of which is rendered, and has evidence of quoins. It is a two storey building with an attic and has a slate roof. It has a double gabled front with 6 light mullion windows in one gable and 5 light mullion windows in the other – both of which contain a reasonable proportion of their original glass and leading. The front central doorway has a chamfered arch with a dated lintel, and the interior is said to contain some original panelling as well as some late-eighteenth or early-nineteenth century parlition panelling and traces of the original fireplace. Further to this, is the original carved oak staircase, which is still in use.

The hall is looked after by the Birstall Old Hall Preservation Society who raised money to purchase and preserve the building and grounds in the 1960s.”

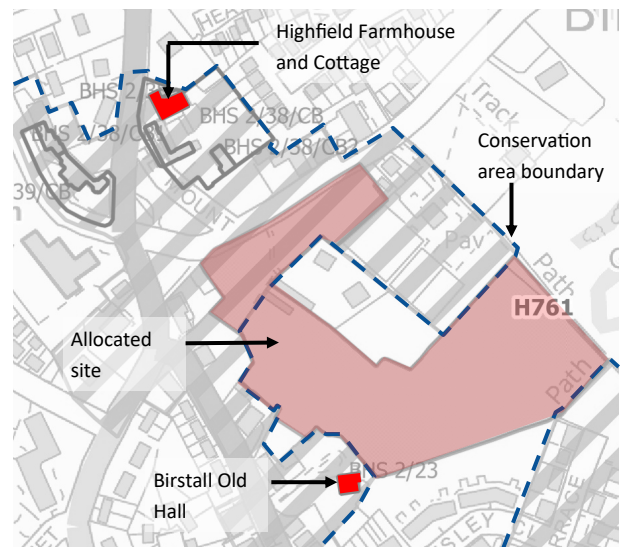


Figure 2 - Identification of historic assets

3.11 The listed building description for Highfield Farmhouse (Grade II*) is as follows:

“This is a mid 17th century house of two storeys and has a three-gabled façade – each gable with ornamental finial (the example of the left bay is inscribed ‘RB 1612’).

The house exhibits at least two phases of stone encasing of an earlier timber-framed aisled hall with two contemporary cross-wings, one with a king-post roof and the other with a collar-raftered, possibly crown-post roof.

Set in front of the farmhouse are a range of barns and outbuildings. These outbuildings are presently being converted for residential use (1991).”

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

Birstall Conservation Area

4.1 Birstall Conservation Area Appraisal has been consulted as part of the assessment process with particular reference paid to the appraisal of The Mount character area as part of the allocated site sits within this character area and as such has the most potential to be affected by the development of the site.

4.2 The Mount is described as follows in the conservation area appraisal:

“This area is characterised by a concentration of Listed Buildings at the north end of the village. These buildings range from converted farm dwellings to large detached villas at the junction of Nova Lane and Middlegate. This identity area also includes the top end of High Street, North Terrace and Victoria Street which have many historical and architecturally interesting properties despite the modern additions throughout this area. The historic walls in this area also add a great deal to the character of the identity area, Fieldhead is one of the original routes into the village and the buildings here are pre 19th Century. The Mount is a key area of the village as it is located on a hill and gives views of the Birstall parish, and it has a large amount of open space and greenery. This area is also riddled with snickets such as The Donkey Steps which lead from High Street to land known as Donkey Fold, this is a very narrow snicket with only 12 steps at the base of the pathway. Another pathway in this area is known as Sheards Hill which leads up to the mount. This is an ancient snickleway which has a handrail down the centre of the path and has no steps.

4.3 The open space in the Mount is defined as follows:

“The identity area surrounding The Mount has a large amount of green open space and tree coverage. This adds a great deal to the character to the area and gives the feeling of being in a rural rather than an urban location. The mature trees and vegetation provide stature and a high quality setting for the properties on the Mount. The open space and tree coverage is very important to the conservation area and should be protected and taken into account when there are proposals for development in the area.”



Figure 3 - View of the open space in The Mount

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

4.4 Despite the open nature of the land adjacent to the Mount it appears that, historically, this area would have looked very different. After assessing the first edition OS map published in 1854 it appears that Raikes Lane was undergoing a period of development. We do not know the dates of the buildings shown on this map but we are able to view these structures on an aerial photograph of the area from 1925 which clearly shows sections of terraced housing, particularly in the areas at the base of the hill within the triangular section of land below the Mount. The building which does appear to be different is the structure marked in red on the map with the black outline. The aerial photograph clearly shows that the building in this area is unlike the terraced housing which has been constructed adjacent. It appears to have 3no. south facing gables and be similar in style and proportions to the 17th century Highfield Farmhouse. One of the concerns about this assumption is that the walls look very “bright” compared to the weathered stone of Highfield Farmhouse which is virtually indistinguishable. It is possible that due to its exposed location the stonework was in poor condition and that the walls had been rendered in a similar way to the partial rendering that is still evident on the Old Hall.



Figure 4 - Plan showing location of properties as shown on the OS map of 1854



Figure 5 - Aerial photograph of the area taken in 1922

4.5 If there was indeed a 17th century manor / farmhouse on this area of the site, this means that not only was this area of the allocated site developed in the 20th century but also, potentially as far back as the 17th century.

The Old Hall

4.6 The Old Hall is identified as a key listed building in the Conservation area and the appraisal states:

“The Old Hall is located on High Street and is a Grade II Listed Building. It is a very fine large detached house dated 1700. It is constructed of hammer dressed stone, and is part rendered with quoins. It has a stone slate roof with hollow chamfered gable copings on carved kneelers. The building is 2 storeys in height*

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

and includes an attic. It has a double pile plan with gabled front and gabled wing to right side and twin-gabled 3-bay symmetrical facade with plinth. The central doorway has a moulded surround and impost supporting moulding. The arched lintel is inscribed:

*F
T M
1700*

To the left and right is a 12-light mullioned and transomed window with king mullion, to both floors, and 2light window to each attic gable, all double chamfered. The right elevation including projecting wing has 2 arched doorways, one small round arched window, various 2 and 3-light windows and one 5-light window, all double chamfered. The Left elevation is plain. The rear elevation is 2-gabled with 2-light window in each. There is a later doorway with tiny blind window to the right and a large cross-window and one 5-light window to the left. There is also one 3-light window to 1st floor of each bay, all double chamfered and some lights with early leaded, diamond glazing. Hood moulds and continuous drip moulding are very badly eroded. There is also a large central ashlar stack to each wing.

- 4.7 The Old Hall is located in private grounds adjacent to a footpath which leads around the site. Whilst the building appears to sit in isolation, this does not seem to have been the case historically. When looking at the First Edition OS map it becomes apparent that the Old Hall was part of a cluster of structures. These included the Mount Pleasant School and possibly a barn to the north, a row of houses to the east and a second row of houses to the west. As such it appears that the view of the Old Hall shown in Figure 5 would have been quite different to how it appears today. Aerial photographs were taken in the 1920's (see figure 7) which show the location and form of these buildings allowing one to make assumptions with regards to their usage.

- 4.8 There appear to have been two approaches to the building, one from the courtyard to the



Figure 6 - Photograph with the Old Hall to the right



Figure 7 - Plan showing the location of the adjacent structures as they appear on the First edition OS

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

north and a second, more formal entrance from the west which led the visitor up to the entrance in the southern elevation. These two entrances appear to have been separated by a wall running east-west which still exists.

4.9 **Aesthetic Value** - Although it was not possible to gain full access to the property it is possible to ascertain from photographs etc. that the building has aesthetic value as a 17th century Hall.

4.10 **Illustrative Historical Value** - When looking at the aerial photograph and the design of the Hall it appears that the primary elevations were to the south and to the east. The building has illustrative historical value as a former 17th century farmhouse which gives an indication of the agricultural identity of Birstall.



Figure 8 - Aerial photograph of the Hall taken in 1922

4.11 **Evidential Value** - The small semi-detached cottages to the south-east appear incongruous when compared to the orientation of the Hall and as such these dwellings may have been constructed at a later date. Unfortunately we do not have any information on the barn like structure to the north-east of the Hall but when compared to similar structures such as the Highfield Farmhouse which have associated barns and outbuildings, it is fair to assume that this barn may have been a 17th / 18th century structure associated with the Hall. It may be possible to ascertain the location of these structures and as such the immediate setting of the Hall has the potential for having evidential value to the asset.

Level of importance

4.12 The building is included on the List of Buildings of Special Architectural or Historic Interest at Grade II* and as such is of national importance and more than special interest.

Setting

4.13 Historically the building appears to have been part of a collection of structures which formed a small courtyard to the north of the Hall. The gardens and approaches to the south and the west of the heritage asset are of considerable significance to the heritage asset as are the boundary walls.

4.14 The existing setting of the Hall to the north is now much more open with landscaped areas adjacent to the north elevation. Research proves that this area would have historically have been more of a

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

courtyard setting, possibly cobbled or hardscaped rather than grass.

- 4.15 If the Hall was historically part of an agricultural setting, the land to the north of the Hall which now forms the allocated site may have been part of the agricultural land associated with the farm and as such may have some historical significance to the heritage asset.

Highfield Farm House and Cottages

- 4.16 The Highfield Farm House and Cottages are also identified as a key listed building and the conservation area appraisal states:

“Located on The Mount, the Grade II Listed property is an excellent large farmhouse which has been divided. The 17th Century bay to left is earliest. The property is of hammer dressed stone with a stone slate roof. It is two storeys in height with an attic and has moulded gable copings on carved kneelers and a plinth. It has a facade of 3 gables, each with ornamental finial, which over left bay inscribed RB 1612 (recut). The left bay has 12-light ovolo moulded mullioned and transomed window with 6-light window to 1st floor, both with hood moulds and double chamfered. There is a fine example of very early leaded glazing to ground floor. The 2-bays to right have continuous hood moulding over ground floor openings which comprise: chamfered doorway with arched lintel to left, 12-light mullioned and transomed window with king mullion, later doorway enlarged from 2-light window, 5-light window with 2 mullions removed, and recent doorway to right. At 1st floor level is central 2-light and two 5-light windows, one having 2 mullions removed. All windows double chamfered. Left elevation including No. 7 Fieldhead Lane has 19th Century windows. The right elevation is rendered. The rear elevation: No. 9 to left is slightly projecting gabled wing rendered, with 5-light double chamfered window, with 2 mullions removed, to first floor. Ground floor altered. The central outshut extension has a chamfered doorway with arched head and 2-light double chamfered window. There is also a projecting wing to right, No. 7, has 19th Century openings.”*

Level of importance

- 4.17 The building is included on the List of Buildings of Special Architectural or Historic Interest at Grade II* and as such is of national importance and more than special interest.

Immediate Setting

- 4.18 The immediate setting of Highfield Farm and associated barns and cottage indicates that the extended setting of the farmhouse was historically agricultural. The land around the asset has since been developed and this agricultural setting has been lost. The allocated site may have formed part

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

of the agricultural land associated with the Farm but as the barns have since been converted into housing the connection to the agricultural land has been diminished.

- 4.19 With regards to the potential harm the proposal may have on the asset, the only element of the site which is of significance to the asset is the connection to the agricultural land but this link is speculative and as such is of medium to low value. As a result this report has concluded that the proposed development will have no impact on the heritage asset.

5.0 ASSESSING THE IMPACT OF THE ALLOCATION ON THE ASSET

5.1 **Land directly adjacent to the heritage assets: Moderate significance** - Although this area of land is visually separated from the assets by the belt of trees located to the north of the Hall, these are not permanent features and they cannot be assumed to be a buffer zone. The land to the north of the allocated site is within the conservation area boundary but this land has been previously developed possibly as far back as the 17th century. As such these areas of land are of moderate significance to the heritage assets as they contribute to the agricultural history and to the setting of the Hall. This land also forms the setting to the historic views to and from the Conservation Area. The effect of developing this area of land has been carefully considered and if these areas of open area of land were to be lost there is the potential for it to 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.

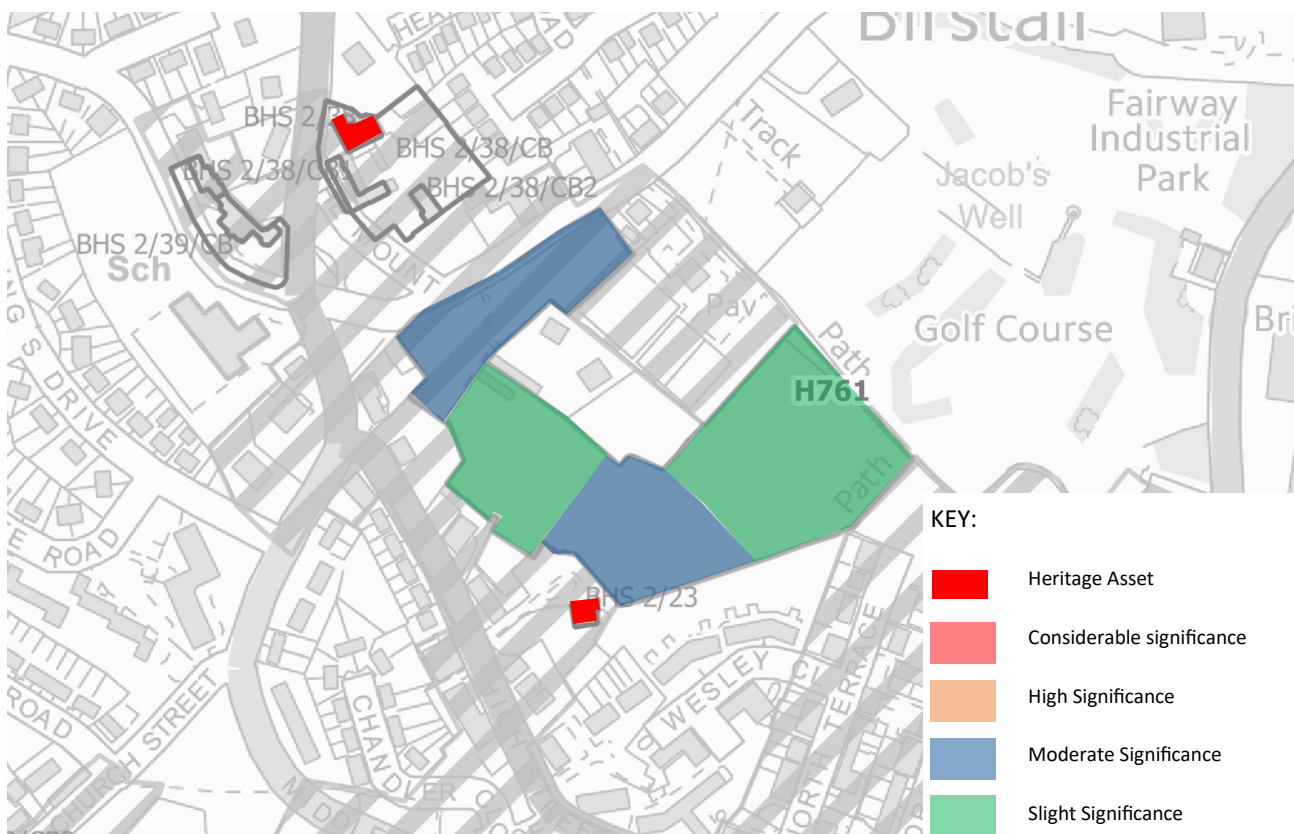


Figure 9 - Plan showing significance of the allocated site

6.0 OPTIONS FOR MITIGATION / ENHANCEMENT

- 6.1 The advice below has been given in order to provide guidance on how the harm to the heritage assets may be mitigated. Each one of these options needs to be explored further as part of the design process for the site but this list is not exhaustive and alternative options should also be considered. Any mitigation / enhancement options need to be discussed and agreed with Kirklees Planning and Development. All development in any area of the site which is deemed to have any significance to the asset, however slight, should be treated as being within the setting of a heritage asset and should be in accordance with policy PLP35 of the Kirklees Local Plan.
- 6.2 The areas of the site that have been identified as having moderate significance are important to the significance of the assets and require assessment with the assumption that any harm will be less than substantial and can be mitigated. This mitigation is required in order to retain the open agricultural setting of the assets. Development in these areas could take the form of a more traditional courtyard setting and would need to be low density in order to mitigate the potential harm to the assets.
- 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 in 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.



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Leeds, LS2 3AW

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

LIST DESCRIPTIONS



Historic England

OLD HALL

List Entry Summary

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

Name: OLD HALL

List entry Number: 1300342

Location

OLD HALL, 93, HIGH STREET

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-Mar-1963

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: 340928

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

SE 22 NW BATLEY MB HIGH STREET BIRSTALL 2/23 No. 93 29.3.63 (Old Hall)

II*

Very fine large detached house. Dated 1700. Hammer dressed stone, part rendered. Quoins. Stone slate roof with hollow chamfered gable copings on carved kneelers. 2 storeys and attic. Double pile plan with gabled front and gabled wing to right side. Twin gabled 3-bay symmetrical facade with plinth. Central doorway with moulded surround and impostes supporting moulded and arched lintel inscribed: F T M 1700 To left and right is 12-light mullioned and transomed window with king mullion, to both floors, and 2-light window

to each attic gable, all double chamfered.

Right elevation including projecting wing has 2 arched doorways, one small round arched window, various 2 and 3-light windows and one 5-light window, all double chamfered. Left elevation plain. Rear elevation is 2-gabled with 2-light window in each. Later doorway with tiny blind window to right and large cross-window and one 5-light window to left. One 3-light window to 1st floor of each bay, all double chamfered and some lights with early leaded, diamond glazing. Hood moulds and continuous drip moulding are very badly eroded.

Large central ashlar stack to each wing.

Interior said to have contemporary staircase.

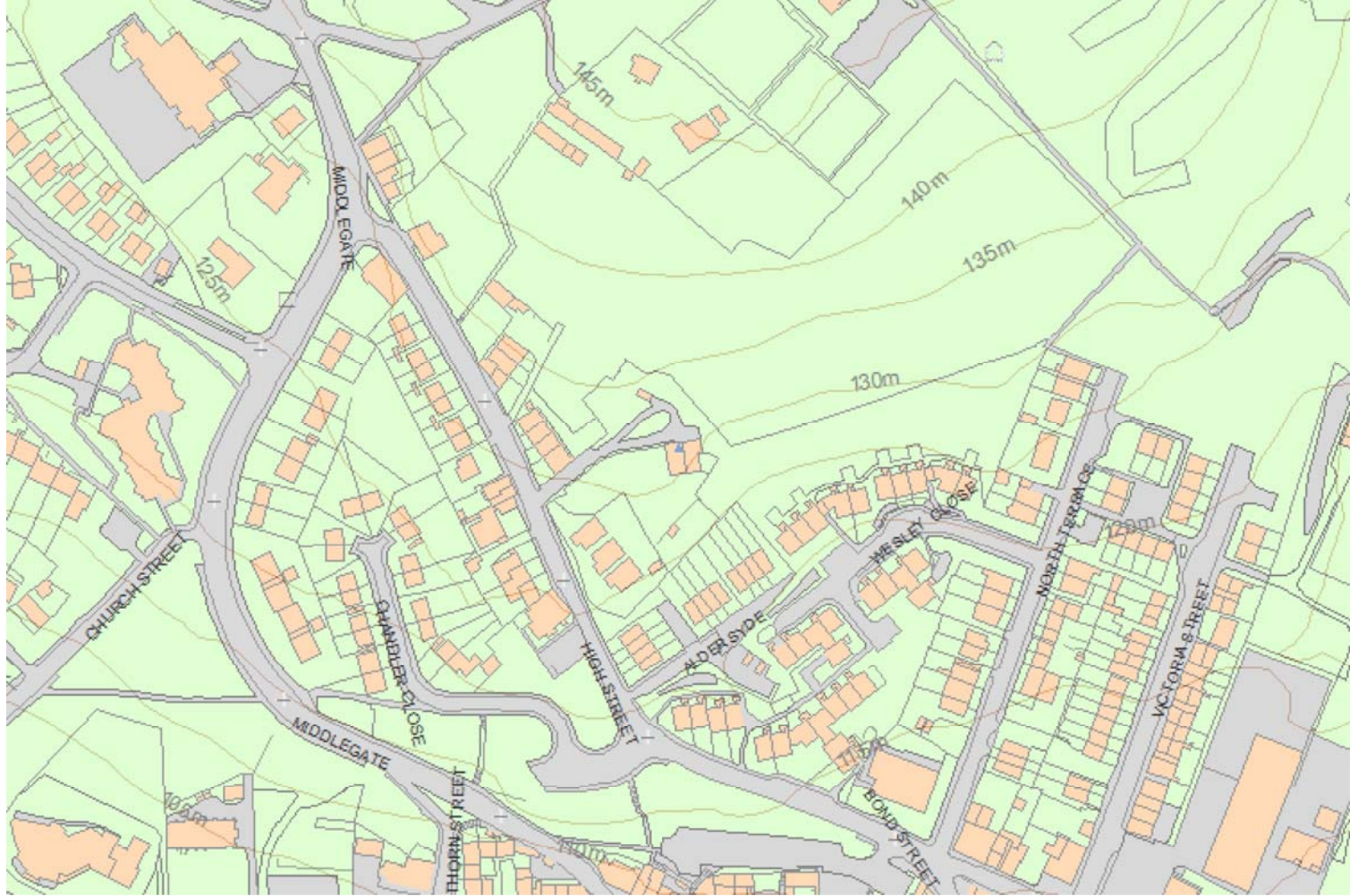
Listing NGR: SE2239026443

Selected Sources

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

National Grid Reference: SE 22390 26443

Map



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End of official listing



Historic England

HIGHFIELD FARMHOUSE AND COTTAGE

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: HIGHFIELD FARMHOUSE AND COTTAGE

List entry Number: 1184038

Location

7 AND 9, FIELDHEAD LANE

HIGHFIELD FARMHOUSE AND COTTAGE, THE MOUNT

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: 15-May-1980

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: 340943

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

SE 22 SW BATLEY MB THE MOUNT 2/38 BIRSTALL

15.5.80 Highfield Farmhouse and cottage

II*

Includes Nos. 7 and 9 Fieldhead Lane. Excellent large farmhouse now divided. C.17 the bay to left being earliest. Hammer dressed stone. Stone slate roof. 2 storeys and attic. Moulded gable copings on carved kneelers. Plinth. Facade of 3 gables, each with ornamental finial, that over left bay inscribed RB 1612 (recut). The left bay has 12-light ovolo moulded mullioned and transomed window with 6-light window to 1st floor, both with hood moulds and double chamfered. Very early leaded glazing to ground floor. The 2-bays to right have continuous hood moulding over ground floor openings which comprise: chamfered doorway with arched lintel to left, 12-light mullioned and transomed window with king mullion, later doorway enlarged from 2-light window, 5-light window with 2 mullions removed, and recent doorway to right. At 1st floor level is central 2-light and two 5-light windows, one having 2 mullions removed. All windows double chamfered.

Left elevation including No. 7 Fieldhead Lane has C.19 windows. Right elevation is rendered. Rear elevation: No. 9 to left is slightly projecting gabled wing rendered, with 5-light double chamfered window, with 2 mullions removed, to 1st floor. Ground floor altered. Central outshut extension with chamfered doorway with arched head and 2-light double chamfered window. Projecting wing to right, No. 7, has C.19 openings.

Listing NGR: SE2228326687

Selected Sources

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

National Grid Reference: SE 22283 26687

Map



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For a copy of the full scale map, please see the attached PDF - [1184038 .pdf](#)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/171501/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

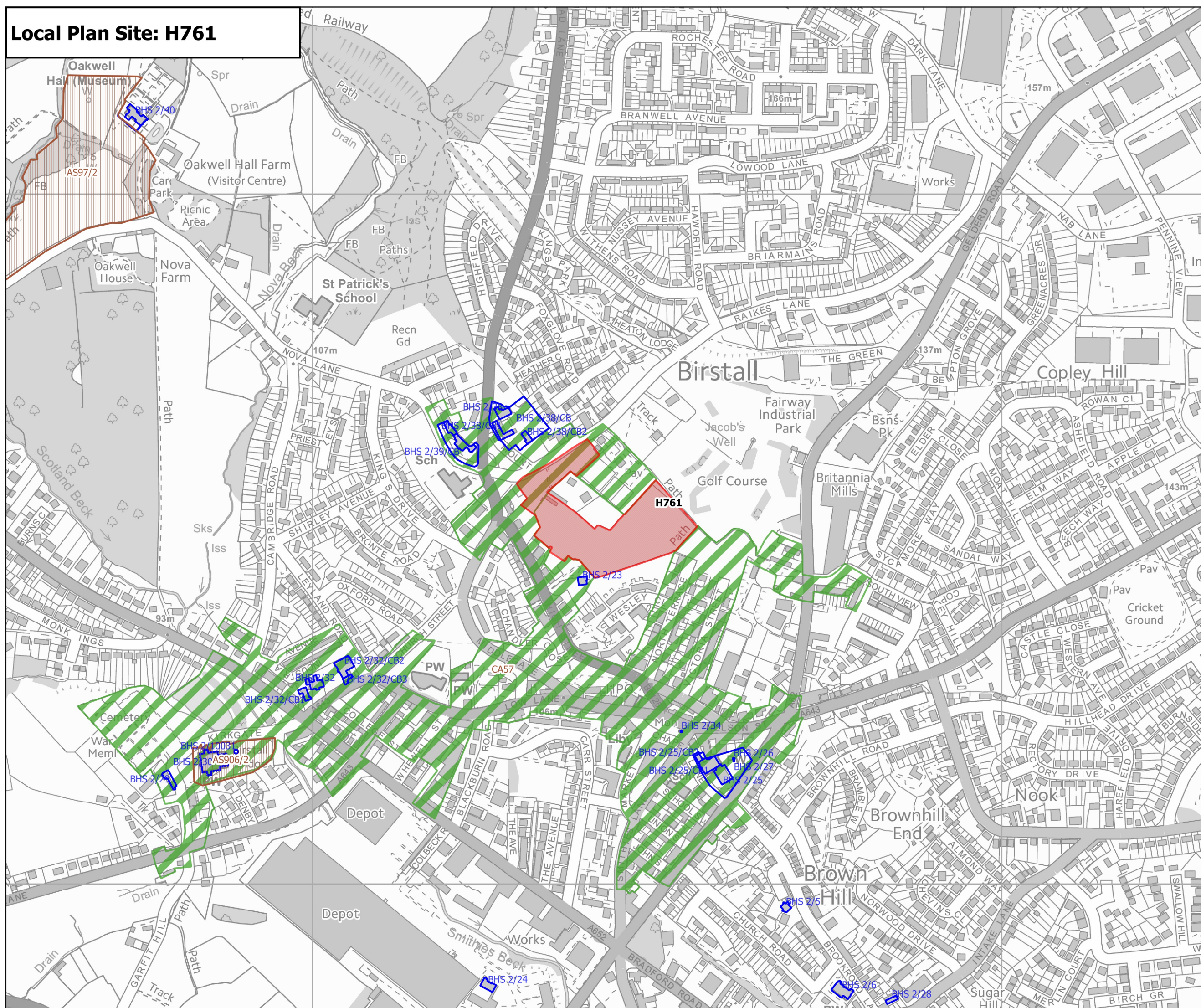
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End of official listing

SITE PLANS / DRAWINGS

Local Plan Site: H761



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