

Heritage Impact Assessments

Haworth and Cross Roads

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H315
Site Name:	Weavers Hill
Regulation 18 Site Ref	N/A
Former SHLAA Site Ref	HA/014
Site Address	Weavers Hill, Haworth
Settlement	Keighley
Gross Site Area (ha)	4.28
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site comprises of open agricultural land which is set to grazing and located to the west of Weavers Hill. The site has a sloping topography which slopes downwards from west to east. The site is bound by dry stone field walls with sparse tree cover limited to mostly the western most part of the site. The site is bound to the north by the Council car park situated in the disused Bankfield Quarry. To the east is Old Hall, a Grade II listed building separated from the site boundary by an area of shrubbery and self-seeded trees. A small development of modern houses are located on and around Weavers Hill, immediately to the south of the Old Hall. To the west and south of the site are open fields, also set to agricultural grazing. From the western boundary of the site there are comprehensive long-distance views across the valley.

Identified heritage constraints

1.2 Designated assets

- None within the site boundary.

1.3 The below are within close proximity to the site:

- Sowdens farmhouse (NHLE 1199538) – Grade II
- 7 & 8 Fern Street (NHLE 1134093) – Grade II
- The Old Hall (NHLE 1313963) – Grade II
- Hall Green Baptist Chapel (NHLE 1134117) – Grade II
- K6 Telephone kiosk at the junction of Sun Street – (NHLE 1266784) – Grade II

- 13 & 15 Main Street (NHLE 1313921) – Grade II
- 25 & 27 Main Street (NHLE 1134091) – Grade II
- 29, 31 & 33 Main Street (NHLE 1200171) – Grade II
- Haworth Conservation Area
- Central Park (NHLE 1001659) – Grade II Registered Park

1.4 Non-designated assets

- None known within the site boundary

1.5 WYAAS Comments - None available

1.6 Historic England Comments - None available

Significance of assets

- 1.7 Located about 100 to the west of the site, is **Sowden's farmhouse**. The farmhouse dates to the 17th century and is built in local stone with a stone slate roof. Due to topography, the farmhouse is one storey to the front elevation and two storey to the rear. The list entry notes some internal features of interest and also that the farmhouse was the home of William Grimshaw, incumbent of Haworth and was instrumental in the construction of the 1758 Methodist chapel in the village. The building is a good example of the local vernacular building type and retains a good degree of its traditional, agricultural character. The immediate setting of the heritage asset remains largely unchanged and the building is viewed within the context of the its rural landscape, which contributes positively to the understanding of its function and its significance. The farmhouse is Grade II listed and is considered to be of **medium** value. The house is of architectural and historic interest and is considered to be of **medium** value.
- 1.8 Nos. **7 and 8 Fern Street** comprise of a house, dating from the late 17th century but was divided into two cottages, probably around the 18th century. The house is built in coursed millstone grit, with a stone slate roof and is two storeys in height. The north facing elevation has double chamfered mullion windows and on the east elevation is a Tudor arched spandrel doorway with a deep lintel. The south elevation has mullioned windows set in flat faced surrounds and a date stone at first floor inscribed with 'TMH BOUGHT ANNO DNI 1724. The property now appears to have reverted to a single dwelling. It is located approximately 150m east of the site, within an area of mostly 19th century housing. It is Grade II listed and is considered to be a good example of a vernacular property of its period. The house is of architectural and historic interest and is considered to be of **medium** value.
- 1.9 The **Old Hall** is located to the northeast of the proposed site, approximately 50m from the site boundary. It comprises of a large two-storey building, originally built as a house but now in use as a public house/hotel. The hall is constructed in coursed dressed local stone with a stone slate roof. The principle elevation faces south and a two storey gabled porch with panelled door within a segmental arched doorway. Within the porch is a Tudor arched doorway with a nail studded planked door. At first

floor above the doorway, and to either side of the porch are mullioned windows. To the right hand side of the porch, at ground floor, is a row of eight transomed and mullioned windows, set within double chamfered surrounds and beneath a drip mould. The building retains a high degree of original features, externally and internally and is considered to be an excellent example of its building type. Its position on one of the main junctions in the village means that it is an important landmark within Haworth. The setting of the hall is mixed – to the north and east are mostly 19th century buildings, and to the south the late 20th century residential development around Weavers Hill. The backdrop of trees and rising land to the west makes an important contribution to the setting of the heritage asset. The property is a Grade II listed building, of architectural and historic interest and is considered to be of **medium** value.

- 1.10 **Hall Green Baptist church** is located to the west of the Old Hall, on the opposite corner of Sun Street. The church is two storeys in height and constructed in coursed and dressed local stone with a stone slate roof. It was built in 1824 and has a distinctive gabled front elevation facing northwards towards Central Park. The setting of the church has an urban character, being mostly 19th century housing. From Bridgehouse Lane there are long distance views westwards across the valley. The church is a Grade II listed building and is of architectural, historic and communal interest. It is considered to be of **medium** value.
- 1.11 Located on the corner of Sun Street and Main Street is a **K6 telephone kiosk** dating to the first half of the 20th century. The kiosk is constructed in cast iron and glazing to the 1935 design of Sir Giles Gilbert Scott. It is no longer in use as a telephone kiosk, and is now in community use as a free library. The kiosk is Grade II listed and is considered to have evidential, communal, architectural and aesthetic value and a **medium** heritage value.
- 1.12 Located on the west side of lower Main Street are a group of listed buildings (13, 15, 25, 27, 29, 31 & 33 Main Street) along with several 19th century cottages and commercial buildings which are considered to be undesignated heritage assets within Haworth Conservation Area. The listed buildings all date from the early 19th century. They are built in local millstone grit with stone slate roofs and timber fenestrations. Nos. 13, 15, 25 and 27 are three storeys, with nos. 29, 31 and 33 being two storeys. All are architecturally simple, but are considered to be good examples of the local building vernacular and occupy a prominent position on Haworth's historic Main Street. The non-listed buildings on the lower west side of Main Street mostly date from around the mid-19th century, and are of a similar building type and constructed in similar materials. They contribute positively to the historic character of Main Street and are of local significance. The Grade II listed buildings are of architectural and historic interest and are considered to be of **medium** value. The non-designated heritage assets are considered to be of **low** value.
- 1.13 The site is located approximately 60m to the west of **Haworth Conservation Area**, which was designated in 1971 (and extended in 1978). The conservation area covers a large area consisting of the historic core of Haworth including Main Street as well as residential, ecclesiastical and commercial buildings around West Lane, Sun Lane and Central Park. The town is thought to have developed as a farming community

originally, with records dating back to the 12th century referencing a settlement. The first church was built around this time. The settlement expanded during the 16th and 17th centuries, and at this time some of the oldest surviving buildings were constructed, including the Old Hall, which was originally a manorial hall. From the late 18th century onwards, the settlement expanded as the manufacture of textiles became more mechanised. Mills such as Bridgehouse Mill were constructed, along with housing for the workers. The Bronte family moved to the village in 1820 and it was in Haworth that Charlotte, Emily and Anne wrote their novels, which became recognised as landmarks of English literature. The setting and surrounding landscape to the conservation area is recognised as a key characteristic and important element of the significance of the heritage asset. The position of the settlement on the steep valley sides with the moorland backdrop and agricultural fields to either side serve as a reminder of the relatively isolated position of the village. The topography allows panoramic views both into the conservation area and out of it. From across the valley, the village appears as a traditional linear settlement, defined by its stone roofscape and set within its rural landscape. The Conservation Area has a historical, aesthetic and communal interest and the heritage value of the site is **medium**.

- 1.14 **Central Park**, a Grade II registered park, is located approximately 120m to the northeast of the proposed site boundary. The park was opened in 1927 and is located centrally within the village. It occupies a roughly rectangular site with Bridgehouse Lane to the south and Butt Lane to the north. The topography of the park is steeply sloping, down from west to east. The principle features of the park are the formal terrace, which allows views across the valley to the east and the circular area surrounding the site of the bandstand. The original bandstand was removed in the 1970s, but has recently been replaced with a contemporary bandstand. The setting of the park is mixed, with mainly 18th and 19th century residential development to the west and south and the community centre and former Haworth School to the north on Butt Lane. There is some modern development within the setting, notably on the north side of Butt Lane but generally views across the valley are uninterrupted due to the topography. The park has historic, communal and aesthetic value and of **medium** heritage value.

Impact of development on significance

- 1.15 The proposed site is located on the western edge of the settlement of Haworth and in close proximity to the **conservation area** boundary. The site itself is presently in agricultural use as grazing land, divided by incomplete drystone walls. There does not appear to be any official public access across the site, but there are footpaths along part of the western and southern boundaries of the site and Weavers Hill runs along part of the eastern boundary. The landscape of the site and its setting to the west and south is that of attractive open field, with moorland visible further west along with scattered farmsteads (including Sowden's farmhouse, which faces eastwards towards the site). The site is a visible and prominent part of the setting of the conservation area. It is visible from the opposite side of the valley as part of the wider rural setting of the conservation area and provides a clear and definitive line between the existing settlement and the surrounding agricultural landscape.

- 1.16 The development of the site will result in a complete change in the character and appearance of the site. The introduction of housing will bring development substantially higher up the valley side and will result in the loss of an important element of the rural setting of the conservation area. The openness of the site helps maintain important characteristics of the settlement – its historic linear layout, sense of isolation within the moorland setting and contains the limit of development lower down towards the bottom of the valley. It also provides visual links and historical context to the settlement, which assists in the understanding of the historic development of the settlement and its relationship to the landscape and topography. Due to the size and prominence of the site within the setting of the conservation area, the development of the site is likely to result in harm to the significance of the heritage asset. Development has the potential to have a **moderate/major** negative impact on the significance of **Haworth Conservation Area**.
- 1.17 With regard to the listed buildings, the development of the site will result in a change in the wider setting of **Sowden's farmhouse**. The steeply sloping landscape to the east of the listed buildings allows for important views towards the building from various points in the surrounding landscape. The building retains its agricultural character and rural setting, and has a traditional appearance. The rural backdrop enhances the appreciation of the heritage asset as it provides visual and historic links to the landscape in which the building is set and the distinct separation from nearby development allows the original function and status of the farmhouse to be better understood. The residential development of the site is likely to result in harm to the significance of the heritage asset and it is anticipated that the level of harm is likely to be **moderate negative**.
- 1.18 **Old Hall** is located in relatively close proximity to the site, a short distance to the northwest of the proposed boundary. The Hall is separated from the site by rising land (the site is located higher up the valley side) and by a belt of shrubs and mostly self seeded trees. There are some visual connections between the very northwest of the site and the hall, but these linkages are limited and heavily filtered by trees. The development of buildings up the edge of the site may result in some impact on the setting of the Old Hall, as new development may be perceptible through the trees and over the ridge of rising land on Weavers Hill to the west of the hall. At present, the setting of the Old Hall is mixed, with 18th, 19th and 20th century buildings enclosing the curtilage of the building on three sides. The setting to the west of the hall is more natural, with the leafy canopies of the trees around Weavers Hill providing a verdant setting which complements the traditional qualities of the hall and its natural building materials. The development of the site has the potential to impact harmfully on the setting of the heritage asset, and it is anticipated that the level of harm is likely to be **minor negative**.
- 1.19 Development is unlikely to impact on the setting or significance of the designated heritage assets that are located somewhat further away from the site. The telephone kiosk has very defined and relatively small setting, dictated mostly by its location in its original position on Main Street. Development of the site will not impact on its position or setting due to distance and intervening built form/topography. It is also unlikely that the development of the proposed site will impact on the setting or significance of the listed buildings on **Main Street, Fern Street or Hall Green**

Chapel. Central Park is also located some distance from the site and due to distance, topography and intervening built form there are no significant foreseeable impacts on the setting of these assets. The anticipated impact on their significance is therefore likely to be minor or negligible and likely to have **No Heritage Impacts**.

Mitigation measures/ Opportunities to enhance significance

- 1.20 The moderate negative impact on the significance and setting of Haworth Conservation Area is likely to result in harm that is Substantial Harm. It is unlikely that this could be mitigated to an acceptable level of harm.

Impact on significance following mitigation measures

- 1.21 It is unlikely that mitigation measures could reduce the impact of development to an acceptable level.

Conclusion

- 1.22 Development of the site are likely to be **UNACCEPTABLE** due to the potential impacts on the setting of the heritage assets abutting and within close proximity of the site.



Site from eastern boundary, near the Council car park



Site from western end of boundary, near Sowden's farmhouse



View from opposite valley side with side outline in blue

