

Heritage Impact Assessments

Bradford South West

October 2026

Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1153
Site Name:	Cannon Mills
Regulation 18 Site Ref	SW13/H
Former SHLAA Site Ref	SW/033
Site Address	Cannon Mill Lane, Great Horton
Settlement	Bradford South West
Gross Site Area (ha)	4.99
Regulation 19 Site Status	Allocated

Site description

- 1.1 Large parts of the site are open, surfaced with gravel and used as informal parking. Some rough grassland exists adjacent to the main tarmac road entrance from Beckside Road to the south-west.
- 1.2 In the centre of the site stands a 4-5 storey stone former mill building orientated NE-SW. Attached to the north west of this is a large area of single storey former weaving sheds with north-light glazed roofing, and to the west a further block of former weaving sheds. Adjacent to this is a detached 3 storey stone building, also former textile use.
- 1.3 The site generally slopes down from the access at Beckside Road, and generally to the north away from the secondary entrance at Union Road.
- 1.4 The buildings are used for occasional retail and market activities, with expanses of temporary stall structures on the site. The remainder is used for parking when these events take place.
- 1.5 To the east and south is predominantly residential in the form of mid-Victorian terraced housing. North of the site are former industrial buildings now in a variety of commercial and retail uses.

Identified heritage constraints

- 1.6 Designated assets
 - Cannon Mills, listed Grade II, NHLE 1314410

- 516-532 Great Horton Road, 2-22 Vine Street, 1-19 Vine Street, 2-20 Hart Street, 1-17 Hart Street, 2-20 Falcon Street, 1-19 Falcon Street, 2-18 Lime Street, 1-19 Union Road, listed Grade II, NHLE 1133134.
- Great Horton conservation area.

1.7 Non-designated assets

- None identified.

Significance of assets

- 1.8 'Built in 1826 by Samuel Cannan and originally known as Sammy Cannan Mill. In 1839 the chimney fell causing serious damage. The mill was largely rebuilt and extended circa 1850 by its new owner Charles Tetley, inventor of the centrifugal pump, who gave the mill its present name. The mill stands at the foot of the streets of workers cottages, the main block parallel with Great Horton Road. The main 4-storey sandstone "brick" range of 20 bays probably comprises much of the original 1826 build. The long front is broken by 2 stair turrets crowned by pediments; sill bands, moulded stone eaves, quoin pilasters. Close set linteled windows, coupled and tripled narrower ones to turrets, ashlar arched and impost bands. Adjoining to west is an extension of the same height fronting what was probably the engine house; quoin pilasters, rusticated ashlar ground floor with vermiculated piers dividing tall round arched windows and 2 flanking doors; 3 windows to upper floor, round arched with linking impost string on first floor, segmental arches to rest. Tall round headed side windows. Gabled and quoined waggon shed adjoins again to east dated 1870. To the east and running north-west-south-east is a detached 4-storey block probably added by Tetley with linking footbridge. Sandstone "bride", ashlar quoin pilaster, sill bands returned to pedimental gable end. 16 windows west side has pilastered doorway with heavy dentilled pediment.'
- 1.9 Cannon Mills is a substantial and important heritage asset. The building is largely disused and is deteriorating. the roof is in poor condition, the building is not weathertight and is vulnerable to intruders and vandalism. The detached block which stood at right angles referred to at the end of the listing entry was demolished a number of years ago as structurally unsound. The mill forms an important group with the associated workers' housing on 5 streets which rise up the hillside above. The mill dominates the view down these streets. For its age it does have some architectural qualities and a dominant presence in the locality. The mill stands close to, affects the setting of and is historically associated with the listed cottages on 5 adjacent streets. The listed buildings are assessed as having **Medium** heritage significance.
- 1.10 To the south-west corner of the site, it abuts Great Horton conservation area. The conservation area includes properties at Town End, the boundary then continuing on the north eastern side of Great Horton Road and the south western side of Beckside Road. It does not include the open grass area which forms part of the proposed site. The grassed area was previously occupied by a fold of dwellings known as Sellars Fold, but these were cleared in the 1970s when Beckside Road was constructed to meet Great Horton Road opposite Cross Lane. The junction previously did not exist in this form. The site is thus not a historic open space, and its appropriate development,

being respectful of the surrounding character and sense of place would not be opposed. The conservation area is assessed as having **Medium** heritage significance.

Impact of development on significance

- 1.11 The multi-storey buildings are seriously under-used and under maintained. These could be returned to active use fulfilling varied uses, including residential, mixed use, educational, commercial or social. Respectful conversion would provide an assured future for the buildings and resolve a listed building at risk.
- 1.12 Reference to old plans indicates that the mill has always been self contained and the wider site has not previously been developed or was occupied by now-demolished housing. Thus it is concluded that the potential of new built form in proximity to the mill which would be of differing scale or form is not necessarily detrimental. Provided any development demonstrated that full regard was had for the setting and significance of the mill in terms of layout, appearance, form and scale, then development of the site is considered potentially acceptable. The mill itself could be put to a variety of uses and is regarded as being eminently adaptable. Its preservation and regeneration are considered to be key objectives and development of the wider site might stimulate this, also serving as an economic boost to the area.
- 1.13 It is expected that development would have a **Moderate** impact on the significance of the listed building, but if properly managed in accordance with adopted national and local policy that this would not cause harm and could have a **Positive** impact on setting, improving upon the existing unsightly derelict setting and sustaining the listed building. Less than substantial harm of an acceptable degree should be the expected outcome. The same can be true for any potential impact on the setting of the Great Horton conservation area.

Mitigation measures/ Opportunities to enhance significance

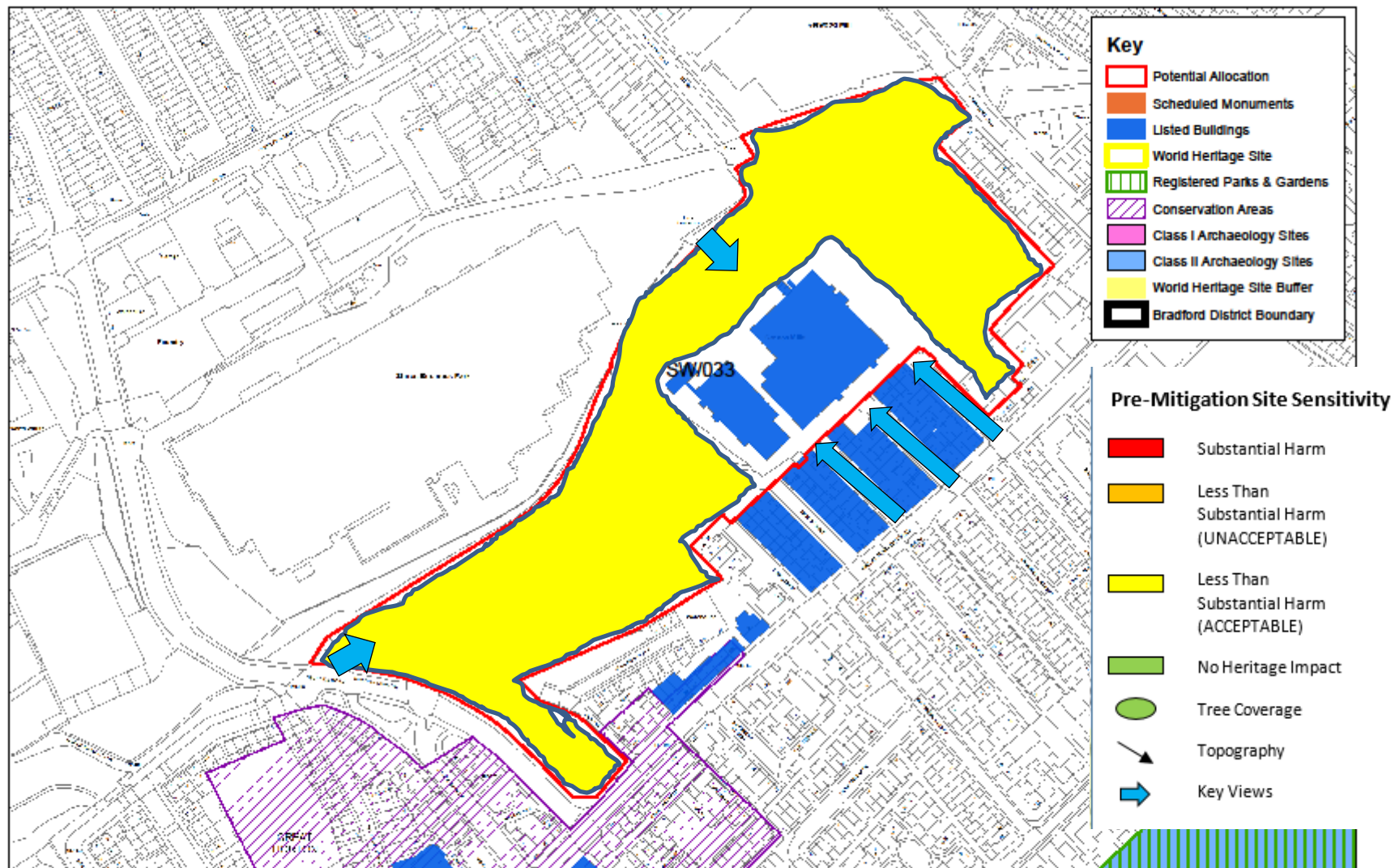
- 1.14 Full regard to be given to retention of the heritage assets and their sympathetic conversion. This must be the primary objective but the regeneration of the wider site will support the viability of this. Development of the site to embody the objectives of enhancing the sustainability of the assets and enhancing their settings through appropriate design and landscaping.

Impact on significance following mitigation measures

- 1.15 Not applicable.

Conclusion

- 1.16 Development of the proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** with the potential to improve the setting of the listed building and support its regeneration.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1166
Site Name:	The Meadows, Wibsey
Regulation 18 Site Ref	N/A
Former SHLAA Site Ref	SW/054
Site Address	The Meadows, Wibsey
Settlement	Bradford South West
Gross Site Area (ha)	0.45
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is a roughly rectangular shaped plot which is bound by Chapel Street to the south, The Meadows to the north and east and houses located along Acre Lane and Lockwood Street to the west. The site is relatively level, topographically and presents as mostly rough grass with some self seeded trees and shrubs, piles of soil and occasional storage containers. The land was previously occupied by a chapel (now demolished) and associated graveyard.

Identified heritage constraints

1.2 Designated assets

- 48-56 Chapel Street – Grade II listed (NHLE 1133246) approx. 20m to the SW of the site
- 130-138 High Street – Grade II listed (NHLE 1133110) and 140 High Street (NHLE 1133111) approx. 70m to the SW of the site
- 116, 118 and 120 High Street – Grade II listed (NHLE 1133109) and 122 and 124 High Street (NHLE 1083588) approx. 60m to the SW of the site

1.3 Non-designated assets

- Site of the former Zion Congregationalist Chapel and graveyard

- 1.4 WYAAS Comments - Site of chapel various 19th/ 20th century OS maps. No sign of burial ground marked but need to check. Note: if told that it has been cleared in WYAAS' experience on a number of "cleared" burial sites, is that it is very rare that

clearance has been complete and bodies and parts of bodies often remain. Burials up to 1900 currently regarded as archaeologically significant. If no burials made on site remains of chapel not of archaeological significance.

- 1.5 Historic England Comments - The site is close to a group of Grade II listed buildings on the corner of Chapel Street and Acre Lane. Development of this area could harm elements which contribute to the significance of these heritage assets.

Significance of assets

- 1.6 The listed buildings around the junction of Chapel Street, Acre Lane and High Street are Grade II listed and are principally a collection of stone-built two-storey vernacular cottages dating from between the late 17th century to the mid-19th century. The buildings share common characteristics such as stone slate roofs, corniced chimneystacks, stone kneelers and mullion windows (though later alterations are evident) and are modestly detailed. The closest designated heritage assets to the application site are nos. 48-56 Chapel Street. No. 50 has an original doorway with a roll moulded edge and lintel which is inscribed with the letters T E A and the date 1704. No. 52 also has an original doorway with a moulded jamb and lintel which is inscribed E over T A and the date 1684. The listed buildings have individual and group merit and have a **medium** heritage value.
- 1.7 The former burial grounds and site of the Zion Congregationalist Chapel could be considered to be a non-designated heritage asset. The chapel was demolished in the late 20th century and the last interment in the graveyard may possibly have been as recent as the 1970s. Since this time the site has been cleared of all standing headstones however it is believed that the remains are still interred beneath the ground. The chapel was purportedly located at the western end of the site. Currently the site is set to rough grass and shrubs however due to the sensitive nature of the previous land use, the site may hold some communal value to members of the community and the pre-19th century burials may be of archaeological interest. The site of the former chapel and burial ground is considered to have **low** heritage value.

Impact of development on significance

- 1.8 The development of the site will necessitate the careful removal of the buried remains that exist within the former graveyard. These remains apparently date from the 19th century through to the late 20th century. This is a sensitive issue and may result in some emotive responses from the local community and potentially from relatives of those whose remains are buried within the former graveyard. This would result in **moderate** impact on the significance of the non-designated asset as whilst there are no above ground structures or headstones that are of interest, the removal of the remains is an emotive and sensitive issue which would result in the site being completely cleared of all physical evidence of its previous use above and below ground.
- 1.9 There are no designated heritage assets within the site, however the site is located within a densely built up area with the closest listed buildings, 48-56 Chapel Street, being located approximately 20m to the southwest of the site. The grain of development around Chapel Street and Acre Lane is typified by modestly sized two-

storey buildings with small gardens set amongst narrow, sometimes setted, streets. To the north of the site is a modern housing development but the setting to the south and west is generally of older built form with a tighter urban grain. The development of the application site is likely to impact to a limited degree on the setting of the nearby heritage assets. The visual linkages between the application site and the group of listed buildings on Chapel Street are fairly limited as intervening built form blocks direct views however there are views along Chapel Street, which is a characterful and traditional streetscape and the application site provides the wider contextual setting to the heritage assets. The listed buildings around High Street are located further from the application site and there are no visual linkages between these assets and the site. Their setting will not be impacted upon by the potential development of the application site. Overall, development has the potential to have a **minor or negligible** impact on the impact on the setting and significance of the nearby designated heritage assets.

Mitigation measures/ Opportunities to enhance significance

- 1.10 The development of the site will necessitate the removal of all the buried remains of those interred within the former graveyard. This will remove any physical evidence of the former use of the application site and could potentially result in an emotive reaction from the local community and any living relatives. The site could be considered to be an undesignated heritage asset due to the potential for archaeological interest, however notwithstanding this, in order to develop the site, it would be necessary for the remains to be removed following the correct legal avenues and if this was permitted, there would be limited means of mitigating the impact of development, with archaeological recording being the only likely mitigation measure possible.
- 1.11 It is likely that any impacts on the setting of the nearby listed buildings, in particular nos. 46-58 Chapel Street could be mitigated with careful control of design, layout, massing and materials and with special regard given to the impact on the streetscape along Chapel Street. Chapel Street itself is a characterful and traditional lane which still retains its original stone setts however its condition is poor. The surface has deep potholes and is rutted with several areas of stone setts missing. It would appear unlikely that in its current condition that it would be safely useable for additional vehicular traffic. The loss of the original surfacing would impact harmfully upon the setting of the heritage assets and upon the general character and local distinctiveness of the area.

Impact on significance following mitigation measures

- 1.12 The development is likely to result in **less than substantial harm of an acceptable level** however there are obvious difficulties associated with development of this site, namely the necessary lengthy and expensive legal processes involved with gaining permission to exhume and relocate the buried remains of those who rest within the former graveyard.

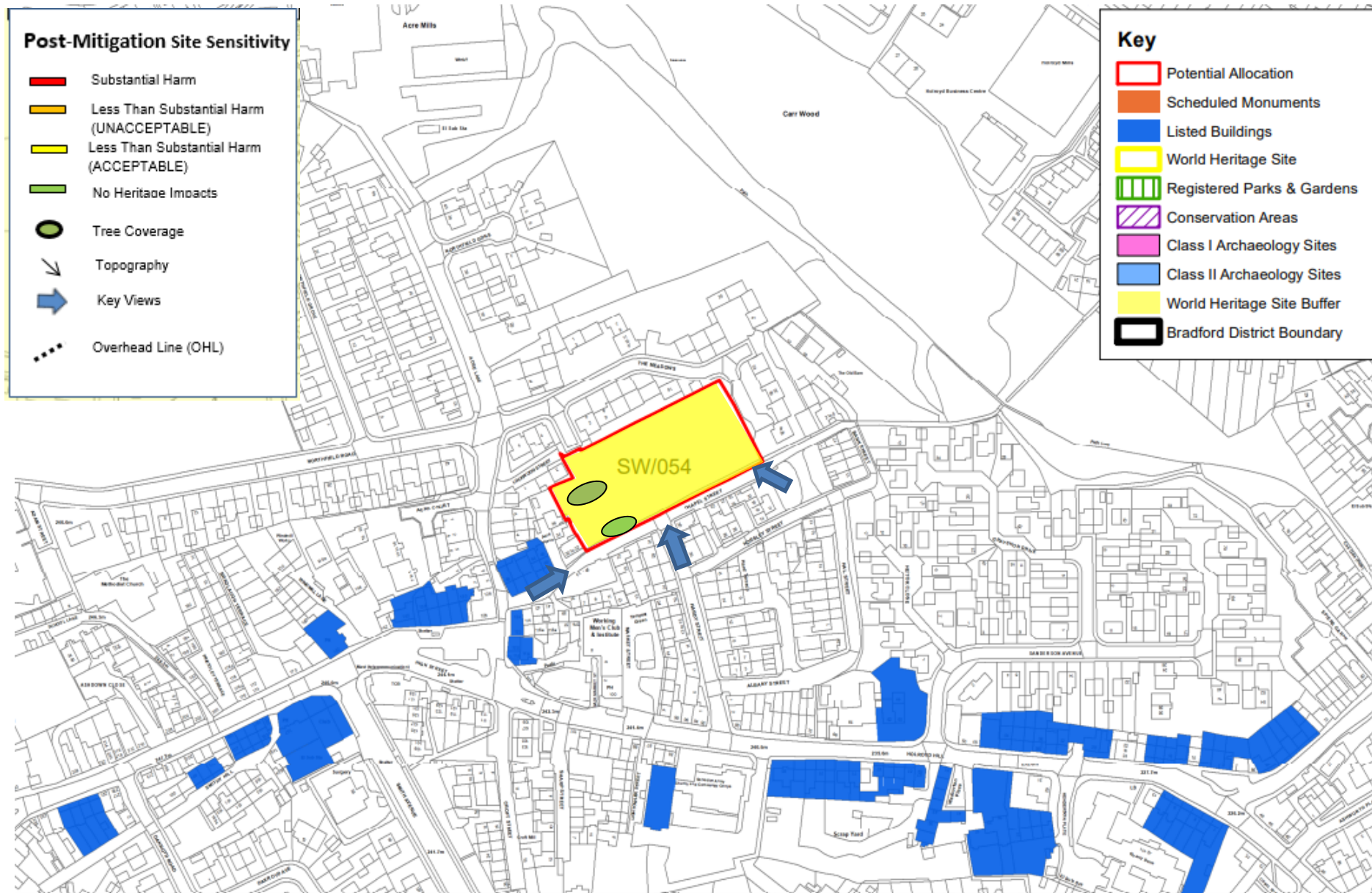
Conclusion

- 1.13 Development is likely to have an **acceptable** impact if mitigation measures are followed and would result in less than substantial harm of an acceptable level.

Site Photograph



Photo of site taken from the southeast corner of Chapel Street.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1185
Site Name:	Harris Mill Court
Regulation 18 Site Ref	SW28/H
Former SHLAA Site Ref	SW/098
Site Address	Great Horton Road / Ward Street
Settlement	Bradford South West
Gross Site Area (ha)	0.57
Regulation 19 Site Status	Excluded

Site description

- 1.1 The site is located to the south-east of Great Horton Road in the centre of Great Horton. To the north-west is a former public house, the Long Ashes, and a short parade of shops. Ward Street forms the south-western boundary with commercial and industrial buildings to the east of the site. Harris Court, a short yard branching off Great Horton Road abuts the site to the north-east.
- 1.2 The site was until recently occupied by 19th century mill structures. The main mill was a substantial 4 storey structure parallel to Great Horton Road. This appeared to date from the 1850s or 1860s. This was seriously damaged by fire early in 2019 and was subsequently demolished as unsafe. The mill chimney remains standing, although has in the past lost its upper section.
- 1.3 A further 3 storey stone mill stone within the site parallel to Ward Street. This was less dominant and has also been demolished. 2 storey late Victorian terraced houses face towards the site from the opposite side of Ward Street.
- 1.4 The mill site, excepting those buildings which remain in active commercial use, is now cleared of buildings.

Identified heritage constraints

1.5 Designated assets

- Great Horton conservation area, designated 1978

- 670 & 670A Great Horton Road, Grade II* NHLE 1133138
- Boundary wall and gate piers to front of 670 & 670A Great Horton Road, Grade II NHLE 1314413
- 682-686 Great Horton Road, Grade II NHLE 1133139
- 11 & 13 Ramsden Court, Grade II, NHLE 1122625
- 702-706 Great Horton Road, Grade II, NHLE 1133140
- 535 Great Horton Road, Grade II NHLE 1133144

1.6 Non-designated assets

- Harris Court Mill was regarded as a key unlisted building. It is predominantly demolished but a former weaving shed adjacent to the proposed site to the south-east at the corner of Ward Street and Beldon Road and a 2 storey office block facing onto Harris Court still stand.
- The shops at 537-541 Great Horton Road are identified as key unlisted buildings. 2 retain relatively unaltered traditional shopfronts and all have good stone pilasters with pedimented consoles and cornices to define the shopfronts.
- 515 Great Horton Road, a mid-19th century property is also identified as a key unlisted building in the adopted conservation area character appraisal. this is presumed to be due to its surviving original shop window to the front elevation.

Significance of assets

1.7 Horton is first mentioned in the Domesday Book of 1086 as one of several manors dependant on Bradford Manor. Prior to the 17th century, Great Horton was no more than a collection of scattered agricultural development with small clusters at Upper Green, Low Green, Town End, Southfield Lane, and what is now Harris Court Mill and Great Horton Road. In the 18th century the local textile industry flourished after the opening of the Bradford - Halifax Turnpike in 1740 which provided a focus for new development . Among the first buildings constructed along this road were 670 and 670a Great Horton Road (1746) and the Kings Arms (1739). Great Horton was now an established township with its own identity, self, contained with shops, churches and employment. By the late 18th and early 19th centuries there was a large number of small-scale clothiers based in Great Horton who built cottages to house their workers. Examples include Ramsden Court and Knights Fold. These manufacturers also built cottages on the Upper and Low Greens, which were traditionally shared pasture, in a gradual, unplanned piecemeal manner, which emphasises how sharply the village's economy had switched from farming to industry. In the late 19th and early 20th century the urbanised village was served by a large number of shops occupying converted cottages, and, more frequently, new purpose built premises adding to the mix of building types, scale and ages in the present day conservation area. The conservation area this protects a historic township which once had its own identity and economy, benefiting from textiles, trade and traffic along the turnpike road, but since engulfed by the 19th century expansion of Bradford. The settlement still displays a layout and buildings evident of those origins, influences and growth.

1.8 **670 & 670a Great Horton Road** was built as one house by the Brooksbank family, one of the most important families in Great Horton in the 17th and 18th centuries. The

plan, fenestration and layout illustrate the status of the house, all displaying the latest fashions of the time. The architecture displays newly emerging Classical influences but is still also evident of vernacular traditions. the Grade II* listing reflects its importance as illustrating the divergence from vernacular towards less parochial influences and the survival of original detailing externally and internally. The house stands in its own grounds, defined to the front by a high stone wall with ashlar gatepiers with corniced caps.

- 1.9 **682-686 and 702-706 Great Horton Road** are relatively typical early 19th century sandstone 'brick' cottages in the simple local vernacular. These are examples of the housing prevalent before the mid 19th century expansion, and when Horton remained a self-contained community.
- 1.10 **11-13 Ramsden Court** are slightly later, around 1830 and continue to evidence the local vernacular. These retain much of their original fenestration and also flank a surviving 'yard', a cluster of cottages around a narrow courtyard, once common in Great Horton but now largely lost.
- 1.11 **535 Great Horton Road** is a former public house of around 1800. It would have been one of many facing the turnpike and benefiting from the traffic along it.
- 1.12 **Harris Court Mill** was established in the late 18th century. The buildings on the site until recent times dated from the 19th century and made a substantial contribution to the character of the conservation area. The mass of the main mill, whilst not architecturally distinguished, dominated Great Horton Road in the centre of the village. It provided a clear statement of the importance of textiles to the growth of Great Horton, and added stature to a townscape otherwise largely dominated by 2 storey buildings. It was one of the last mills in the core of the village and the conservation area. Its loss has left a considerable void in the character and identity of the village, and damaged the heritage of Great Horton.

Impact of development on significance

- 1.13 The cleared site of the mill is now available for development. This might take the form of residential, or mixed use to bring added vibrancy to the economy of the area. Development of the site should be seen as desirable and necessary. It must also seek to reintroduce character lost through the destruction of the mill. Thus, the potential uses of the site must be carefully chosen to benefit the locality, with layout, design and scale all striving to enhance the conservation area and reinforce the sense of place in Great Horton.
- 1.14 In principle, development of the proposed site would not cause harm to the settings of the identified listed buildings in the locality. The closest listed building is 535 Great Horton Road. This until recently was dwarfed by the gable end of the 4 storey mill building, now demolished. Any new built form in proximity to this listed building would need to have due regard for its setting and significance, but differences in scale would not necessarily be detrimental given past contrasting relationships.

- 1.15 Historic England comments - The site is located entirely within the Great Horton Conservation Area. Much of the site was identified in the Conservation Area Appraisal as providing a positive contribution to the character of the CA and the mill buildings once occupying the southern corner of the site was identified as a key unlisted building. However, due to fire damage the mill buildings have already been demolished or have consent for demolition. Development of this area could harm elements which contribute to the significance of the CA.

Mitigation measures/ Opportunities to enhance significance

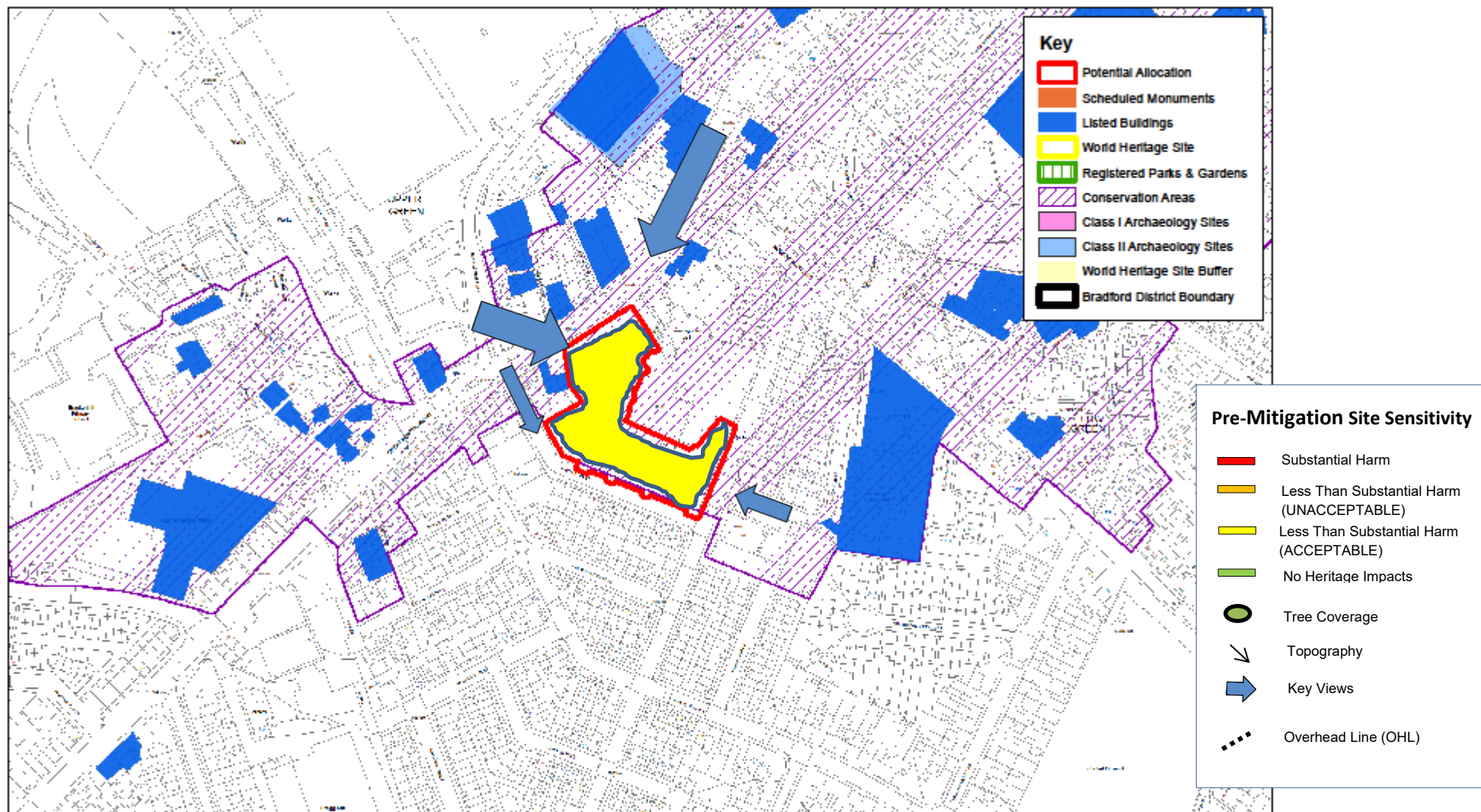
- 1.16 Careful attention will be required to the layout and design of any development. The scale of buildings, especially towards the Great Horton Road frontage, has the potential of reinstating some of the presence of the lost mill. Thus high density 3 or 4 storey structures here would not necessarily be inappropriate. The buildings should address the main road positively, with architecture and form which responds to local character. Further back within the site, and addressing Ward Street there may still be scope for high density buildings, although the residential character of the street should be respected. Mitigation will be in the form of contextually relevant materials, design and appearance. Any development proposals for the site would be expected to be comprehensive, and to evolve from a thorough analysis of local character and identity. The creation of a sense of identity will be essential. A suburban housing development would fail to achieve that as would a development which was wholly 2 storey dwellings.

Impact on significance following mitigation measures

- 1.17 Not applicable.

Conclusion

- 1.18 The site is available for development, and redevelopment would overcome the blight which the present cleared site presents. The intended use and form or any development will need to respond to local character and meet the requirements of maintaining and enhancing the character of the conservation area. Repair of the urban grain is now necessary and a responsively considered development could bring benefits to the locality and the conservation area. On this basis, development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1248
Site Name:	Back Fold, Clayton
Regulation 18 Site Ref	SW1/H
Former SHLAA Site Ref	SW/002
Site Address	Back Fold, Clayton
Settlement	Bradford South West
Gross Site Area (ha)	1.56
Regulation 19 Site Status	Allocation

Site description

- 1.1 The proposal site comprises a grouping of agricultural fields to the east of Town Bottom Farm. The site is bounded by Deep Lane, Back Fold, The Maltings and a commercial unit to the south.

Identified heritage constraints

1.2 Designated assets

- Malt Kiln House (NHLE 1291010)
- Town Bottom Farmhouse and adjoining barn to east (NHLE 1133668)
- Barn to north of Town Bottom Farmhouse (NHLE 1220353)
- 1, 3 & 5 Town End Road (NHLE 1133670)
- 2 Town End Road (NHLE 1314144)
- 6 & 8 Town End Road (NHLE 1133669)
- 10 Town End Road (NHLE 1220372)
- 7,9,11 & 13 Town End Road (NHLE 1314145)
- 12 & 14 Town End Road (NHLE 1133671)
- 176-182 Bradford Road (NHLE 1186110)
- 160-164 Bradford Road (NHLE 1183286)
- 224-230 Bradford Road (NHLE 1314338)
- 232 -240 Bradford Road (NHLE 1186132)
- Clayton Conservation Area.

- 1.3 Historic England comment: The site adjoins the Clayton Conservation Area and close to a large group of Grade II Listed Buildings. Development of this area could harm elements which contribute to the significance of these heritage assets.
- 1.4 Non-designated assets
- None Identified
- 1.5 WYAAS comment: No apparent direct archaeological implications. Adjacent to Clayton Conservation Area, so setting an issue. Most field boundaries there mid-19th century so should be retained as much as possible within grain of any development.

Significance of grouped assets

- 1.6 Town End forms the original core of the village and extends along and away from Town End Road from the northern extreme of the village to the junction with Bradford Road, The Avenue and Green End. The majority of buildings in this area date from the 16th century through to the early 19th century and reflect the evolution of the settlement from agriculture to textile manufacture. **Town Bottom Farmhouse (NHLE 1133668)** is the oldest surviving dwelling, originally constructed of timber frame in the 16th century. The farmhouse was cased in stone in the 17th century and the detached barn (**NHLE 1220353**) built in the late 18th century.
- 1.7 Although farming was central to the development of the local economy, during the late 18th century, farms engaged some of their capital in spinning yarn, combing wool and/or weaving cloth. Over time, the manufacture of textiles became increasingly lucrative and in some cases became more important than farming. Several 'farmer clothiers' took the step of building cottages for weavers to house their workers in this developing industry. A further shift away from the traditional farming activity of the village in the late 18th century was the relaxing of the rights of the lord of the manor to stone, coal and minerals. This led to the establishment of several stone quarries, and a couple of collieries in the vicinity of the conservation area. It was during this period that the majority of the identified designated heritage assets- **1, 3 & 5 Town End Road (NHLE 1133670), 2 Town End Road (NHLE 1314144), Malt Kiln House (NHLE 1291010), 12 & 14 Town End Road (NHLE 1133671), 176-182 Bradford Road (NHLE 1186110), 160-164 Bradford Road (NHLE 1183286), 224-230 Bradford Road (NHLE 1314338) and 232 -240 Bradford Road (NHLE 1186132)** were constructed.
- 1.8 All of the designated heritage assets fall within the boundary of the Clayton Conservation Area. The proposal site is not part of the conservation area. The Conservation Area Appraisal (2006) identifies that the conservation area retains a large amount of its original character and appearance with good examples of local vernacular architecture, open rural aspects and a number of key views and vistas.
- 1.9 Through the appraisal it is established that in the vicinity of the proposal site the most common buildings are cottages which were built for textile workers, quarrymen and other labourers. They are generally unadorned and often have plain stone surrounds to openings, recessed doors, dentil blocks and corniced chimneys. Much of their interest is derived from the piecemeal, organic development of rows and folds over time. The

appraisal identifies that there are very few significant areas of natural open spaces or even trees around Town End due to the density of development and a prevalence of traditionally hard spaces; hence the greenery provided by the setting of this character is especially important.

1.10 The importance of the listed buildings and the conservation area is **Medium**

Impact of development on significance

1.11 Development of the proposal site has the potential to impact on the rural setting and character of the conservation area and listed buildings. The Conservation Area Appraisal identifies the fields to the east of Town End Farm to be key open space (Figure 1.).

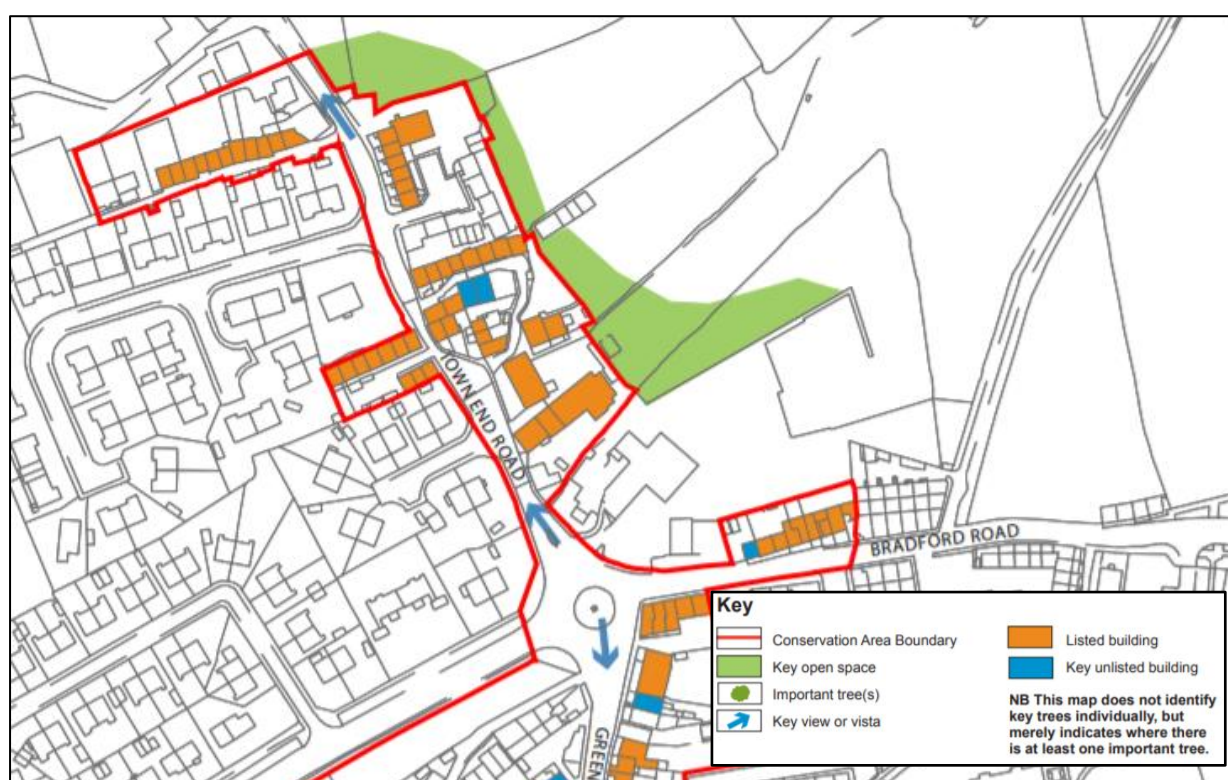


Figure 1. Heritage Constraints - Clayton Conservation Area Appraisal 2006

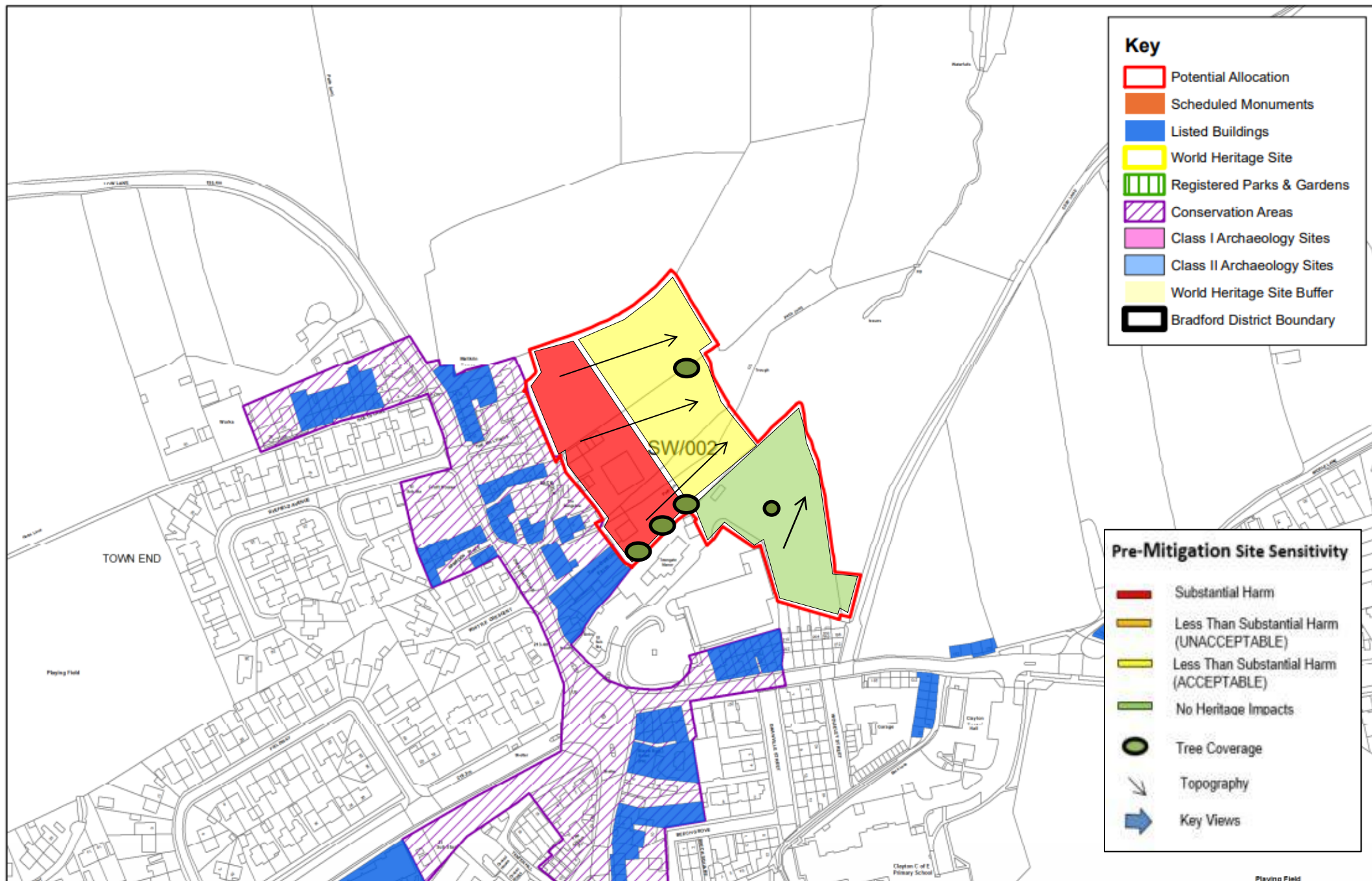
1.12 It is acknowledged that the majority of listed properties at Town End are inward facing and new development to the east will not directly impact upon them. The scale of impact on the rural character and setting of the conservation area should be considered **Moderate** - The proposed changes will directly or indirectly negatively alter the significance, overall character and/or setting of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible but can be minimised through positive mitigation.

Mitigation measures/ Opportunities to enhance significance

- 1.13 In order to preserve the rural character and setting of the conservation area, any proposal must retain the identified key open space. Development around the modern commercial unit should be considered acceptable as this will have no impacts on the identified heritage assets. Development beyond a landscaped green buffer that retains the key open space may be considered acceptable

Conclusion

- 1.14 Limited development of this site may be considered **ACCEPTABLE** if the key open space is retained.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1249
Site Name:	Stocks Lane, Old Dolphin, Clayton Heights
Regulation 18 Site Ref	SW10/H
Former SHLAA Site Ref	SW/022
Site Address	Stocks Lane, Clayton Heights
Settlement	Bradford South West
Gross Site Area (ha)	0.83
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is an irregular shaped pastoral grazing field to the west of Stocks Lane. Chapel Lane Church graveyard is situated to the immediate north of the site and modern housing development is located along Stocksfield View to the north west. The site is bound by dry stone walling and has a gradual sloping topography from north-east to south-west. A wide depression runs centrally along the centre of the site north-west to south-east. The site accessed via a gate at its north-east corner off Stocks Lane.

Identified heritage constraints

1.2 Designated assets

- 20 and 22 New House Lane G.II (NHLE 1132931)
- 24-38 New House Lane G.II (NHLE 1132932)
- 12-18 New House Lane (NHLE 1314534)
- 6,8 & 10 New House Lane (NHLE 1132930)
- 2 & 4 New House Lane (NHLE 1209803)

- 1.3 Historic England comment: The site is located south east of a group of Grade II listed buildings concentrated around Highgate Road and New House Lane. Development of this area could harm elements which contribute to the significance of these heritage assets.

1.4 Non-designated assets

- None identified

1.5 WYAAS comment: No apparent significant archaeological implications

Significance of assets

- 1.6 A linear grouping of terraced and semi-detached grade II listed properties are located towards the north end of New House Lane, with the closest being approximately 75m north west of site SW/022. These grade II listed properties comprise of early 19th century single storey low houses and two storey cottages, all of which retain evidential value through their architectural character, styling and features. The low houses and cottages are illustrative of the agricultural development of the area. The heritage value of these properties is **low (local)**.

Impact of development on significance

- 1.7 Modern housing development along the east side of New House lane and at Stocksfield View blocks all views towards the site from the listed properties along New House Road. There will similarly be no obtainable views of the site from the listed properties behind New House Road at Old Dolphin.
- 1.8 The original rural setting of the designated heritage assets and their open views towards the site have been curtailed by modern housing development. Repurposing of the screened site would have no further negative impact on the character or setting of the listed properties. Future development of the site would result in **No Change** to the character and setting of any designated heritage assets.
- 1.9 Vehicle access to the site is via Stocks Lane. The suitability of this carriageway for an increased volume of traffic will be assessed by the Highways Team. Any necessary widening of the road would need to be undertaken towards Asa Briggs Park to avoid disturbing the burial grounds at Chapel Lane Church and the former burial ground to the rear of Chapel Court.

Mitigation measures/ Opportunities to enhance significance

- 1.10 A natural landscape buffer should be introduced along the north boundary of the proposal site to screen future development from the graveyard.

Impact on significance following mitigation measures

- 1.11 There will be no impact on any designated heritage assets. Tree planting along the shared boundary of the graveyard would mitigate the impact on its setting.

Conclusion

- 1.12 Development of this site would be considered **ACCEPTABLE**.

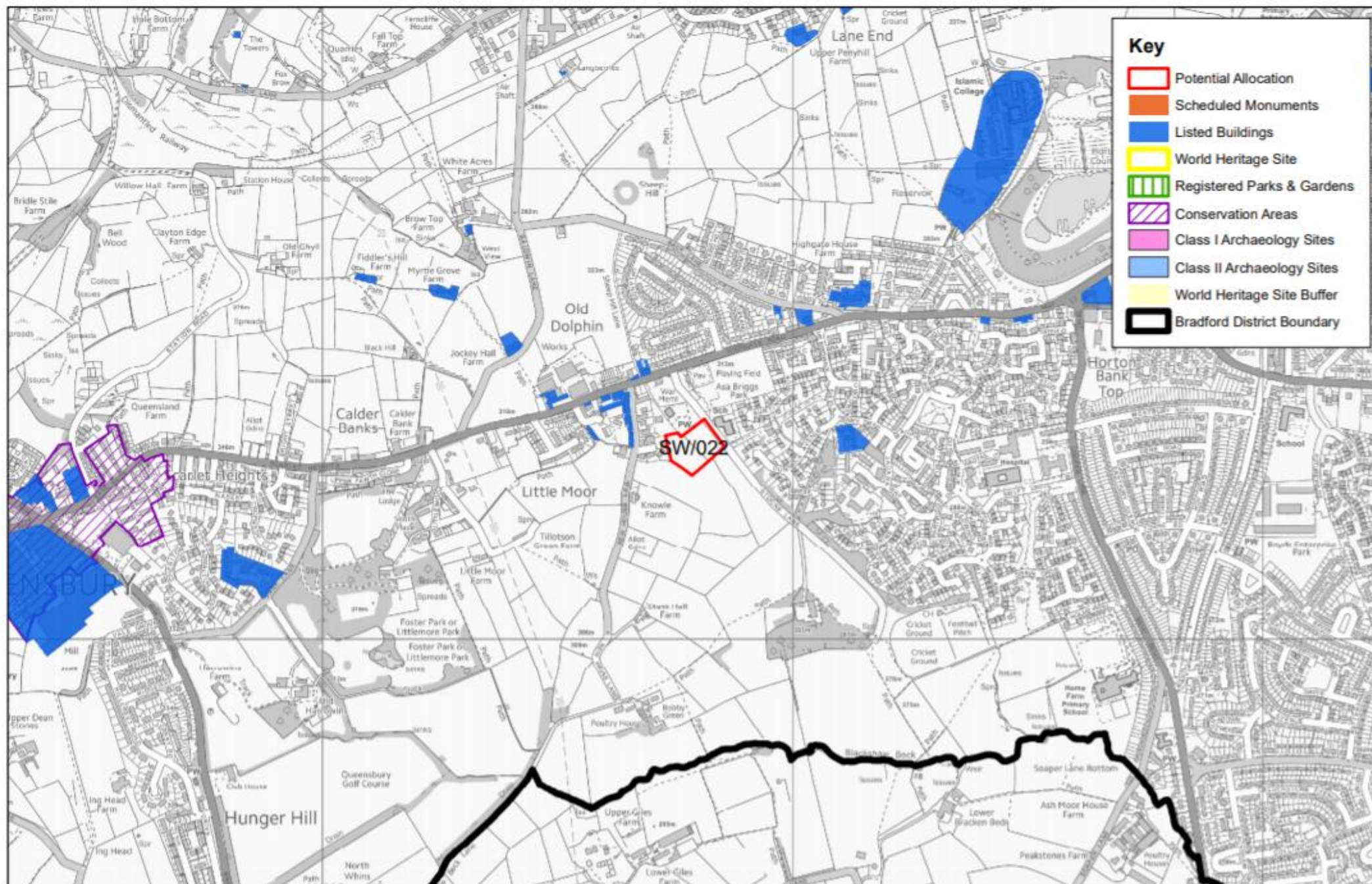
Site Photograph



Figure 1 SW/022 Looking North West



Figure 2 SW/022 Looking South West





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1251
Site Name:	Horton Park Avenue
Regulation 18 Site Ref	SW12/H
Former SHLAA Site Ref	SW/031
Site Address	Horton Park Avenue
Settlement	Bradford South West
Gross Site Area (ha)	0.59
Regulation 19 Site Status	Excluded

Site description

- 1.1 The site is a rectangular plot of hardstanding formerly used for hospital parking. The site is bound by Horton Park Avenue to the south, Laisteridge Lane to the west, Girlington Cricket Club fields to the north and a restaurant carpark to the east on Little Horton Lane. The land to the north of the site forms part of the Little Horton Green Conservation Area. The site is bound on three sides by tree and overgrowth. There are open views across the playing fields to the north into the conservation area.

Identified heritage constraints

1.2 Designated assets

- Little Horton Green Conservation Area
- 49 -54 Little Horton Green G.II (NHLE: 1133014)
- 55 & 57 Little Horton Green G.II (NHLE: 1133015)
- 40, 42 & 44 Pullan Street G.II (NHLE: 1218884)
- 46-52 Pullan Street G.II (NHLE: 1132902)
- All Saints Primary School (NHLE: 1314453)

- 1.3 Historic England comment: The site is adjacent to the Little Horton Green Conservation Area and the Grade II listed terraced properties at the southern end of Pullan Street. Several other listed buildings are located to the north of the site including the Grade II* Church of All Saints. Development of this area could harm elements which contribute to the significance of these heritage assets.

1.4 Non-designated assets

- None identified

1.5 WYAAS comment: Immediately adjacent to Conservation Area with a number of Listed buildings in direct line of sight. No apparent significant direct archaeological implications.

Significance of assets

- 1.6 Little Horton Green Conservation Area was designated in 1973. It covers a small rural enclave of pre-industrial buildings which are located only a quarter of a mile from Bradford City Centre and benefits from an open and green setting. One of the oldest settlements of Horton township and the home of the lords of Little Horton manor, the settlement is unique in the inner city in that it escaped expansion and redevelopment as Bradford grew from a market town to an industrial city over the course of the 19th century. Francis Sharp, who inherited the lordship of Little Horton and extensive landholdings in the area in 1844, resisted all offers for the land from developers, thus retaining the village atmosphere and unique grouping of 17th and 18th century buildings which make up the bulk of the conservation area as we know it.
- 1.7 The Green itself was formerly a common which was gradually encroached upon by development, but even today large areas remain open and undeveloped. Bordering the green are vernacular properties of 17th to 19th century date all of which are constructed from locally quarried sandstone. The key listed buildings around the green and within closest proximity to Site SW/031 are:
- 1.8 **49-54 Little Horton Green** - a block of back-to-back textile workers' cottages with workshops, which unusually for this conservation area are three storeys in height and face directly onto the street. The buildings date from the late 18th to early 19th century and were originally used for the manufacture of cotton cloth. The group is listed Grade II for its special interest
- 1.9 **55 and 57 Little Horton Green**, three cottages dating to the early 19th century set behind neat stone boundary walls with round copings. 55 Little Horton Green is a single storey cottage which was probably built for an estate worker. The front elevation contains an off-centre doorway in plain stone surrounds. This doorway is linked via a cill band to two windows each made up of three square mullioned lights set in plain stone surrounds, the central light being wider.
- 1.10 **57 Little Horton Green** is set at a right angle to no. 55 and was built as a pair of two storey cottages, but is now a single dwelling. The front elevation to this house has very similar window and door openings to no. 57, suggesting that they were built around the same time. The cottages border the playing fields. The group is listed Grade II for its special interest
- 1.11 **40-44 Pullan Street** - probably built in the early 18th century as a farmhouse (nos. 42 and 44) and associated cottage (no. 40). It appears that the farmhouse was

subdivided into two cottages and refaced in the late 18th century, the more irregular coursing of the stonework to no. 40 and the survival of the irregular quoins at the corners suggest that alterations to this property were less extensive. The group is listed Grade II for its special interest.

- 1.12 **46-52 Pullan Street**, a c.1800-1820 terrace of cottages attached to nos.40-44. The cottages have uniform detailing, namely a coped stone roof, corniced chimneys with semi-circular projections, and doorways and three light square mullions windows set in squared plain stone surrounds. The row is Grade II Listed for its special interest.
- 1.13 **All Saints Primary School** is a Grade II Listed single storey long range constructed in a Gothic style with a three storey square tower and pyramidal spire. To its north end of the site is the former schoolmaster's house.
- 1.14 There are several other designated heritage assets within the conservation area including Grade II* listed All Saints Church (NHLE: 1207967). Only the designated assets within the foreground of the Site has been assessed.
- 1.15 The conservation area and the Grade II Listed heritage assets within it are determined to have **Medium** heritage importance

Impact of development on significance

- 1.16 The development of Site SW/031 will have limited impact on the setting of the designated assets along Little Horton Green and Pullman Street due to distance and tree screening. The now semi-established green boundary of Site SW/031 positively enhances Horton Park Avenue and adds a pleasant buffer to the conservation area. Development of the site will encroach on the conservation area around the green detracting from its character and setting.
- 1.17 Development of this site will have a **Moderate** impact on the character and setting of the conservation area:
- 1.18 *The proposed changes will directly or indirectly negatively alter the significance, overall character and/or setting of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be minimised through positive mitigation.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).
- 1.19 The resulting effect of a **Moderate** impact to a heritage asset of **Medium** heritage importance (significance) is determined through the Heritage Impact Assessment Methodology to result in **Less than Substantial Harm (of an Unacceptable Level)**:
- 1.20 *Change which has the potential to affect the special character and significance of the assets including their setting. Significance may be harmed or lost and would result in less than substantial harm which is considered to be unacceptable and the impacts cannot be adequately mitigated* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

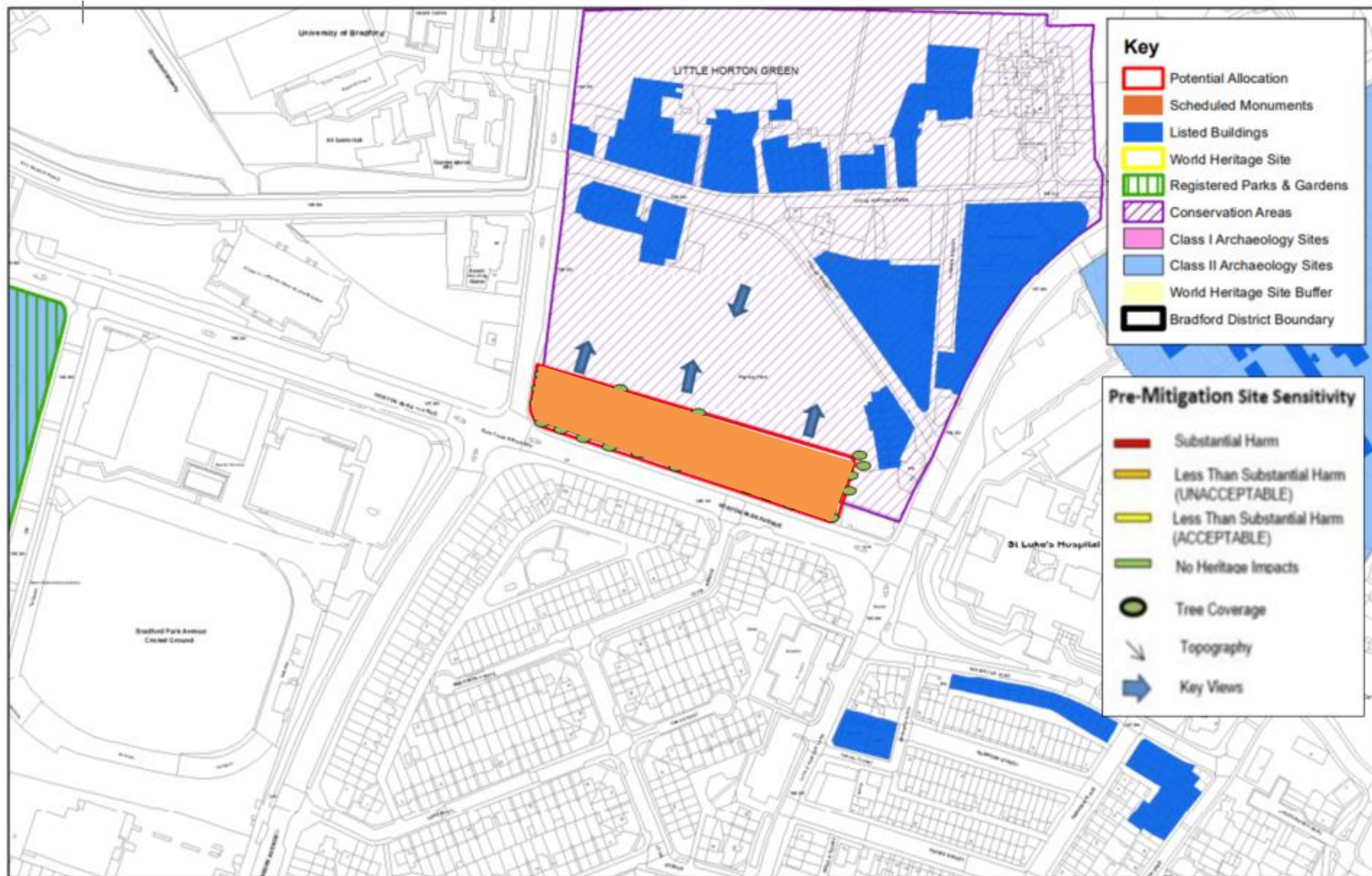
- 1.21 This assessment is based on the understanding that development of this site would not include high rise development or tall infrastructural works.

Mitigation measures/ Opportunities to enhance significance

- 1.22 If a green buffer that adequately screened the development from the conservation area could be introduced along the north boundary of the site, the resulting effect could potentially be downgraded to an acceptable level. Development of the site would need to be informed by its surrounding residential context in terms of scale and materials.

Conclusion

- 1.23 The development of the site will have a **Less than substantial impact (of an Unacceptable Level)** on the rural character and setting of Little Horton Green Conservation Area. If satisfactory mitigation can be incorporated into a proposal that preserves the character and setting of the conservation area, development of the site could be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1252
Site Name:	Fenwick Drive
Regulation 18 Site Ref	SW14/H
Former SHLAA Site Ref	SW/034A
Site Address	Fenwick Drive
Settlement	Bradford South West
Gross Site Area (ha)	7.53
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is an irregularly shaped parcel of land, comprising of open fields with stone wall field boundaries and scattered trees. The fields are set to grazing and slope downwards from south to north. From Fenwick Drive and Lingdale Road there are unhindered views southwards across the site with the buildings at Royds Hall Farm being visible on the ridge of the hill. To the north of the site the setting is mostly residential, comprising of 20th century estate housing. To the east and west, the setting is open and comprises of agricultural grazing land.

Identified heritage constraints

1.2 Designated assets

- Royds Hall G.II* (NHLE:1132910, 1291670, 1314523, 1133720 & 1133721)
- Royds Hall Cottages G.II (NHLE: 1133722)

- 1.3 Historic England Comment: There is a group of Listed Buildings immediately to the south of this area including two which are Listed Grade II * (Royd's Hall and its stable block). The development of this area could harm elements which contribute to the significance of these designated heritage assets.

1.4 Non-designated assets

- None identified

- 1.5 WYAAS Comment: No comment received

Significance of assets

Royds Hall

- 1.6 Royds Hall is one of the best surviving manor houses in the district. It is believed that a property has stood on this site since the mid-15th century. The house as seen today (NHLE: 1132910) was constructed from around 1640 and added to in the late 18th century. The interior has been much altered in the 20th century. To the north of the house is a courtyard flanked on two sides by a Grade II* listed L-shaped stable block, barn and coach house (NHLE: 1291670) all of which date to the late 17th century with some early 19th century additions. To the south, east and west of the hall are impressive landscaped & ornamental walled gardens (NHLE: 1133720 & 1133721). To the northwest of the hall is a further ancillary barn (NHLE:1314523) and modern agricultural & pastoral units.

- 1.7 As a Grade II * Listed grouping, Royds Hall and its ancillary outbuildings retain a **High** level of heritage significance which can be read and appreciated through its evidential, historic and aesthetic values.

Royds Hall Cottages

- 1.8 A pair of coursed grit stone 17th century cottages. The cottages have been ascribed Grade II Listed status due to their evidential and aesthetic heritage value. The Heritage importance of the cottages as Grade II heritage assets is **Medium**.

Impact of development on significance

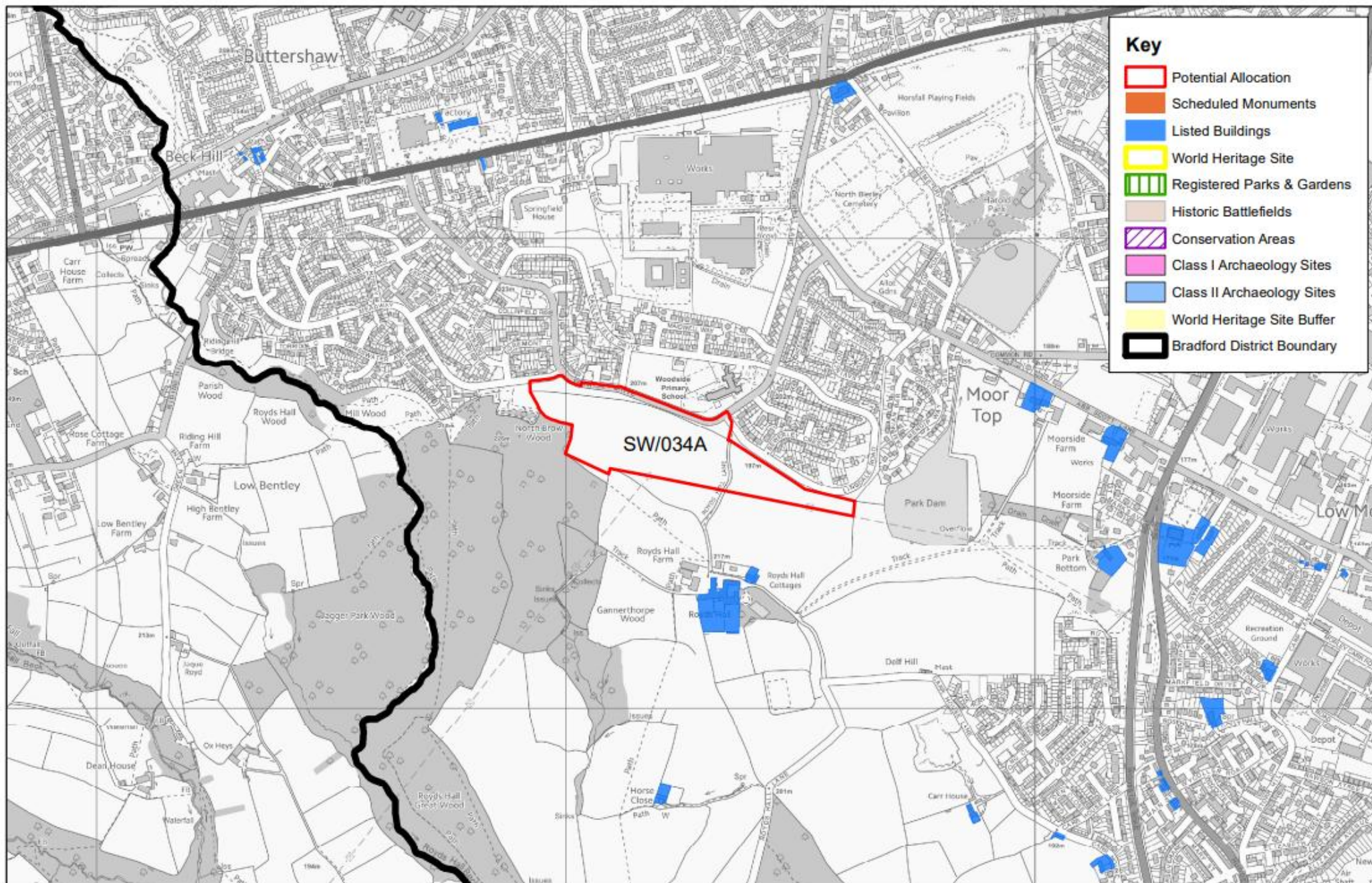
- 1.9 The closest boundary of Site SW/034A is located approximately 160m to the north of Royds Hall Cottages and 190m from the courtyard ancillary range of Royds Hall. Due to hedge & stone boundaries and the topography of the area, there are limited views available from the cottages across the site and no views from the G.II* Royds Hall. The south elevation of the G.II* courtyard range can be seen from within the site.
- 1.10 Development of the site would encroach upon the open rural setting of the heritage assets, however there would remain a sufficiently large undeveloped green buffer between the assets and development site to make some form of development agreeable. The scale of impact of development on the setting of the assets would be **Minor- Moderate**:
- 1.11 This assessment is based on the understanding that development of this site would not include high rise development or tall infrastructural works.
- 1.12 The resulting effect of a **Minor-Moderate** impact to a heritage asset of **High & Medium** heritage importance (significance) is determined through the Heritage Impact Assessment Methodology to result in **Less than Substantial Harm (of an Unacceptable Level)**.

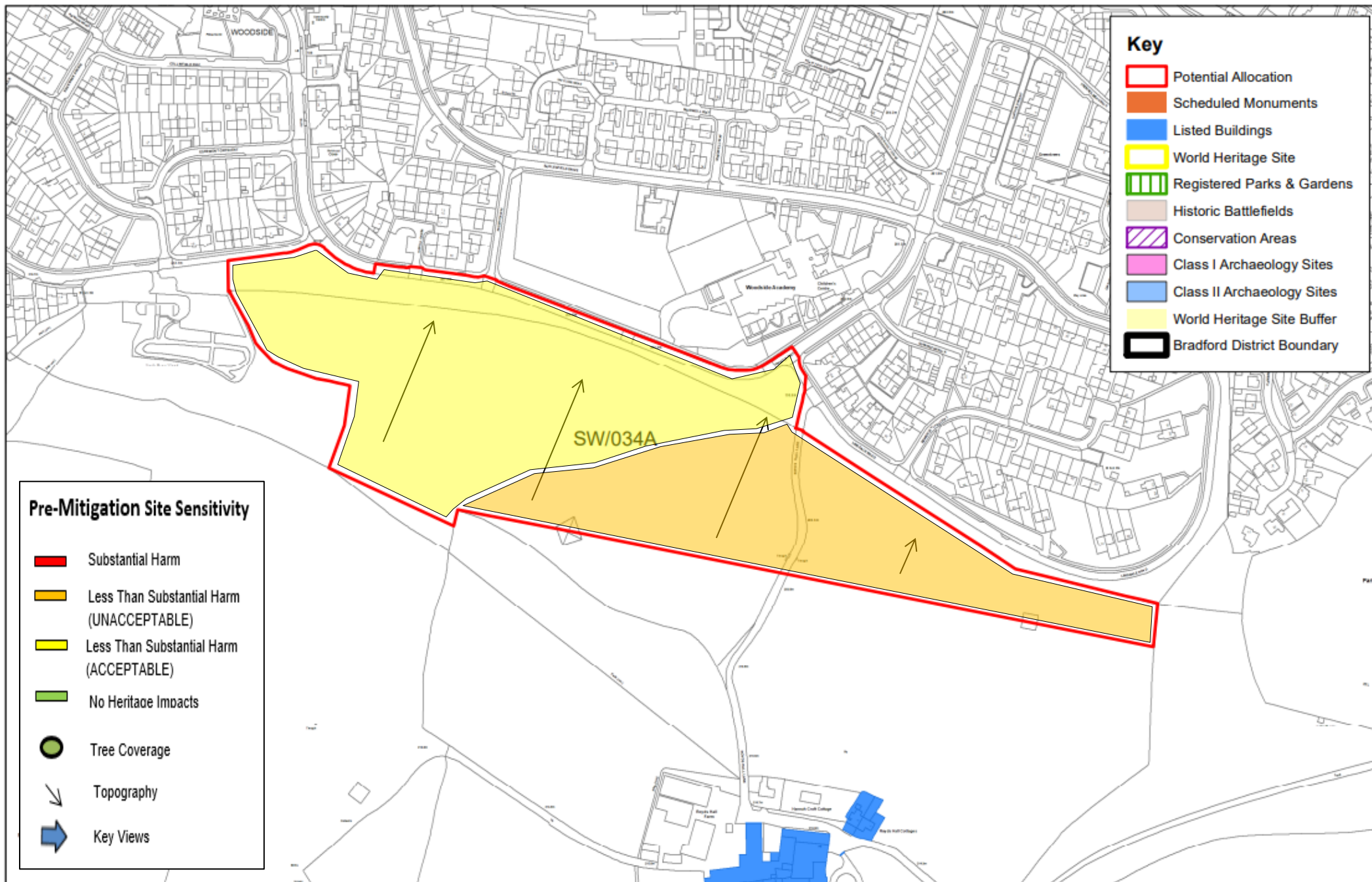
Mitigation measures/ Opportunities to enhance significance

- 1.13 The scale of impact may be reduced by curtailing development to the west end of the site. It is unclear how suitable the development of the east of the site would be due to the overhead power lines. Opportunities should be sought to mask the development in views from the south via landscape screening.

Conclusion

- 1.14 The redevelopment of the site would result in negative impact of an **UNACCEPTABLE** level to the setting of a G.II* listed heritage asset. However, if a suitable mitigation strategy were proposed the impact may be downgraded to an **ACCEPTABLE** level.





Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1254
Site Name:	Briggella Mills
Regulation 18 Site Ref	SW17/H
Former SHLAA Site Ref	SW/043
Site Address	Little Horton Lane, Bradford
Settlement	Bradford South West
Gross Site Area (ha)	1.79
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is surrounded by roads, with Little Horton Lane along the western side, Park Lane across the north, Greaves Street and Dorset Street along the east and Clarges Street across the south. The northern part of the site is vacant land which is covered with scrub.
- 1.2 The southern part of the site is occupied by a former textile mill, now predominantly disused. Fronting Little Horton Lane at the northern end is a plain stone faced 3–storey block, adjoining a more imposing 6 storey mill. This has more architectural treatment with projecting quoins to the angles, arched-headed windows to the raised ground floor with cambered-headed windows on the floors above. String courses and projecting cornices demark the floors and eaves lines. A bold but now blocked former waggon entrance with adjoining entrance door dominate the ground floor frontage. A wing abuts the rear of this mill, next to which stands a very fine octagonal stone mill chimney which retains its capping courses. Next to this are what appear to be former boiler houses and then a 4 storey stone warehouse block perpendicular to Dorset Street. North of these are extensive areas of single storey weaving sheds with north-light roofs. To the south adjacent to Clarges Street are more modest stone faced buildings which appear generally of 20th century date. From old drawings, it appears a more substantial mill block was originally attached to the main 6 storey mill, and returned parallel to Clarges Street. By the quality of the making good of the exposed wall, this was demolished many years ago, perhaps in the 1970s studying local maps.

Identified heritage constraints

1.3 Designated assets

- None within distance where development of the Mills would have an impact.

1.4 Non-designated assets

- The Mills are an undesignated heritage asset.

Significance of assets

- 1.5 Briggella Mills was probably erected in the Little Horton area of Bradford during the 1850s for the production of worsted. The mill was established by John Briggs, in partnership with Abraham Briggs and John Ambler, who traded under the name of Briggs, Ambler & Briggs. However, this partnership was short-lived, and John Briggs appears to have been the sole owner in 1868 when he added a weaving shed to the site. In 1872, he added a second spinning block to the mill complex and, in 1875, built a large warehouse along the Little Horton Lane frontage. By this date, Briggs was specialising in producing fabric for umbrellas, and the name of the mill is thought to derive from 'Briggs' and 'umbrella'. By 1886, the mill complex comprised a five-storey and a separate six-storey warehouse, a three storey shed, a single-storey weaving shed along Finchley Street, a dye house and a four-storey spinning block that fronted Clarges Street. The mill was powered by a single beam engine and a pair of horizontal engines, with the steam required being supplied by a bank of four boilers. The mill remained in textile production until the early 21st century, but was partially vacant at the time of the site visit in August 2018 and advertised for sale. Nevertheless, it retains all its key original components, and provides a fine example of a well-preserved and largely intact textile-manufacturing complex. It is notable as retaining all buildings related to the steam power plant and an unaltered chimney.
- 1.6 The Mills are a significant local landmark, with the main offices and spinning mill block and chimney dominating the local area. The mill has architectural merit. Research reveals the site was undeveloped in 1850. The mill does not have origins in early water-based power generation and is entirely a product of the later steam age.
- 1.7 The Buildings at Risk study report on Bradford textile mills undertaken for Historic England by Salford University in 2019 identified the Mills as a largely complete integrated mill complex, and rated it as having high significance. The north-light roof covering the 6 storey block is identified as an unusual feature. The retention of engine house, boiler house, chimney and most components of the integrated textile processes on one site is now increasingly rare and adds significance to the complex.
- 1.8 Historic England: Briggella Mill is an imposing landmark building with a prominent chimney that could be considered to be an undesignated heritage asset. As such, any development of this site should seek to retain and sensitively convert the mill buildings and structures of interest.
- 1.9 The Mills are an undesignated heritage asset of the highest significance.

Impact of development on significance

- 1.10 The presumption is for retention and conversion of the majority of the buildings on the site, with focus on those with historic and architectural merit. Re-use of existing buildings achieves better sustainability credentials than demolition and re-development as the embodied energy already expended in construction of large, robust buildings is retained.
- 1.11 Subject to the sensitive adaptation of the buildings to new use, the significance of the undesignated heritage assets will be maintained, and indeed enhanced, through affording an assured future for them.

Mitigation measures/ Opportunities to enhance significance

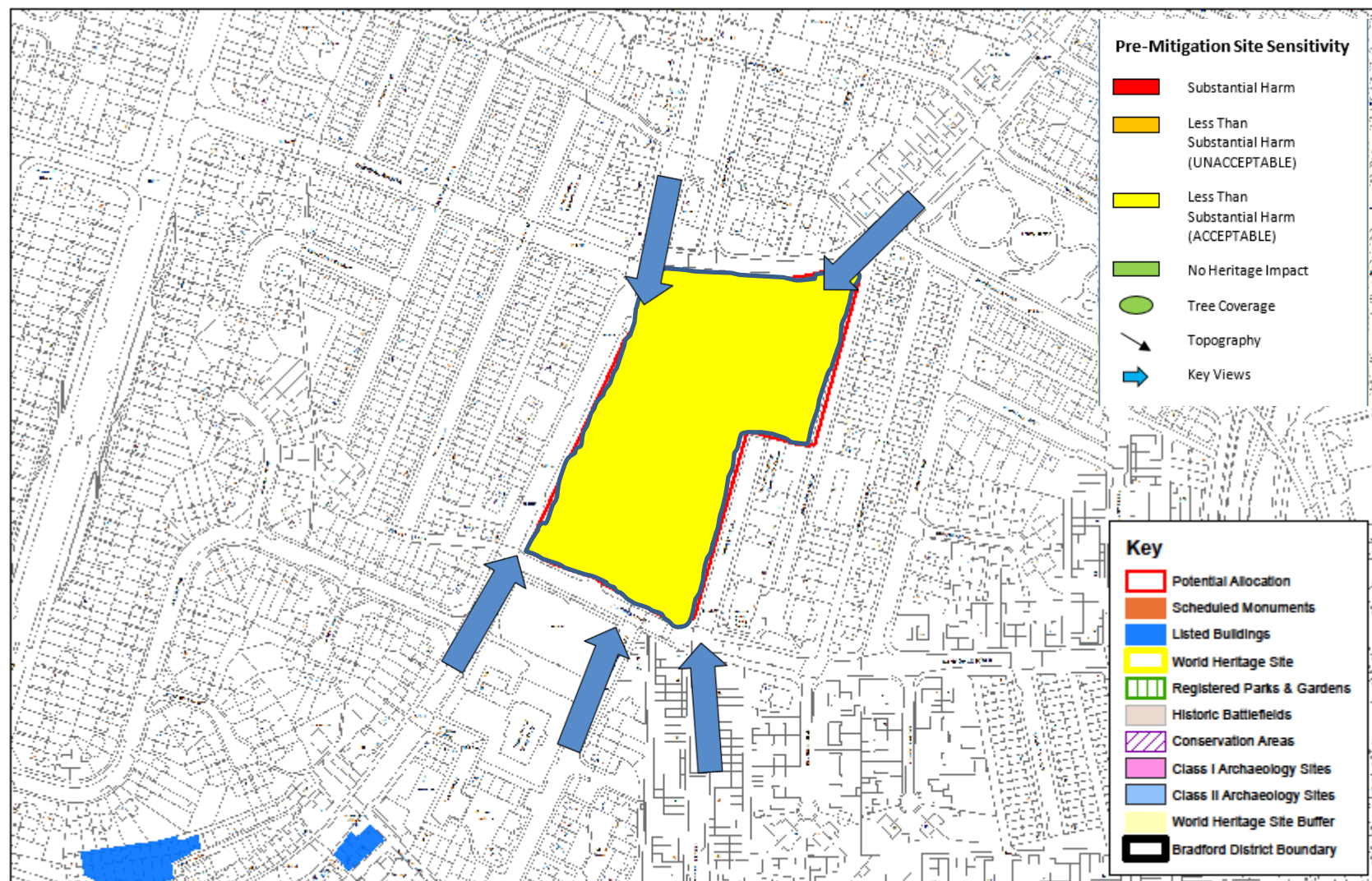
- 1.12 None identified.

Impact on significance following mitigation measures

- 1.13 None identified.

Conclusion

- 1.14 The buildings comprising Briggella Mills have clear heritage merit. They present an opportunity to provide significant numbers of residential units through the sustainable adaptation of existing structures. The conversion of the buildings should be encouraged, with consideration given to proactive discussions with building owners to evolve a viable and sympathetic residential development.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1263
Site Name:	Abb Scott Lane, Low Moor
Regulation 18 Site Ref	SW26/H
Former SHLAA Site Ref	SW/066
Site Address	Moorside Farm, Abb Scott Lane, Low Moor
Settlement	Bradford South West
Gross Site Area (ha)	6.79
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site is a roughly rectangular in shape with a partial frontage on the north to Abb Scott Lane and with Park Dam located to the southwest. The land is laid to pasture and is bound by a bank of trees along the southern edge of the site and with some scattered trees in the northwestern corner and along the periphery of the edge of the site adjacent to the dam. Whilst being relatively level, the site does have a gentle undulating topography, rising slightly from the northern boundary to Abb Scott Lane to around the centre of the site and then gently dropping away towards the southern boundary. A track runs centrally through the site from north to south (linking Moorside Farm to the land to the south of the site) and is bound by stone walls along part of its length. A streams runs from east to west across the top of the site (immediately to the south of the boundary with Abb Scott Lane) before running along the western boundary of the site towards the dam.
- 1.2 There are no buildings within the site though the buildings along Abb Scott Lane, including Grade II listed Moorside Farm, the former telephone exchange and the Grade II listed low houses at Skippy's Close have significant visual linkages to the site. Existing residential development is located to the east and west of the site.

Identified heritage constraints

1.3 Designated assets

- Moorside Farm and Adjoining Barn, 4 Abb Scott Lane, Bradford – Grade II (NHLE – 1300452)

- 1, 2 & 3 Abb Scott Lane – Grade II (NHLE 1151852)
- 5 & 6 Abb Scott Lane – Grade II (NHLE 1151853)
- Low Royd, Park Bottom – Grade II (NHLE 1314502)
- Gate Piers adjacent to Low Royd, Park Bottom – Grade II (NHLE 1132947)
- Church of St Mark, Huddersfield Road – Grade II (NHLE 1314451)
- The Poplars, 1 & 2 St Mark's Place – Grade II (NHLE 1219208)
- 3A, and 3-6 St Mark's Terrace – Grade II (NHLE 1133731)

1.4 Non-designated assets

- None identified

1.5 Historic England Comments: Objects

1.6 The site is adjacent to three Grade II Listed Buildings along Abb Scott Lane. The development of this area could harm elements which contribute to the significance of these designated heritage assets.

1.7 There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though the site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.

1.8 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently undeveloped area makes to those elements which contribute to the significance of these heritage assets and what effect the loss of this site and its subsequent development might have upon their significance.

1.9 Before allocating this site for development:

- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Buildings in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.
- (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.
- (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these Listed

Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.10 **Moorside Farmhouse** (4 Abb Scott Lane) and adjoining **barn** abut the northern boundary of the site. The farmhouse has a north-south orientation and dates from the early 18th century, with the original elements of the building remaining to the rear (south). The building is dated 1700 with a date stone inscribed with the initials J R (for John Rookes). The farmhouse is built of irregularly coursed stone with a large quoins stones and a stone slate roof. The windows have been altered and mullions removed. The barn adjoins the western gable of the farmhouse and is of late 18th century build. The barn is constructed of sandstone blocks and has a stone slate roof. A small mistal adjoins the barn to the south. Within the farmstead group are further barns and agricultural buildings, including a stone-built barn located to the east of the farmhouse and within the curtilage of the listed buildings. This barn, though not specifically mentioned in the listing, was probably constructed in the 19th century. Later farm buildings, of more modern construction, are located to the south of the listed buildings. Map evidence indicates that by the middle of the 19th century, the rural landscape in which the farm was originally constructed was changing significantly. The nearby industrial development of places, such as the Low Moor Ironworks, led to the expansion of development within the surrounding area and residential and industrial built form was beginning to encroach on the landscape from the north and east.
- 1.11 The farmhouse along with the adjoining and adjacent stone barns together form an interesting and intact grouping. The construction, materials and vernacular design of these buildings inform the understanding of their original purpose and their function in relation to the agricultural landscape in which they were originally constructed and which still exists, albeit at a somewhat reduced scale. The remaining farmland provides a contextual agricultural setting to the heritage assets which contributes positively to their significance. The modern farm buildings are demonstrative of the ongoing function of the farm but are not of significance or interest. Moorside Farmhouse and barn are of historic and architectural interest, recognised by their designation as Grade II listed and have an historical and aesthetic value. These heritage assets are considered to be of **medium** value.
- 1.12 **5 and 6 Abb Scott Lane** are located on the south side of Abb Scott Lane and immediately abut the northern boundary of the site. No. 5 dates to the early/mid 19th century and is a stone built, two storey house with a stone slate roof. The house was previously two cottages. Map evidence indicates that the property was called Mineral House and is noted as such on maps from the late 19th century onwards. It is possible that this indicates a link to the nearby Low Moor Iron Company. No. 6 is a low house (single storey) also probably dating to the early 19th century. The property also has a stone slate roof and modern fenestration to the front elevation. Nos. 5 and 6 Abb Scott Lane are Grade II listed and are of architectural and historic interest and is considered to be of **medium** value.

- 1.13 **1, 2 and 3 Abb Scott Lane** (noted now as being addressed as Skippy's Close) are located immediately to the northeast of the site. They are comprised of a short terrace of possibly 18th century 'low houses' which were doubled with two storey south-facing frontages and around 1800-1800. According to the list entry, the houses belonged to the Low Moor Iron Company. They are constructed of large gritstone blocks with a stone slate roof and tall stone chimneystacks. The properties are simply detailed with windows set in squared stone surrounds and plain doorways. Nos. 1, 2 and 3 Abb Scott Lane are Grade II listed and are of architectural and historic interest and is considered to be of **medium** value.
- 1.14 **Low Royd and Low Royd Cottage** are located at Park Bottom, approximately 100m from the southeastern corner of the site. Low Royd is a two storey stone-built house with single storey cottage attached to the northern gable. The principle house was built c. 1800 with the cottage added c.1840-50 as a lodge to Royds Hall. Both properties have a stone slate roof and mullioned windows in square stone surrounds and square jamb doorways. Low Royd and Low Royd Cottage are Grade II listed and are of architectural and historic interest and is of **medium** value.
- 1.15 To the north of Low Royd, either side of the access road are a pair of stone gate piers. These date to the 18th century and were formerly the gate piers to an early carriage drive to Royds Hall, which is located some distance to the southwest. The piers are constructed of ashlar sandstone and topped with cornices and ball finials. The gate piers are Grade II listed and are of architectural and historic interest and is considered to be of **medium** value.
- 1.16 The **Church of St Mark** is located approximately 200m to the east of the site. The church was built in 1857 to the designs of architects Mellinson and Healy in an early English style. It is built of sandstone with a small spire on a low tower and rose tracery windows in the gables. The church stands within a churchyard and is an imposing building. It is Grade II listed and is of architectural and historic interest and is considered to be of **medium** value.
- 1.17 **The Poplars** (nos. 1 and 2 St Mark's Place) is located approximately 400m to the east of the site and is a late 18th century house (now subdivided into two properties). The Poplars is two storeys in height and constructed of darkened sandstone brick with a stone slate roof. The house has a principle frontage with a centrally located doorway set within an architrave and below a stone pediment, facing east onto the garden with the secondary elevation to the road. The house was originally built in 1790 for the director of the Low Moor ironworks and according to the list entry, has a finely detailed interior which retains the original staircases, some fireplaces and decorative plasterwork to some ceilings. The building is Grade II listed and is of architectural and historic interest and is considered to be of **medium** value.
- 1.18 Nos. **3-6 St Mark's Terrace** are located on the opposite side of the lane to The Poplars. They were originally built as a coach house and stabling for The Poplars, around 1790. Later adapted to tenements with no. 3A added on c1851 (according to the list entry). The cottages are built of sandstone with a stone slate roof and corniced chimneystacks. The principle elevations are simply detailed with mullioned windows

set in squared stone and doorways set within substantial stone surrounds. The cottages are Grade II listed and are of architectural and historic interest and is considered to be of **medium** value.

Impact of development on significance

- 1.19 The site is mostly open, fairly level with some gentle undulations and set to pasture. Its usage appears to be agricultural/grazing and linked with Moorside Farm. The historic field boundaries indicated in the late 19th and early 20th century OS maps are no longer evident and the small group of cottages identified as 'School Fold' which were located on the south side of Abb Scott Lane and just beyond the boundary to the northwest of the site were demolished around c.2000. A track, partly enclosed within stone walls, extends from the southern boundary northwards towards the farm. Scattered trees are located around the periphery of the site, with a more substantial grouping located along and around the southern boundary of the site. Park Dam is located to the southwest of the site and was probably a stone quarry originally, which was filled with water post 1850. Late 20th century residential development is visible within the setting to the site to both the east and west and beyond this, to the east, beyond the line of visibility, are heavy industrial works.
- 1.20 The buildings along the south side of Abb Scott Lane are not within the site boundary, but are surrounded to two or three sides by the site. Moorside Farm has an outlook southward across the site and this open aspect facilitates visual linkages between the two. The modern agricultural buildings impede views of the building from within and around the site to a degree, and vice versa however the linkages between the site and the farm and adjacent barns and cottages inform an understanding of the landscape in which they were set and their original function. From Abb Scott Lane views of the heritage assets are limited due to the boundary treatments, trees and the set back of the buildings from the road. Views from within the site of Moorside Farm, barns and nos. 5 and 6 Abb Scott Lane are partially blocked by trees and the modern agricultural buildings. Visibility of nos. 1, 2 and 3 Abb Scott Lane is greater and the principal elevations, which are two storey in height to the south side, is clear from various points within the site. As a result, the site forms part of the setting of these cottages.
- 1.21 The setting of Moorside Farm and the other heritage assets along Abb Scott Lane has changed significantly over the years. The 1852 OS map shows the farm sitting to the south of a track (which later became Abb Scott Lane) and completely divorced from surrounding development. Development is evident around Hill Top and the ironworks were well established by this date but map evidence indicates that though development crept closer to the farm and cottages along Abb Scott Lane, fields mostly provide the immediate setting to the farm until the second half of the 20th century, when housing is constructed to the north, east and west. Over time the setting has become more suburban and only the fields to the south of the heritage assets remain. Whilst the development around the heritage assets on Abb Scott Lane have divorced the assets from their historic landscape to a degree, the remaining rural setting does contribute to the understanding and ability to read the function and original status of the buildings as well as allow them to be appreciated within an open backdrop and contextual setting.

- 1.22 It is undoubted that the development of the site will further divorce the heritage assets from their rural setting and will alter the perception and manner in which the buildings are appreciated and understood and this is likely to result in some harm to the significance, in particular, of Moorside farm and barn, as their original function is tied more closely to the agricultural setting and working of the surrounding landscape.
- 1.23 The heritage assets located further beyond the site boundary (Low Royd, Low Royd Cottage and the gate piers adjacent to Low Royd, the Church of St Mark, The Poplars and nos. 3-6 St Mark's Terrace) are located outside the site and inter-visibility between the site and the heritage assets is extremely limited in all cases by other existing buildings, trees, topography and/or landscape structures. It is considered unlikely that the development of the site would impact on the setting of these heritage assets above and beyond that of the existing situation.

Mitigation measures/ Opportunities to enhance significance

- 1.24 There may be means to mitigate the impact of development on the site so that the levels of harm are considered acceptable. A landscaped buffer or area of open space is likely to be required around Moorside Farm to enable views of the farm and barn to be maintained and to allow the buildings to be viewed in the context of open space and to allow an understanding of their function. I would also anticipate that a similar landscaped buffer should be provided around nos. 5 and 6 Abb Scott Lane. This should be substantial enough to provide meaningful and effective separation between the development and the heritage assets and how this then merges in to the site be properly considered so that the design and layout of the development integrates the heritage assets and the open space holistically in to the overall proposal.
- 1.25 The cottages at 1, 2 and 3 Abb Scott Lane have already been partially surrounded by later development, however maintaining a setback or landscaped area immediately adjacent to their southern elevations will prevent the cottages being 'swamped' by modern development and will maintain a sense of openness.
- 1.26 Development of the site, and in particular the areas close to the heritage assets should respond to and take design cues from the heritage assets. This is likely to inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy.

Impact on significance following mitigation measures

- 1.27 Following mitigation measures, it is likely that the area close to the heritage assets would need to remain as landscaped or undeveloped parts of the site as due to the close proximity to the heritage assets, development of this area would result in less than substantial harm (of an unacceptable level). If mitigation measures are adequate and the development carefully considered in light of the proximity and setting of the heritage assets, development on the remaining areas of the site would result in less than substantial harm (of an acceptable level).

Conclusion

- 1.28 Development is likely to only be **ACCEPTABLE** on the provision of a mitigation measures to protect the setting of the heritage assets located on the southside of Abb Scott Lane.

Site Photographs



Photo 1: View from within the site looking northwards along the southern boundary/track to Moorside Farm



Photo 2: View from NW corner of the site on Abb Scott Lane looking SE across the site



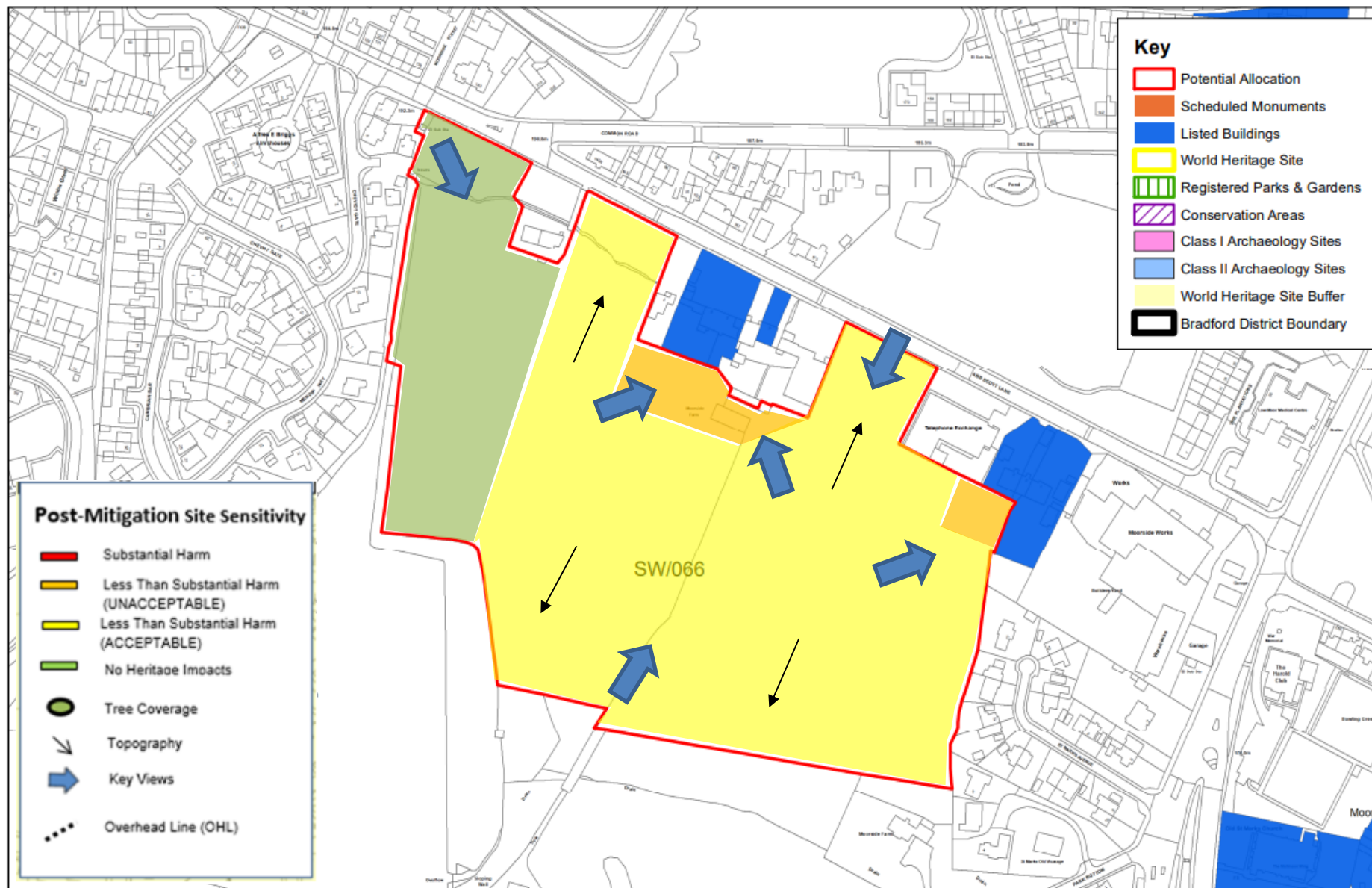
Photo 3: View of Moorside Farm, barns and nos. 5 and 6 Abb Scott Lane from the south



View of the south elevation of 1, 2 and 3 Abb Scott Lane from within the site



View across Abb Scott Lane and into the site between the former telephone exchange and Moorside Farm



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1264
Site Name:	Paradise Fold
Regulation 18 Site Ref	SW27/H
Former SHLAA Site Ref	SW/083
Site Address	Paradise Fold, Lidget Green
Settlement	Bradford South West
Gross Site Area (ha)	0.22
Regulation 19 Site Status	Rejected

Site description

- 1.1 2 small parcels of land flanking a single track land which is the continuation of Dene Crescent, leading towards Paradise Fold. The land to both sides is disused and covered in scrub. To the north was previously a railway cutting, now infilled and developed. The eastern larger plot appears to have been used as allotments for some of the 20th century. The lane in from the north historically led to Paradise Fold, a farmhouse and attached barn and detached pair of cottages. These stood in what was presumably agricultural land until this was incrementally developed. The farmhouse and barn has more recently been used as a public house. The cluster of 18th century buildings acts as a focus for several footpaths.

Identified heritage constraints

1.2 Designated assets

- Paradise Farmhouse, Grade II listed building, NHLE115412
- 19 & 21 Paradise Fold, Grade II listed building, NHLE1133224

1.3 Non-designated assets

- None identified

- 1.4 Historic England comment: The site is located adjacent to Paradise Farmhouse Restaurant and 21 Clayton Road, both of which are Grade II Listed Buildings. The development of this area could harm elements which contribute to the significance of

these designated heritage assets. There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently-undeveloped area makes to those elements which contribute to the significance of these heritage assets and what effect the loss of this site and its subsequent development might have upon their significance.

- 1.5 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Buildings in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).
- 1.6 WYAAS comment: Listed buildings opposite to West. No apparent significant direct archaeological implications.

Significance of assets

- 1.7 Paradise Farmhouse dates from the late C18 or early C19, originally a pair of cottages with a barn. The barn was rebuilt dated 1857. The house is of two-storeys, sandstone "brick", stone slate roof; plat band; dentil eaves. Three window front. Single and two-light framed square mullioned windows with a four-light ground floor window. The barn retains flush quoins but has segmental arched openings and large segmental voussoired keyed archway dating from 1857 rebuild. The rear north front of the house has three light square mullioned window and two doorways with steps up. **Medium** heritage significance.
- 1.8 19-21 Paradise Fold, dating from the late C18, probably a single house later divided as two tenements. Two-storeys, sandstone "brick" with flush quoins, stone slate roof. Framed square mullion windows, one of five lights on first floor and now two light (former four light) on ground floor. Plain squared jamb doorways. **Medium** heritage significance.

Impact of development on significance

- 1.9 The listed buildings are experienced when approached from the south and north-east. From the south, the appreciation of the buildings would not greatly change as the view from the footpath approach would remain. Any new built form to the east and north-east would further enclose the listed buildings, however, design and placement would be controlled through the Planning process to overcome harm. The present condition of the site is poor therefore there would not be substantial adverse effect on setting when perceived from this aspect.
- 1.10 Views of the listed buildings are available on approaching from the north-east when one emerges between existing dwellings flanking the access lane, situated on the line of the former railway. The 2 parts of the proposed site give some openness to the setting of the listed buildings, and a degree of greenery although the sites are unkempt and do not provide a positive effect. The open land to the north of Paradise Farmhouse used as car parking, and not part of the proposed site is also poorly presented and detracts from the setting of the listed building.
- 1.11 Development of the proposed sites would result in increased enclosure to the listed buildings, and loss of greenery and openness. However, the poor visual quality of the sites results in their contribution to the setting of the heritage assets being only modest, and compromised in quality.

Mitigation measures/ Opportunities to enhance significance

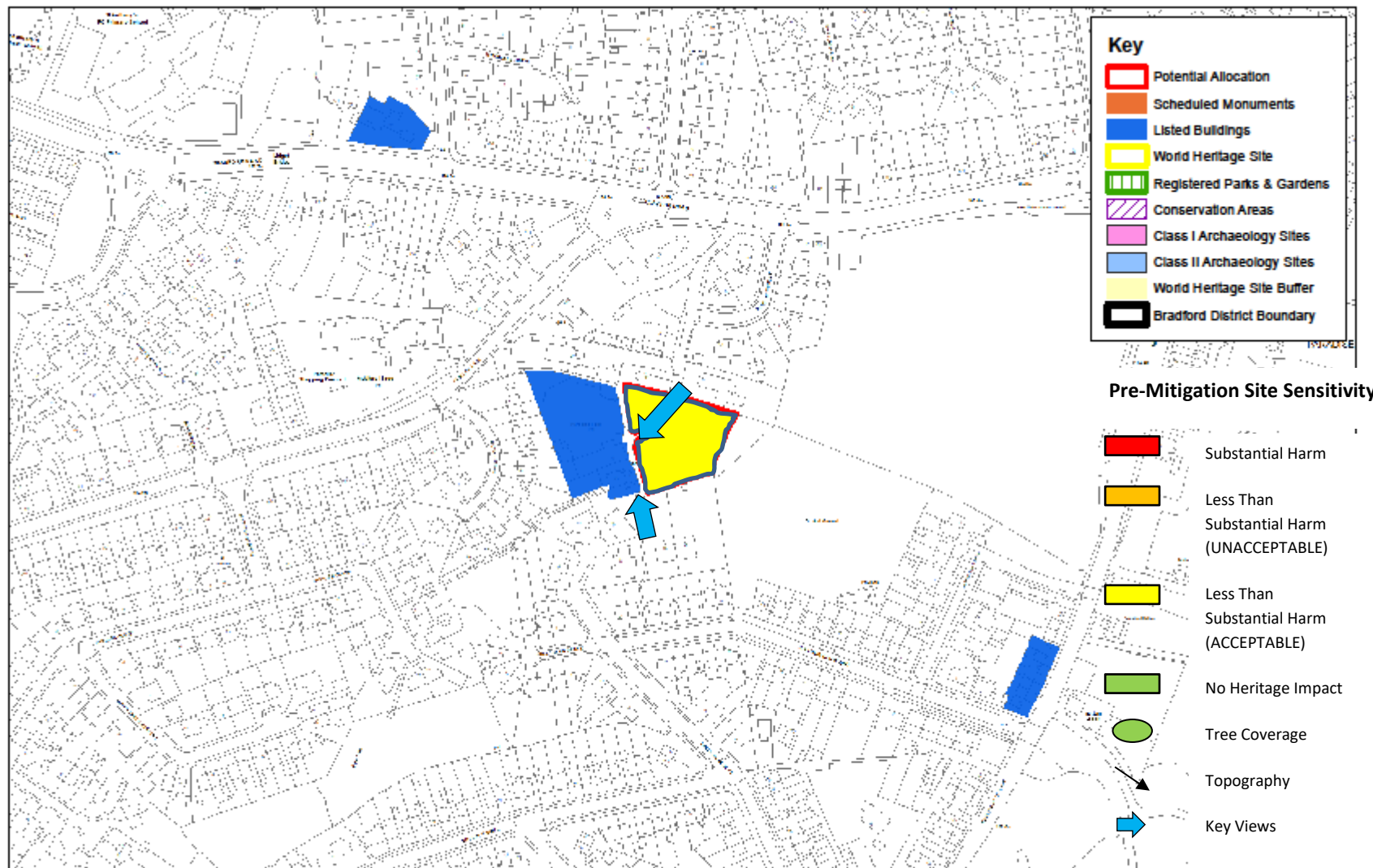
- 1.12 Identification of the significance of the settings of the heritage assets during any proposals for development would inform development design. Respectful siting, scale and design of any proposed new built form would be expected and this would allow views to the listed buildings to be maintained, and prevention of excessive crowding. It would be expected that the siting, scale and appearance of any new buildings would aim to complement the listed buildings. The inclusion of thoughtful landscaping would also bring enhancements to the setting.

Impact on significance following mitigation measures

- 1.13 Although significance of the heritage assets would be unchanged, it would be hoped that enhancement of their setting could be secured through careful development of the 2 proposed sites. Appreciation of the listed buildings would benefit from a more visually appealing and credible setting.

Conclusion

- 1.14 Development of the proposed site would be acceptable and would be expected to maintain or enhance the setting of the listed buildings.
- 1.15 Development of an acceptable nature would have a minor and potentially positive impact on the setting of the heritage assets, overcoming the current negative impact the site makes to character. **Less than substantial harm of an acceptable level** would be the expected impact of any development proposed, should the site be allocated for development.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1270
Site Name:	Land at Buckingham Crescent
Regulation 18 Site Ref	SW33/H
Former SHLAA Site Ref	SW/124
Site Address	Land off Buckingham Crescent, Clayton
Settlement	Bradford South West
Gross Site Area (ha)	11.81
Regulation 19 Site Status	Allocation

Site description

- 1.1 Informal pasture and fields to the north of Bradford Road as it nears Clayton. The land abuts mid-20th century housing at Middle Lane and Buckingham Crescent. To the north, the land is contained by Deep Lane, an unsurfaced historic lane leading from Clayton down towards Fairweather Green. The lane is a non-definitive bridleway enclosed by drystone walls and hedges.
- 1.2 The fields are predominantly level with a slight fall to the north closer to Deep Lane and at the Clayton end. The fields are surrounded to the south and east by drystone walls, and subdivided also, but many of the walls are in very poor condition.
- 1.3 The openness of the site enables views northwards from Bradford Road and Middle Lane into the shallow valley of Clayton Beck, eastwards towards the City, Manningham, Heaton and Allerton, towards Fairweather Green and north-west towards Thornton. The openness enables a coalescence of open landscape of the wider surroundings of the proposed site with the Pity Beck valley, higher land beyond at Allerton and the Thornton Beck valley stretching westwards. The site also enables shorter distance views from Bradford Road and Middle Lane towards the eastern edge of Clayton conservation area at Back Fold and The Maltings.

Identified heritage constraints

1.4 Designated assets

- 152-158 Bradford Road. Grade II listed cottages. NHLE 1314337

- 160-164 Bradford Road. Grade II listed cottages. NHLE1133286
- 176-182 Bradford Road. Grade II listed cottages. NHLE1186110
- 224-230 Bradford Road. Grade II listed cottages. NHLE 1314338
- 232-240 Bradford Road. Grade II listed cottages. NHLE 1186132
- Clayton conservation area. Designated in 1977 with amendments made in 2005.

1.5 Non-designated assets

- None identified

1.6 WYAAS comments: Recommend archaeological evaluation at west & eastern parts of site (where no historic quarrying has taken place). Extant field boundaries appear to survive from mid-19th century at least. Development should retain existing boundaries wherever possible & grain of development should respect them.

1.7 Historic England comments: This large site is located close to the Clayton Conservation Area and a large number of Grade II listed assets situated around the Bradford Road and Town End Road on the south east side of Clayton. Development of this area could harm elements which contribute to the significance of these heritage assets.

Significance of assets

1.8 Clayton conservation area covers the historic core of the settlement which retains elements from various stages in its history and development. The following timeline briefly summarises its development:

Pre 1700

1.9 Clayton was established as a Saxon farming settlement c.1066, the name literally meaning '*farmstead on clay*'. By c.1500 farmers were granted freehold of their land which led to increased incomes. Many farmers invested in their farms and built new buildings; some of these are still standing today.

17th and 18th Centuries

1.10 Farming remained central to the local economy, although some farms began engaging in textile manufacturing which became an increasingly lucrative business. Several 'farming clothiers' took the step of building cottages around Town End, one of the earliest rows is dated 1770.

18th to 19th centuries

1.11 Clayton expands into an industrial settlement; many of the cottages around Town End and Green End were built to house the local textile workforce. The village school (now the library) was opened in 1819; the Baptist Church in 1830 and the Wesleyan Chapel and Sunday school in 1834. Beck Mill, the first mill in Clayton was opened in 1845 and in 1870 Oak Mills was built. Bradford-Thornton Railway opened to passengers and freight in 1878 with a station at Clayton which helped the mills prosper and attracted commuters from Bradford the area.

1898

- 1.12 Victoria Park officially opened and handed over to Clayton UDC. The park acted as the new focal point for the village.

20th Century

- 1.13 Clayton continues to expand as a commuter settlement, with The Avenue being the main artery of the new development. Beck Mill closed in 1927 and Oak Mills in 1942. The railway closed to passengers in 1955 and to freight in 1965.

Summary of Character Zones

Town End

- 1.14 The buildings in Town End were built between the 16th century and c.1820 and reflect the agricultural and early industrial activity in the conservation area. There are 44 Grade II listed buildings within this character zone which are of special interest.

Green End

- 1.15 Green End has assumed a mixed use village character since the 19th century which is characterised by stone built cottages which are architecturally quite plain, and a number of shop premises and shop fronts which were inserted into cottages. Most of the development occurred between c.1815 and c.1820 with some later infill later in the 19th and early 20th centuries.

Civic Clayton

- 1.16 This area is characterised by its collection of stone built civic buildings, the historic religious, educational and social buildings as well as Victoria Park have come to be the focal point of the village centre.

Key Characteristics of Clayton

- 1.17 The following summarises the key elements of the character of Clayton conservation area:
- Three distinct character zones; Town End, Green End and Civic Clayton;
 - Good examples of local vernacular architecture;
 - Local sandstone and gritstone for buildings and boundary walls;
 - Mix of building and land uses
 - Local detailing
 - The form, width and orientation of the streets and paths
 - Natural elements such as trees and open spaces complement the fine grain of the buildings
 - Distinct village with open rural aspect with a number of key views and vistas.

Summary of Important Features and Details

- 1.18 Features and details contribute to the essential character of Clayton conservation area:
- Predominance of two storey development;
 - Mix of building types and architectural styles;
 - Decoration, margins and gateposts often ashlar;

- Stone slate or grey slates for most buildings
 - Traditional painted timber window frames, timber panelled doors and timber guttering;
 - Corniced chimneys;
 - Traditional stone and timber shopfronts;
 - Stone boundary walls on properties;
 - Iron for gates and railings;
 - York stone flags and sets (where they remain in situ).
- 1.19 The conservation area and its setting has a historical, aesthetic and communal value. The heritage value is **medium**.
- 1.20 The listed buildings identified along the north side of Bradford Road are all from the early 19th century. They are 2 storey, faced in thinly coursed split faced local sandstone, with stone slate roofs. They display the local vernacular, with minimal architectural elaboration, 2-light or 3-light square faced mullioned windows and stone dentils supporting a stone gutter band at the eaves. A few have had porches added over the front doors which interferes with the linear simplicity of the front elevations. Most have modern fenestration which compromises the aesthetic authenticity. The heritage values of these assets are **medium**.

Impact of development on significance

- 1.21 Development of this potential site would have a substantial impact, especially on landscape character. There would also be an impact on heritage assets, and the relationship of Clayton to its surroundings. The combination of the playing fields east of Clayton St John Primary School and the open land comprising the site, north of Bradford Road, provides a physical and perceptible green break between the 20th century suburban sprawl of Paradise Green to the east and the more characterful older form of Clayton village. This also emphasises the presence of the rows of 19th century listed buildings at 152-164 Bradford Road. These are set back from Bradford Road behind a grassed verge and have an open setting to the rear. When travelling west, once past the terrace, the open landscape and break in urban form is evident before the road is narrowed by further old cottages at what is very evidently the entrance to the old village.
- 1.22 It is not evident where access to this potential site would be taken. This could be from Buckingham Crescent, Crestville Road or Bradford Road or a combination. Access from Bradford Road between the rows of listed buildings at 160-164 and 176-182 Bradford Road would cause harm to the setting of those listed assets. They are currently separated by open pasture bounded by drystone walling. Introduction of an engineered entrance here to serve a substantial number of dwellings would detract from this unaltered relationship. If allocated, and access was necessary in this location, to reduce the impact, a combination of this with other access points might be desirable to enable a less significant road junction at this location.
- 1.23 New highways infrastructure has the potential to cause harm to the settings of the listed buildings 160-164 and 176-182 Bradford Road. This harm would probably be just

below the threshold of substantial. However, if development of the proposed site was to include built form right up to its southern boundary, adjacent to the listed buildings and Bradford Road, that would also cause harm. In combination with highways impacts, the resultant cumulative impact could result in a **Major** adverse impact to the settings of the listed terraces.

- 1.24 Views are available from Deep Lane as it extends away from Bradford Road, back up the fields towards both 152-164 and 176-182 Bradford Road. 176-182 Bradford Road stand in isolation beyond the fields, whereas 152-164 Bradford Road become less visible as Deep Lane descends due to the convex form of the contours. If the whole site was developed, views of both would be lost. The impact on 176-182 Bradford Road would be greater and the reduction of the benefit of being able to appreciate these listed buildings in their setting would cause **Moderate** impact.
- 1.25 The form of the conservation area at Town End tapers away to the north-west. It is thus not prominent in views from Bradford Road or Middle Lane. The intervening row of unlisted dwellings at 210-224 Bradford Road and the modern B&M store premises also reduce inter-visibility of the conservation area from the east. Correspondingly, there are few opportunities of views from publicly accessible locations within the conservation area towards the proposed site. Development of the proposed site would narrow the intervening space between Paradise Green and the conservation area, with some resultant impact on the wider setting of the conservation area. To reduce harm arising from this and in landscape terms, it could be desirable to leave undeveloped the western end of the proposed allocation. It is assessed that any harm resulting to the setting of the conservation area from development of the proposed site would be **Moderate** and capable of further mitigation by potentially affording a set-back of development from the western edge of the site.
- 1.26 Although Deep Lane does not bound the conservation area, it is evidently a long established right of way. It is sunken down between the fields and flanked by remains of drystone walls and hedgerows. Having regard for its importance as a right of way, its character and the rising nature of the proposed site in relation to Deep Lane, careful attention would be required to prevent any development from having an overbearing relationship and from turning its back on the right of way. Regrettably, because any development is on rising ground south of the right of way, it would cast Deep Lane into shadow for much of the time.

Mitigation measures/ Opportunities to enhance significance

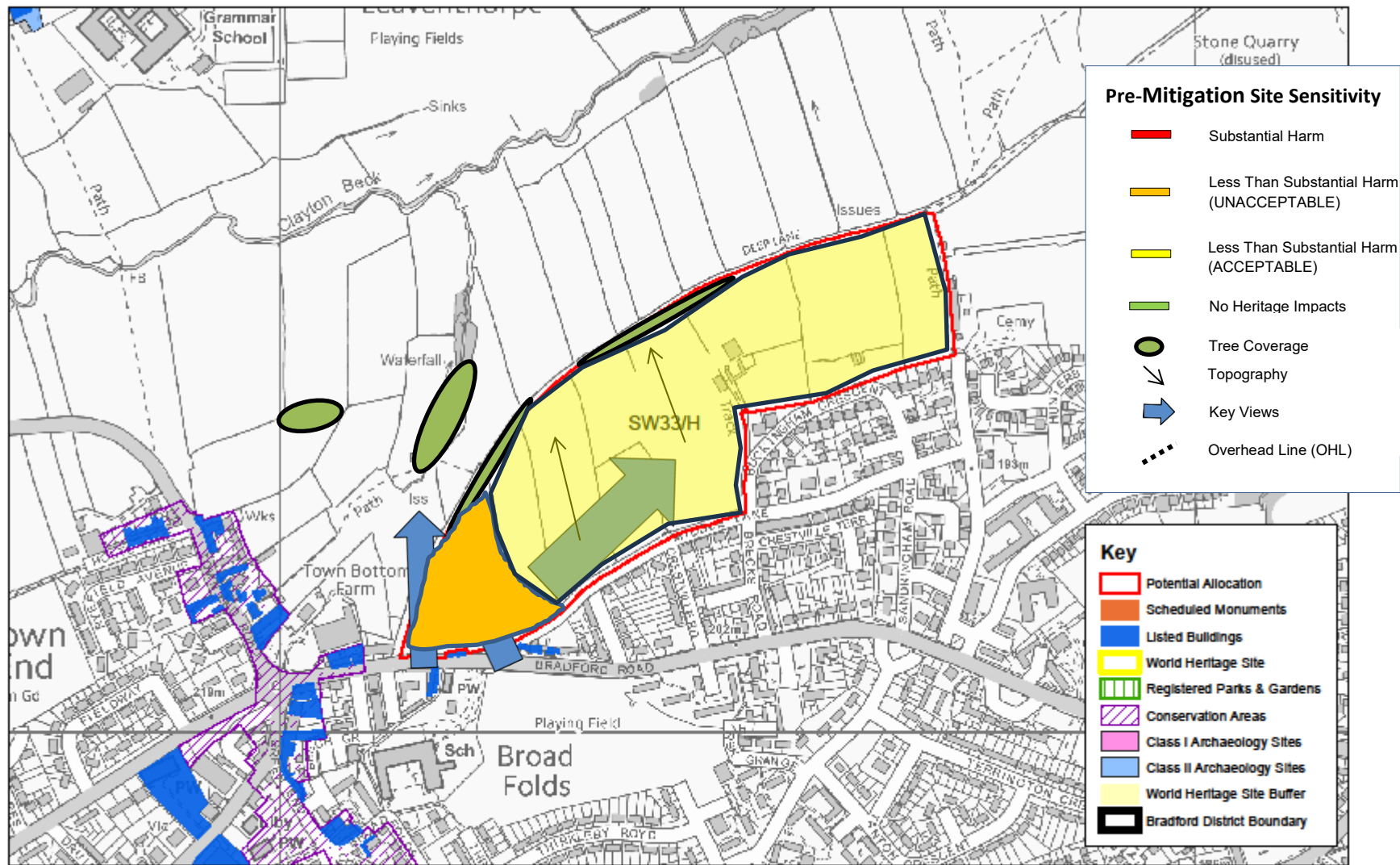
- 1.27 To retain some setting to the roadside listed buildings, if the site was to be allocated, it would be desirable to retain an undeveloped and informal landscape buffer to the north of Bradford Road. The form and extent of this should be led by landscape advice. This would also enable retention of a landmark mature tree north of 176-182 Bradford Road which is a key feature in views both northwards from Bradford Road and southwards from Deep Lane.
- 1.28 To reduce harm arising from the narrowing of the landscape openness between the conservation area and urban development to its east, and in landscape terms, it could be desirable to leave undeveloped the western end of the proposed allocation.

Impact on significance following mitigation measures

- 1.29 Without further certainty over how the proposed site would be accessed, it is not possible to fully quantify heritage impacts.
- 1.30 If mitigation in the form of holding development back from the western and southernmost extents of the proposed site was achieved, with suitable landscape planting to respond to local character to soften the edge of any new built form, the harm on the setting of the conservation area, and on the 2 rows of listed buildings would be capable of reduction to a less-than-substantial degree.

Conclusion

- 1.31 Development of the proposed site should strive to have an impact of **Less than substantial harm of an acceptable level** on the setting of the listed buildings and the conservation area. With careful attention to protection of landscape through the further consideration of the relation of any built form to topography and views, it should be possible to mitigate levels of harm on the settings of the conservation area and listed assets to these levels. On this basis, development would be **ACCEPTABLE**.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1274
Site Name:	Cousen Road
Regulation 18 Site Ref	SW37/H
Former SHLAA Site Ref	SW/148
Site Address	Cousen Road
Settlement	Bradford South West
Gross Site Area (ha)	0.45
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site comprises of a roughly rectangular shaped piece of land bordered to the north by Horton Park. The site is comprises of a mostly level cleared area on which formerly stood the Joseph Nutter orphanage. Joseph Nutter House was built as a boys orphanage in the 1880s with funds donated by local philanthropist, Joseph Nutter. The building was a well detailed example of a Gothic Victorian institution. It was later used a college but demolished in 2019. Requests for listing had previously been declined and planning applications have since been submitted for residential development on the site.
- 1.2 The site is currently open with trees and shrubs along the boundaries. Immediately to the southeast of the site is Canterbury Nursey School and Children's Centre with playing fields forming the southern setting of the site. To the north and west are Horton Park and the residential area of Great Horton.

Identified heritage constraints

1.3 Designated assets

- Horton Park – Grade II registered park/garden (NHLE 1001511)
- 1-11, 13 and 15 Cousen Road – Grade II (NHLE 1314282)
- St Oswald's C of E Primary Academy – Grade II (NHLE 1314370)
- Cross Lane Mills, Cross Lane – Grade II (NHLE 1133201)
- Great Horton Conservation Area

1.4 Non-designated assets

- None identified

1.5 WYAAS Comments - Opposite Registered Historic Park & Garden across road (PRN6883). No apparent significant direct archaeological implications.

1.6 Historic England Comments - The site is adjacent to Horton Park, a Grade II Registered Park and Garden. The site is also close to the Great Horton Conservation Area and a number of Grade II listed assets to the west of the site. The Conservation Area is included on the Heritage at Risk register. The development of this area could harm elements which contribute to the significance of these designated heritage assets.

1.7 The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas.

1.8 In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

1.9 Before allocating this site for development:

- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the heritage assets in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.
- (2) If it is considered that the development of this site would harm elements which contribute to the significance of the heritage assets, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.
- (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.10 **Horton Park** is a Grade II registered park. It is a public park (in the ownership of the local authority) which was laid out in the 1870s, and opened in 1878 by the then Lord Mayor, Briggs Priestly MP. The park is laid out around a broad, straight promenade which runs north-south through the park. There is a winding carriage drive around the periphery linked by a series of curving pedestrian paths. The park retains several important key features including the late 19th century double span cast iron bridge which carries the promenade over an irregular lake at the centre of the park and a fossilised tree stump and roof. The red polished granite fountain on the northwest side of the promenade is still in situ but no longer functioning. Areas for sporting facilities were added to the park in the first half of the 20th century including the bowling green, tennis courts, putting green and children's play area. The park is mostly enclosed within a stone coped wall with finely detailed gates and gate piers to the main entrances on Horton Park Avenue and Cousen Road. The park is of historical, aesthetic and communal interest and is considered to be of **medium** heritage value.
- 1.11 **Great Horton Conservation Area** was designated in 1978. It covers the historic core of what was formerly Great Horton village, now part of the inner urban area of Bradford. The historic core includes the earliest surviving buildings which are evidence of its agricultural roots and later industrialisation as well as ecclesiastical buildings and commercial buildings and workers housing from the 19th century. The conservation area has a historical, aesthetic, architectural and communal value. The heritage value of the conservation area is **medium**.
- 1.12 Nos. **1-11 (odd) Cousen Road and 13 and 15 Cousen Place** are a group of characterful mid-17th century cottages set at an angle to the road and approximately 150 to the west of the site. The cottages are stone built, some with rendered elevations with stone slate roofs and chimneystacks of varying height. The front elevations are irregularly detailed, most with mullioned windows but some with later, larger openings containing sliding sashes. No. 7 has a door lintel dated 1657. The cottages are Grade II listed and are of historic and architectural significance and are of **medium** heritage value.
- 1.13 Nos. 23-29 Cousen Road are noted in Historic England's list entries as being located to the south of Horton Park and close to the development site. These buildings were Grade II listed but were demolished some time ago however the list entry has not been deleted.
- 1.14 **St Oswald's C of E Primary Academy** (formerly Great Horton First School, Middle School and Master's House) is located approximately 200m to the west of the site. It is a Grade II listed school built in 1886 to the designs of architects Morley and Woodhouse. It is built of sandstone with ashlar dressed in a Queen Anne revival style under a hipped slate roof. There are two large single storey blocks and the former master's house to the right which have projecting wings to the front containing large Venetian style windows. To the rear is a modern extension. The school is considered to be good example of a Bradford School Board competition design and is of historic, architectural and communal significance and of **medium** heritage value.

- 1.15 The three storey block to the southwest at **Cross Lane Mills** are located approximately 250m to the west of the site. The mill is an early 19th century spinning mill built of coursed sandstone bricks with a square tower containing the toilets. The block is three storeys plus attic. The mill is of interest as an early example of a multi storey spinning mill with original roof structure. It is of historic, architectural and communal significance and as a Grade II listed building is of **medium** heritage value.

Impact of development on significance

- 1.16 The building which previously occupied the site, Joseph Nutter House, was a late Victorian structure but was demolished in 2019. The site is now a cleared site and as such has itself no heritage value.
- 1.17 Due to the distances between the site and the nearby listed buildings as well as the existing built context of buildings surrounding the listed buildings including intervening buildings which are located between them and the site, it is considered unlikely that the development of the site will impact on the setting of the listed buildings.
- 1.18 The development of the application site may have some impact on the setting of Horton Park and to a much lesser extent, on the setting of Great Horton Conservation Area. The Conservation Area boundary is located a short distance to the east of the site however this is a well-defined boundary which covers the historic core of Great Horton. The setting of the conservation area is varied and includes both dense built form and open spaces. Within this context, the development of the application site, though potentially visible from within the conservation area, will not have a harmful impact on its setting.
- 1.19 Horton Park is located immediately to the south of the application site, separated by a path and metal palisade fencing. Trees located in this part of the park and along the boundary of the site limit visual linkages between the park and the site. It is considered that the development of the site for residential purposes will have some impact on the setting of the park but that it will be limited and with mitigation measures, should ensure that the impact is acceptable. The site was previously developed and the setting of the park is varied but includes existing development up to its boundaries. As an urban park, it is anticipated that the setting of the park includes housing and other buildings and that the park provides a pleasant and verdant contrast to this.

Mitigation measures/ Opportunities to enhance significance

- 1.20 It is likely that it will be possible to mitigate the impact of development on the site so that the levels of harm are considered acceptable. The retention of the trees around the boundaries of the site is important to maintain the sense of separation and to filter the visual impact of development upon the setting of Horton Park. Consideration of boundary treatments will also be required.
- 1.21 As there are no surviving buildings on the site or other residential buildings in close proximity to the site, there is no defining contextual consistency to inform any particular period style however a high quality development utilising an appropriate and high quality palette of materials should be expected.

Impact on significance following mitigation measures

- 1.22 If development of the site accords with the above suggested measures it is likely that development could be accommodated on site with no harm to the setting of the nearby designated heritage assets.

Conclusion

- 1.23 Development is likely to be **ACCEPTABLE** with appropriate measures.

Site photographs



Photo 1: View of Horton Park from Cousen Road. The entrance to the site is on the right (Photo – Google Streetview)

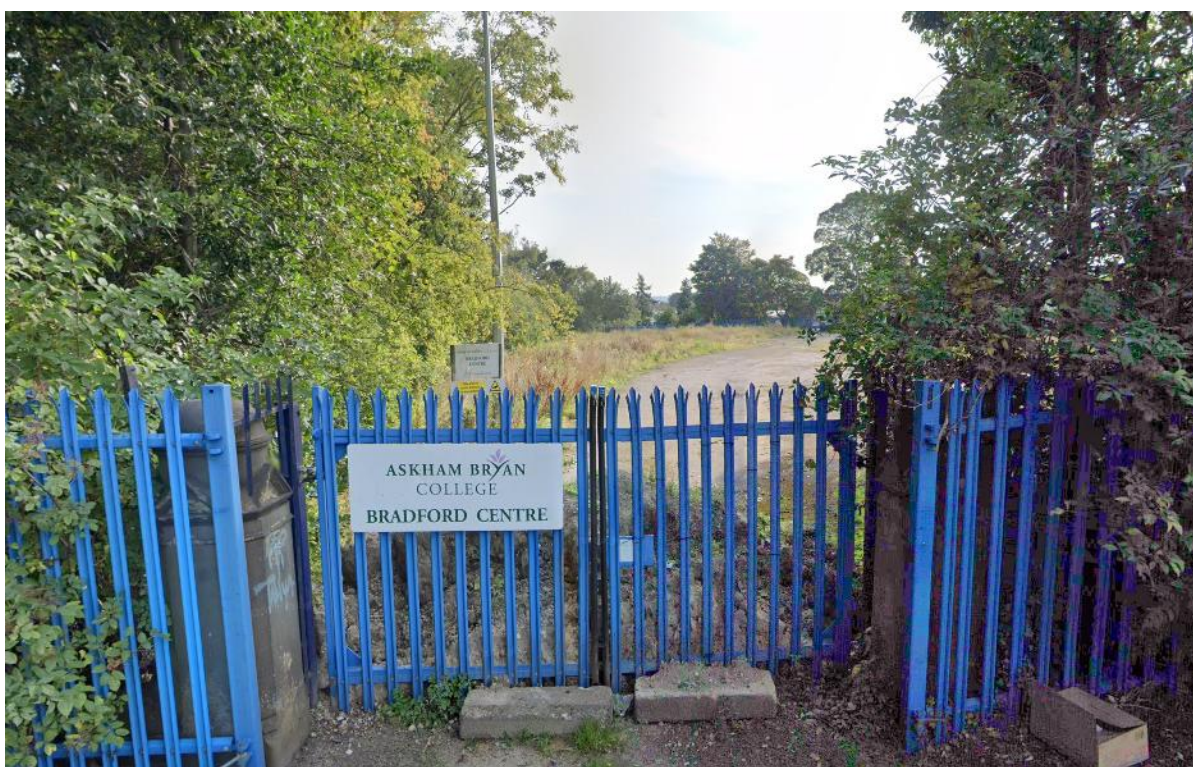
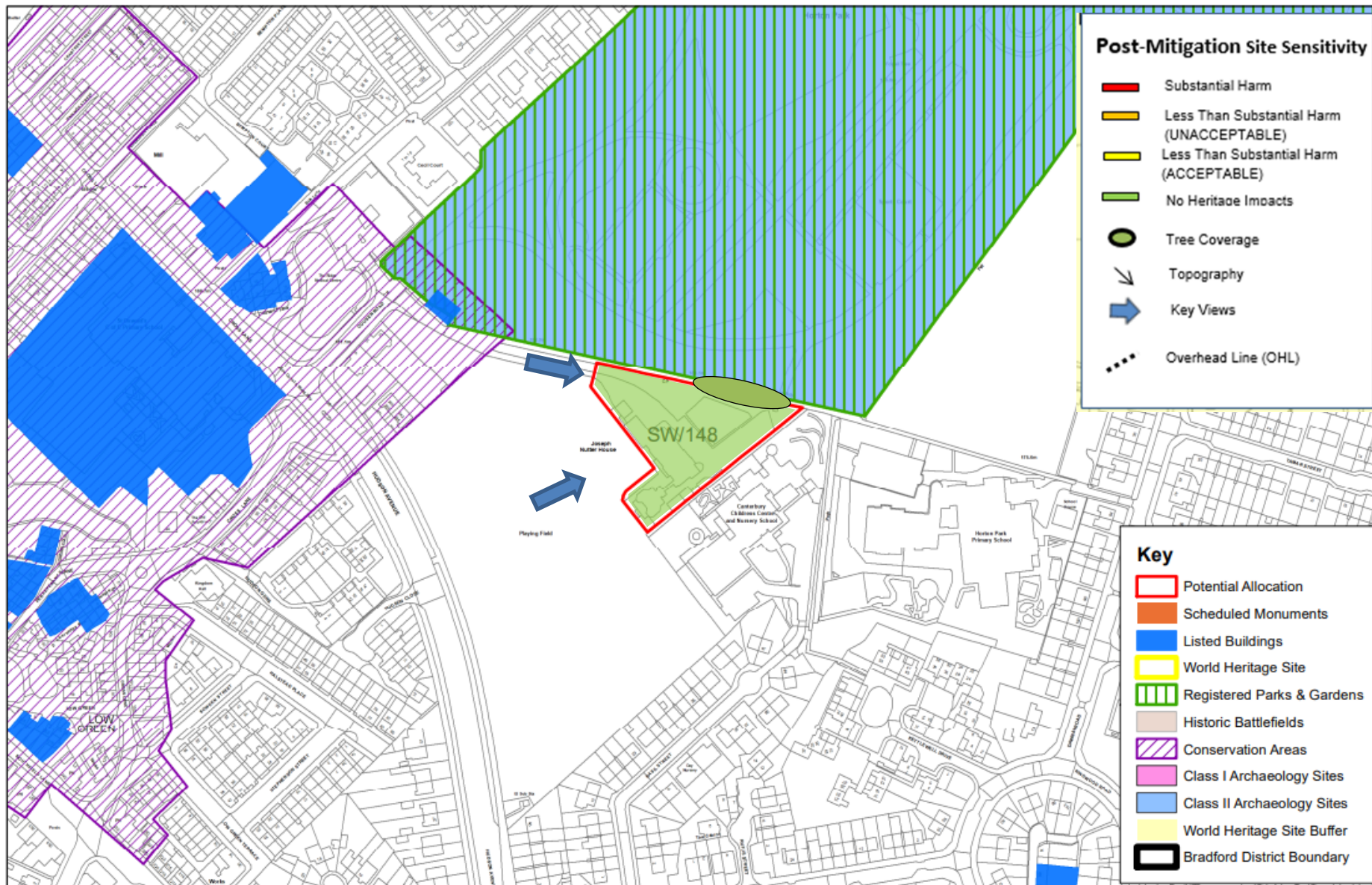


Photo 2: The site taken from entrance off Cousen Road (Photo – Google Streetview)



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1278
Site Name:	Bell House, Southfield Lane
Regulation 18 Site Ref	SW43/H
Former SHLAA Site Ref	SW/160
Site Address	Bell House, Southfield Lane, Great Horton
Settlement	Bradford South West
Gross Site Area (ha)	0.20
Regulation 19 Site Status	Allocation

Site description

- 1.1 The proposed site is within an urban area comprising the historic settlement of Great Horton. It has a boundary to Southfield Lane, defined by a low stone wall which once supported railings. There are several mature trees along this boundary which are prominent in the streetscape, complementing those nearby on the opposite side of the road. The site is roughly triangular. Its western is defined by a stone wall, beyond which is a disused lane which formerly lead to the Southfield School, now a care home. Beyond this is 20th century 2 storey housing, albeit faced in stone making a reasonable attempt to integrate into the local context. The Grade II listed former Southfield School stands south of the proposed site whilst the shorter edge to the east is bordered by a grass verge and further mid 20th century housing similar to that to the west. The site boundary to this edge is unusually formed of stone slabs stood on edge. These are relocated grave slabs.
- 1.2 Part of the site is laid out as a car park, with a part towards the front as an overgrown landscaped area. The southern part of the site is occupied by Bell House. This is a Grade II listed former chapel, dating from either 1806 or 1808. The building is predominantly a 2 storey block in stone under a stone slate roof. The building is nearly orientated east-west. In its eastern gable is a large Venetian window, the remaining windows relatively plain. The west gable has symmetrically placed windows with a large blank ashlar panel apparently intended for a clock face. There are 2 inscriptions on this gable.

Identified heritage constraints

1.3 Designated assets

- Grade II listed Bell House, NHLE 1314123.
- Grade II listed former Southfield Junior School, NHLE 1133701
- Great Horton conservation area, designated 1978

1.4 Non-designated assets

- None identified

1.5 Historic England comments: The site is entirely within the Great Horton Conservation Area and contains the Grade II listed former Old Bell Chapel. The site is identified as providing a negative contribution to the character of the CA due to its current poor state of repair. A further Grade II listed building originally associated with the chapel adjoins the site to the south. The Conservation Area is included on the Heritage at Risk register. The development of this area could harm elements which contribute to the significance of these designated heritage assets. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

1.6 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Buildings in its vicinity, and what impact development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

- 1.7 WYAAS comment: Site within Conservation Area & contains Listed building that will need retention & its setting enhanced. May warrant an archaeological record in advance of development.

Significance of assets

- 1.8 The proposed site contains the Grade II listed Bell House:
- 1.9 Dated 1806, formerly the Old Bell Chapel. Large but plain 2-storey rectangular "barn", 5 bays long. Sandstone "brick" with ashlar dressings. Plinth and plat band. Stone slate roof with saddlestones. Band across gable ends tiling with bracketed eaves cornice and resulting in simple pediment. Large Venetian window, with radial glazing to head of centre light, in south-east gable end. Widely spaced ashlar framed windows to sides. North-west gable end has 3 windows and cornice hood on consoles over former main entrance. Late plaque to the effect that the chapel was erected by public subscription as a chapel of ease. In the gable is a very large circular ashlar panel inscribed with the church wardens names at the foot and apparently intended for a clock. The panel is dated 1808.
- 1.10 Bell House can clearly be seen from Southfield Lane and is an important feature in the social and architectural history of Great Horton. The building appears currently disused having most recently been used for the sale of power tools. It is in a rather neglected state. The trees on the site are important within the streetscene and make a positive contribution to the conservation area. The site was historically used as a burial ground and may still contain human remains. Grave slabs have been relocated to form the eastern boundary and these together with any remains below ground comprise an important social record of the former inhabitants of Great Horton.
- 1.11 It is unknown if any features of significance remain within the building. However, its presence as an early non-conformist building in the conservation area is important. The listed building has **Medium** heritage significance.
- 1.12 Southfield Care Home stands adjacent to the site. It is a former Junior School, constructed in stone under a slate roof in 1859 in the Gothic style. It has been extended several times in the 20th century. It is a good example of school provision related to a religious building, applying the architectural style fashionable of the time. It is largely hidden from view from Southfield Lane by Bell House. The listed building has **Medium** heritage significance.
- 1.13 Great Horton conservation area covers a large area, the historic core of the ancient township of Horton. The core of the village is centred around Great Horton Road and the junction with Southfield Lane. The conservation area contains many historic buildings dating from the 17th century onwards. The conservation area has **Medium** heritage significance

Impact of development on significance

- 1.14 The site is small and restricted by a number of constraints. The trees make an important contribution and their retention would be expected. The developable area without prejudicing the trees would be very limited.
- 1.15 The site may contain human remains from its previous purpose as a burial ground.
- 1.16 It would be important for any proposed built form to maintain a respectful distance from the listed building, and to preserve views of it from Southfield Lane. This combined with protection of the trees would largely negate any development on the presently open areas of the site.
- 1.17 The building must be retained having regard for its heritage significance. Conversion may be possible, subject to evaluation of its heritage significance and impacts any proposals might have. The building would be very difficult to extend whilst maintaining its intrinsic character.
- 1.18 Any new built form would most likely result in a moderate to major impact on the significance of the conservation area and the setting of the listed building. This would cause **less than substantial harm of an unacceptable level** on the heritage assets.

Mitigation measures/ Opportunities to enhance significance

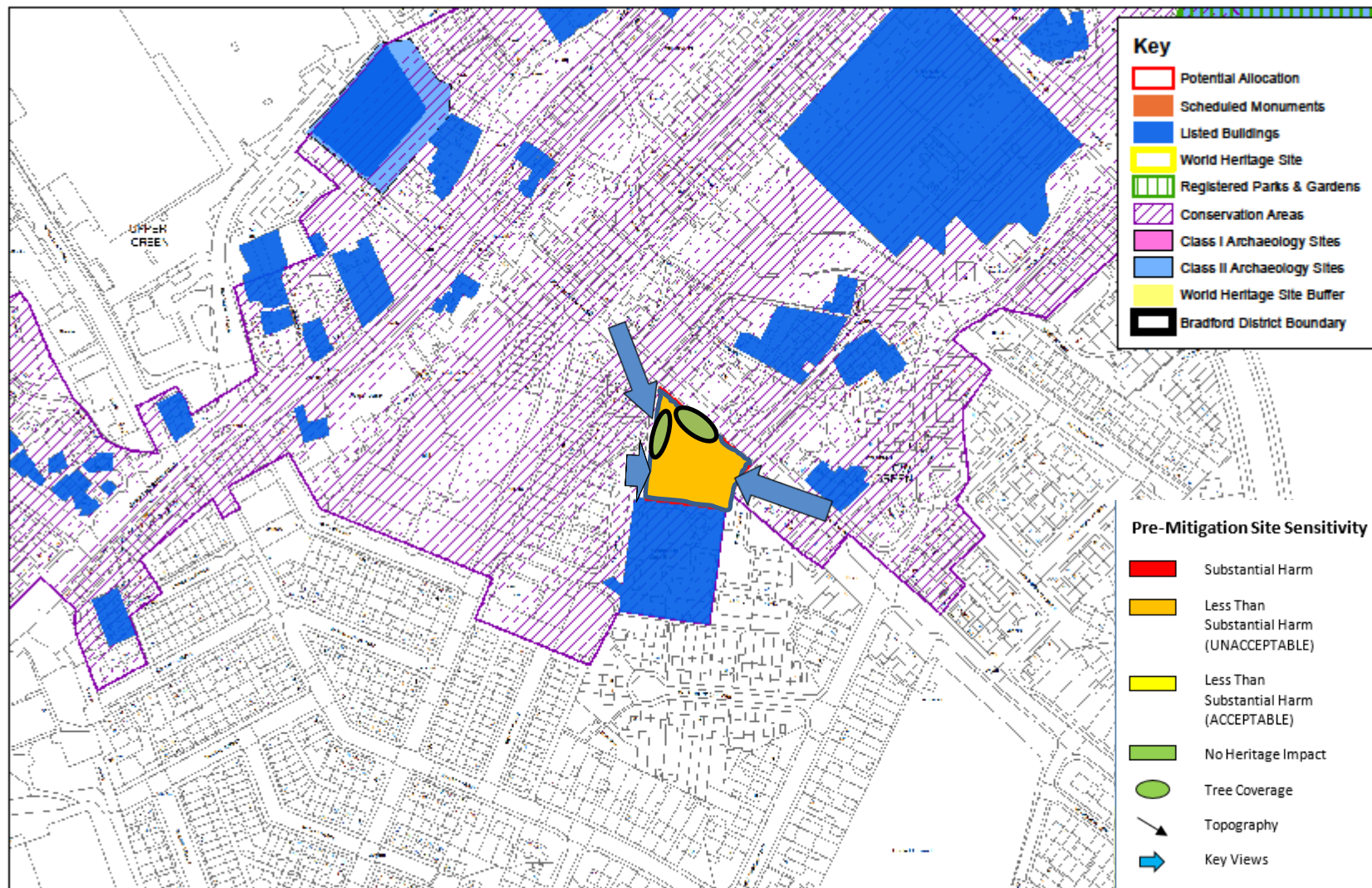
- 1.19 No mitigation measures are readily identifiable which would reduce the adverse impact of development of the open parts of the site. Conversion of Bell House could, by a sensitive and respectful scheme, result in a neutral or even positive impact, securing a new use and restoration of the listed building.

Impact on significance following mitigation measures

- 1.20 Not applicable.

Conclusion

- 1.21 Development of the proposed site in the form of any new build would have an impact of **Less than substantial harm of an unacceptable level**. Conversion of the listed building may be possible, but this would achieve few residential units and would require a very sensitive adaptation.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1279
Site Name:	Langberries, Clayton Heights
Regulation 18 Site Ref	SW5/H
Former SHLAA Site Ref	SW/10a
Site Address	Langberries, Baldwin Lane
Settlement	Bradford South West
Gross Site Area (ha)	6.95
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site has an irregular shape which encompasses land around Langberries farm. The additional ‘wider site’ area enlarges the site to the south and east, creating an area that is roughly rectangular in shape. The site has a sloping topography, with the land dropping away steeply from the south end of the site downwards before it levels out somewhat. At the present time the majority of the land within the site is laid to grass and appears to be in agricultural use as pasture. There are scattered trees across the site and field boundaries, mostly in the form of stone walls are evident. The OS maps from 1851 and subsequent dates indicate that the use of land within the site has changed little over the years. The site is indicated on the early maps as being divided in to small fields and scattered wells, springs and a coal pit are identified.
- 1.2 To the north of the site is a modern housing estate which forms part of the settlement of Clayton. These streets were built around the end of the 20th century. The south and east of the site is bordered by further fields and farmland. To the south the land rises steeply up towards Clayton Heights. The boundary to the west of the site is formed by Baldwin Lane and beyond this are scattered farms and fields.

Identified heritage constraints

1.3 Designated assets

- Langberries Farmhouse, Baldwin Lane – Grade II (NHLE 1133296)
- Lower Penny Hill Farmhouse and Adjoining Stable and Barn to south, Lane End – Grade II (NHLE 1132925)

- Upper Penny Hill Farmhouse, Barn and Stables at right angles, Lane End – Grade II (NHLE 1291834)
- Glenholme, Pasture Lane – Grade II (NHLE 1356764)
- The Syke Farmhouse, Reva Syke – Grade II (NHLE 1132906)
- Gate House Block, Highgate House, Rear Block and Chimneystack at Thornton View Hospital – Grade II (NHLE – 1133655)
- Brow Top, 1-7 Baldwin Lane – Grade II (NHLE 1133297)

1.4 Non-designated assets

- None identified

1.5 WYAAS Comments – N/a

1.6 Historic England Comments – Object.

1.7 Langberries Farm at the centre of this site is a Grade II listed building. The development of this area could harm elements which contribute to the significance of these designated heritage assets.

1.8 There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though the site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.

1.9 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently undeveloped area makes to those elements which contribute to the significance of these heritage assets and what effect the loss of this site and its subsequent development might have upon their significance.

1.10 Before allocating this site for development:

- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Buildings in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.
- (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.

- (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of these Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.11 **Langberries Farmhouse** is located within the site, towards the north-western end within a small farmholding consisting of the farmhouse and ancillary barns and agricultural buildings of varying age and construction. The farmhouse has a south facing principle elevation and according to the list entry, is thought to be of probably 16th century origin. It would have most probably originated as a timber framed farmhouse which was later encased in stone, possibly around the 18th century. The building is two storeys in height and constructed of sandstone bricks, though the front elevation is painted. The front elevation has mullioned windows, some altered and a porch, added later. The property has a traditional stone slate roof. The farmhouse and barns together form an interesting farmstead grouping. The construction, materials and vernacular design of the farmhouse and stone barns (the pre-1948 barns are considered to form part of the listed building by virtue of curtilage) impart an understanding of their original purpose and their function in relation to the agricultural landscape in which they were originally constructed and which still exists. The remaining farmland provides a contextual agricultural setting to the heritage assets which contributes positively to their significance. The modern farm buildings are demonstrative of the ongoing function of the farm but are not of significance or interest. Langberries farmhouse is of historic and architectural interest, recognised by its designation as Grade II listed and has an historical and aesthetic value. The heritage asset is considered to be of **medium** value.
- 1.12 **Lower Penny Hill farmhouse and adjoining barn and stables** are located a short distance (approx. 100m) to the NE of the site. The potential 'wider' site allocation extends towards the buildings and the boundary immediately abuts the SW and NW elevations. The farmhouse and adjoining buildings form an 'L' shaped group with the principle elevation of the farmhouse facing SE. The farmhouse has late 18th century origins, though the date stone on the window head states '1840. The farmhouse is two storeys in height, built of sandstone brick with a stone slate roof. The frontage is of three bays with a break forward on the lefthand side and is simply detailed with three light mullioned windows set in square stone surrounds. The former barn and stables is located to the south western end and at right angles to the farmhouse. This wing dates to c.1840 and is similarly built of stone with a stone slate roof. The building is now in residential use and many of the openings are later alterations. The farmhouse and barn/stables are considered to be good examples of the local vernacular and are demonstrative of local building styles and locally sourced materials typical of the period in which they were built. The farm was originally linked to the agricultural use of the landscape and though all the buildings appear to be in residential use and no longer operating as a working farm, they are still reflective of the purpose for which they were built and impart an understanding of their original purpose and their function in relation to the agricultural landscape in which they were originally constructed. The setting of the heritage assets has changed over time, with the residential expansion of Clayton

bringing houses up to the northern boundary of the land on which they are located. The setting to the south and west of the heritage assets remains open and in agricultural use and provides a contextual agricultural setting to the heritage assets which contributes positively to their significance. Lower Penny Hill farmhouse and barn/stables are of historic and architectural interest, recognised by their designation as Grade II listed and have an historical and aesthetic value. These heritage assets are considered to be of **medium** value.

- 1.13 **Upper Penny Hill farmhouse**, barn and stables are located immediately abutting the northeast corner of the site (and bordered to the south and northeast by the wider site boundary). The farmhouse and attached barn have a linear plan with the principle elevation of both facing southwards. The stables are attached to the farmhouse, at right angles. The farmhouse and barn dates to the late 18th century, with the farmhouse having a dated lintel above the doorway inscribed with 'WB 1772'. They are built of sandstone bricks under a stone slate roof. The house is of three bays with three light mullioned windows (some mullions missing) set in square stone surrounds. To the rear is a double transomed stair light. The adjoining barn, now in use as a residence, has square mullion windows and a cart entry (now glazed) and queen and king post roofing trusses. The farmhouse and barn/stables are considered to be good examples of the local vernacular and are demonstrative of local building styles and locally sourced materials typical of the period in which they were built. The farm was originally linked to the agricultural use of the landscape and though all the buildings appear to be in residential use and no longer operating as a working farm, they are still reflective of the purpose for which they were built and impart an understanding of their original purpose and their function in relation to the agricultural landscape in which they were originally constructed. The setting of the heritage assets has changed over time, with the residential expansion of Clayton bringing houses up the northern boundary of the land on which they are located. The setting to the south of the heritage assets remains open and in agricultural use and provides a contextual agricultural setting to the heritage assets which contributes positively to their significance. Upper Penny Hill farmhouse, barn and stables are of historic and architectural interest, recognised by their designation as Grade II listed and have an historical and aesthetic value. These heritage assets are considered to be of **medium** value.
- 1.14 **Glenholme** is located approx. 150m to the north of the northeastern corner of the wider site allocation. It is set within an established residential area but was built in 1886 as a substantially sized Victorian residence set in extensive grounds. The house was built for a local mill owner, Alfred Wallis and designed by local architects Milnes and France. It is built of coursed rubble stone with ashlar dressings and a Welsh slate roof. The exterior is relatively plain however interior of the house is noted as being lavishly decorated and many of the fittings have remained intact including decorative plasterwork, stained and coloured glass and fireplaces. The building was previously used as a retirement home but now appears to have returned to residential use as flats. The house is considered to be good example of its period with an extremely well preserved interior. For this reason, it is of historic and architectural interest and its significance, historical and aesthetic value is recognised by its designation as a Grade II listed building. The heritage asset is considered to be of **medium** value.

- 1.15 **The Syke** farmhouse is located a short distance to the north of the site, approximately 75m and set within an established residential estate. The farmhouse is two storeys and built of sandstone brick with a stone slate roof with saddlestones and large kneelers. According to the list entry, the farmhouse probably has 17th century origins but was largely rebuilt around the end of the 18th century. The cottage extension was added in the early 19th century. The farmhouse and cottage are simply detailed with squared mullioned windows and doorways with squared surrounds. The farmhouse is a good example of the local vernacular building style and use of local materials which are typical of its time. The farmhouse would have originally been linked to the agricultural use of the landscape and though it is now in residential use and no longer operating as a working farm and completely surrounded by more recent residential development, they are still reflective of the purpose for which they were built and impart an understanding of their original purpose and their function in relation to the agricultural landscape in which they were originally constructed. The Syke farmhouse is of historic and architectural interest, recognised by its designation as Grade II listed building and has an historical and aesthetic value. The heritage asset is considered to be of **medium** value.
- 1.16 The former **Thornton View Hospital**, now a school called the Jaamiatul Imaam Muhammed Zakaria, is located approximately 30m to the southeast of the wider site and 400m east of the original site boundary. The former hospital was originally built in the mid-19th century, opening as the North Bierley Union Workhouse in 1858. It was constructed to the designs of noted local architects Lockwood and Mawson who also designed other workhouses in and around Bradford and Yorkshire as well as noted buildings such as Salts Mill, Saltaire. The workhouse was built to accommodate 400 inhabitants initially and consisted of a gate house block with the main range to the rear (Highgate House) along with an infirmary, laundry, boiler house and bake house. The workhouse was extended in 1907 with a larger infirmary and nurses home added. The buildings are impressive in their scale, massing and architectural detailing. All are built of sandstone brick with ashlar stone dressings with pitched and gabled slate roofs. The gate house and original main block are built in a distinctive Italianate architectural style with decorative stonework dressings.
- 1.17 The workhouse was redeveloped as a hospital in the first half of the 20th century, and was acquired by the NHS and renamed as Thornton View Hospital in 1948. It ceased operating as a hospital in 1984 and is now in use as an Islamic girls boarding school. The buildings stand within their own grounds, set apart from nearby development in a mostly open and rural setting.
- 1.18 All the principle buildings within the site remain and their hierarchy to one another is easily understood. Their value is derived from the quality of the buildings, their architecture, their relative unaltered appearance and their completeness as a group but also from their historic and communal interest. The survival and completeness of the former workhouse buildings impart an understanding of the changing attitudes of society at the time and the treatment of those members of the community who were unable to look after themselves. The former workhouse/hospital buildings are recognised by their designation as Grade II listed buildings and have an historical,

communal and aesthetic value. These heritage assets are considered to be of **medium** value.

- 1.19 To the south east of the site is a farm and cottage grouping known as **Browtop** Farm. The row of cottages (nos. **1-7**) are Grade II listed and date from c.1830. They are located down a lane to the west of Baldwin Lane and are east/west facing. The cottages are two storeys in height and constructed of sandstone bricks with a stone slate roof. The cottages are simply detailed with two light mullioned windows to the ground and first floor and plain doorways. The cottages are considered to be a good example of the local vernacular and are demonstrative of local building styles and locally sourced materials typical of the period in which they were built. It is likely that the cottages were built for farm workers and therefore their purpose was linked to the agricultural use of the landscape. It's probable that the buildings no longer form part of a working farm, however they are still reflective of the purpose for which they were built and impart an understanding of their original purpose and their function in relation to the agricultural landscape in which they were originally constructed. The cottages at Browtop are of historic and architectural interest, recognised by their designation as Grade II listed buildings and have an historical and aesthetic value. The heritage assets are considered to be of **medium** value.

Impact of development on significance

- 1.20 The site is open and due to its pastoral nature and the sloping topography, there are long distance views across, into and from within the site are multiple points. To the north of the site is an established residential area, which is mostly post war and late 20th century housing. Prior to the late 19th century, the site was completely detached from nearby Clayton. The area is indicated on the 1851 OS map as consisting of open fields that are criss-crossed with footpaths. The farmsteads at Langberries, Riva Syke, Penny Hill and Browtop are apparent, as are several springs/wells. By the late 19th century, development had encroached upon the surrounding areas, with the North Bierley Workhouse being constructed (in open landscape) to the SE of the site and the railway tunnel to the north as well as more houses around Lane End.
- 1.21 The development of the site will undoubtedly change the setting of several of the heritage assets that are in close proximity. The farmhouse at Langberries is located within the site. Over time the setting to the north has become more suburban but the fields and agricultural setting to the south and east of the heritage asset remain. Whilst the development close to the farmhouse has impacted on the relationship of the farm to its historic landscape to a degree, the remaining rural setting does contribute to the understanding and ability to read the function and original status of the buildings as well as allow them to be appreciated within an open backdrop and contextual setting. It is undoubted that the development of the site will further divorce the heritage assets from their rural setting and will alter the perception and manner in which the buildings are appreciated and understood and this is likely to result in some harm to the significance of the farmhouse at Langberries.
- 1.22 The two farmsteads at Penny Hill (Upper and Lower Penny Hill) are located outside of but abutting the northern boundary of the wider site. These two farmsteads appear to

no longer be in use as working farms, however they have strong visual and historic links to the rural setting that the fields to the south provide. Development has encroached significantly already upon the setting of Upper Penny Hill farmhouse, barn and stables. The buildings have principle elevations facing southwards and the only rural setting now remaining is to the south of the buildings. The development of the wider site is likely to remove the last remaining area of open, agricultural setting and this will alter the perception and manner in which the former farm buildings are understood and appreciated. This is likely to result in some harm to the setting and therefore significance of the buildings at Upper Penny Hill.

- 1.23 The buildings at Lower Penny Hill farmstead also appear to be in residential use. The wider site boundary is indicated as abutting the boundary of the farm to the southeast. Due to the sloping topography of the site at this point, the buildings at Lower Penny Hill farm are situated at the bottom of the slope so the site is elevated above the SW elevations of the converted stables/barn. Modern residential development is located to the north and northeast of the farm buildings, across the lane. The function and setting of these heritage assets has already been altered, however the open fields to the south and the existing detachment from nearby residential development has helped preserve their special character and contributes to the understanding of their original function and relationship to the landscape. The development of the site is likely to result in buildings constructed to the SW of the site and whilst some remaining rural land will remain to the SE, the sense of openness and scale of the rural setting remaining will be diminished. The elevation of ground levels of the site immediately to the SW of the heritage assets may also lead to development in this area being overly dominant in terms of its visual impact and will impede views towards and away of the SW elevations of the heritage assets. The development of the wider site is likely to result in a reduction of the remaining area of open, agricultural setting and this will alter the perception and manner in which the former farm buildings are understood and appreciated. This is likely to result in some harm to the setting and therefore significance of the buildings at Lower Penny Hill farm.
- 1.24 The former North Bierley Union Workhouse/Thornton View Hospital, now the Jaamiatul Imaam Muhammad Zakaria, is located a short distance to the SE of the wider site. From the eastern edge of the wider site the buildings within the Jaamiatul Imaam Muhammad Zakaria are highly visible. The grouping of substantially sized buildings makes an impressive and distinctive sight. They are located within their own defined grounds and the principle elevations of the buildings generally face eastwards, away from the site. Access to the Jaamiatul Imaam Muhammad Zakaria is taken from Thornton View Road or on foot via Union House Lane (now inaccessible to vehicles). Historically the site of the former workhouse was built in a relatively isolated location, away from the nearby settlements. The 1889 OS map shows it to have been midway between the settlements of Clayton and Clayton Heights and in the shadow of the Horton Bank Reservoir (built between 1870-81). The buildings still maintain their separation from the nearby settlements, despite the gradual expansion of both Clayton and Clayton Heights and as a result their sense of isolation and distinction is preserved.

- 1.25 The development of the site will bring buildings closer to the Jaamiatul Imaam Muhammad Zakaria and it is likely that this will impact on the ability to perceive the buildings as a distinct and isolated group. Due to the close proximity of the site, any houses on the eastern portion of the wider site will almost certainly be visible from certain points within the grounds of the former workhouse and it is likely that views from surrounding areas towards the heritage assets will be affected. It is likely that this will result in some harm to the setting and therefore significance of the heritage assets.
- 1.26 The other heritage assets that have been identified (Glenholme, The Syke and the cottages at Browtop) are located further away from the site boundary. In the case of Glenholme and The Syke, these are already located within areas of residential development and inter-visibility between the site and the heritage assets is unlikely in both cases. It is considered unlikely that the development of the site would impact on the setting of these heritage assets above and beyond that of the existing situation. The cottages at 1-7 Browtop are set within an existing farmstead group and their immediate setting would not be harmed. There may be some longer distance inter-visibility of the cottages from the site and vice versa but it is considered unlikely that the setting or significance of the heritage assets would be harmed.

Mitigation measures/ Opportunities to enhance significance

- 1.27 There may be means to mitigate the impact of development on the site so that the levels of harm are considered acceptable. A landscaped buffer or area of open space is likely to be required around Langberries Farm to enable views of the farm to be maintained and to allow the buildings to be viewed in the context of open space and to allow an understanding of their historic function. This should be substantial enough to provide meaningful and effective separation between the development and the heritage assets and how this then merges in to the site be properly considered so that the design and layout of the development integrates the heritage assets and the open space holistically in to the overall proposal. With regard to the wider site allocation, a similar approach is likely to be required in the areas of the site that are in close proximity to Upper Penny Hill farmhouse, barn and stables and Lower Penny Hill farmhouse, stable and barn.
- 1.28 A significant set back of development of the area in the southeast corner of the wider site, in close proximity to the Jaamiatul Imaam Muhammad Zakaria (former workhouse/hospital) will be required to mitigate the impacts of the loss of openness of the setting and to maintain a sense of distinction and separation of the heritage assets from surrounding development.
- 1.29 Development of the rest of the site, and in particular the areas close to the heritage assets should respond to and take design cues from the listed buildings, their form and character. This is likely to inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy.

Impact on significance following mitigation measures

- 1.30 Following mitigation measures, it is likely that the areas close to the identified heritage assets would need to remain open as due to the close proximity to listed buildings,

development of these areas would result in either substantial harm or less than substantial harm (of an unacceptable level). If mitigation measures are adequate and the development is carefully considered in light of the proximity and setting of the heritage assets, development on the remaining areas of the site would result in less than substantial harm (of an acceptable level).

Conclusion

- 1.31 Development is likely to be **ACCEPTABLE** on the provision of a mitigation measures to take account of the setting of the heritage assets.

Site Photographs



Photo 1: View southwards from the public footpath in fields towards Langberries farm and the later housing development to the north



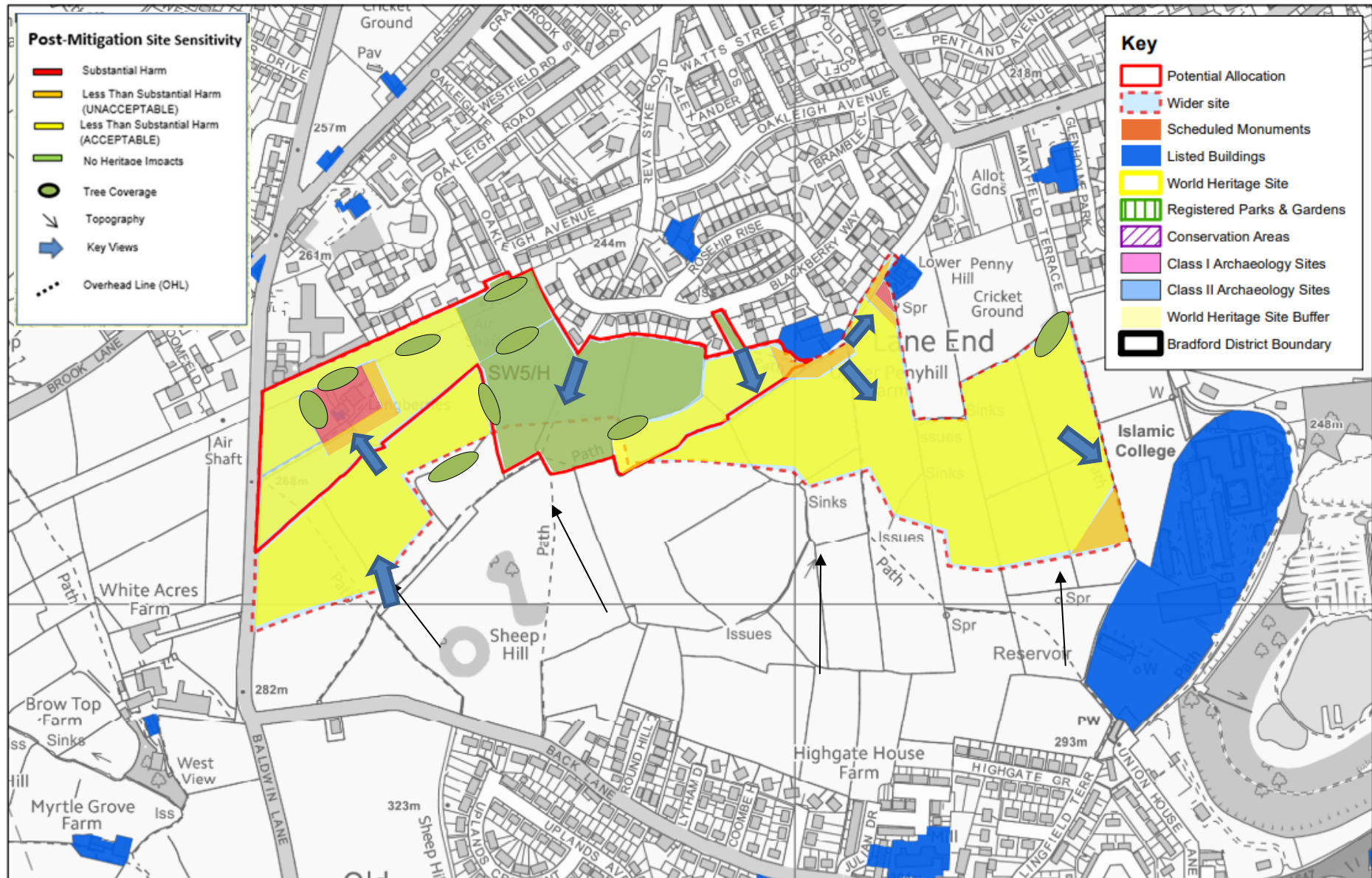
Photo 2: View westwards across the site from the footpath off Blackberry Way



Photo 3: Lower Penny Hill Farm and immediate setting taken from the lane to the SW



Photo 4: View SE across the wider site allocation towards the Jaamiatul Imaam Muhammad Zakaria (former workhouse/hospital) in the distance



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1280
Site Name:	Highgate Grove, Clayton Heights
Regulation 18 Site Ref	SW6/H
Former SHLAA Site Ref	SW/010B
Site Address	Highgate Grove. Clayton Heights
Settlement	Bradford South West
Gross Site Area (ha)	1.76
Regulation 19 Site Status	Rejected

Site description

- 1.1 The site is roughly rectangular in shape, with an additional ‘wider site’ potential allocation of slightly larger size situated immediately adjacent to the west. The site has sloping topography, starting level at the southern end of the site and then dropping away northwards. At the present time, the site is laid to grass and appears to be used as agricultural pasture. Some field boundaries are evident and these are mostly stone walls, though several sections appear to be missing/fallen down. There are no buildings within the site and no trees. The elevated position of the site facilitates long distance views northwards across fields towards Clayton and the surrounding areas.
- 1.2 To the south, the site is bordered by Highgate Grove. The southern boundary of the wider site is also bordered by houses located at the top of the cul-de-sacs leading off Back Lane. To the east of the site are a small group of houses at Nab End, which back onto the site and to the northwest of the site is the Jaamiatul Imaam Muhammed Zakaria, a boarding school. Fields and agricultural land border the site to the north and northwest.

Identified heritage constraints

- 1.3 Designated assets
 - Gate House Block, Highgate House, Rear Block and Chimneystack at Thornton View Hospital – Grade II (NHLE – 1133655)
- 1.4 Non-designated assets

- Cottages at Nab End, Union House Lane

1.5 WYAAS Comments – N/A

1.6 Historic England Comments – Support

1.7 A large group of Grade II Listed Buildings associated with the former North Bierley Union Workhouse, then subsequently Thornton View Hospital, is located 200 metres to the north-east of the site.

1.8 We welcome the inclusion of a reference to the proximity of these designated heritage assets as a Constraint in the sites pro former, and that the Development Considerations highlight that a sensitive design and layout will be required to avoid or minimise the impact of development on them. This will alert potential developers of the need to take account of those elements which contribute to their significance and ensure that they are not harmed by development proposals.

Significance of assets

1.9 The former **Thornton View Hospital**, now a school called the Jaamiatul Imaam Muhammed Zakaria, is located approximately 200m to the NE of the site. The former hospital was originally built in the mid-19th century, opening as the North Bierley Union Workhouse in 1858. It was constructed to the designs of noted local architects Lockwood and Mawson who also designed other workhouses in and around Bradford and Yorkshire as well as noted buildings such as Salts Mill, Saltaire. The workhouse was built to accommodate 400 inhabitants and consisted of a gate house block with the main range to the rear (Highgate House) along with an infirmary, laundry, boiler house and bake house. The workhouse was extended in 1907 with a larger infirmary and nurses home added. The buildings are impressive in their scale, massing and architectural detailing. All are built of sandstone brick with ashlar stone dressings with pitched and gabled slate roofs. The gate house and original main block are built in a distinctive Italianate architectural style with decorative stonework dressings.

1.10 The workhouse was redeveloped as a hospital in the first half of the 20th century, and was acquired by the NHS and renamed as Thornton View Hospital in 1948. It ceased operating as a hospital in 1984 and is now in use as an Islamic girls boarding school. The buildings stand within their own grounds, set apart from nearby development in a mostly open and rural setting.

1.11 All the principle buildings within the site remain and their hierarchy to one another is easily understood. Their value is derived from the quality of the buildings, their architecture, their relative unaltered appearance and their completeness as a group but also from their historic and communal interest. The survival and completeness of the former workhouse buildings impart an understanding of the changing attitudes of society at the time and the treatment of those members of the community who were unable to look after themselves. The former workhouse/hospital buildings are recognised by their designation as Grade II listed buildings and have an historical, communal and aesthetic value. These heritage assets are considered to be of **medium** value.

- 1.12 The cottages at Nab End are considered to be Non-Designated Heritage Assets (NDHA). They consist of an L shaped group of two-storey cottages constructed around a small courtyard. They are simply detailed, with windows and door openings set in squared stone surrounds and stone slate roofs with corniced chimneystacks. The cottages appear to date to the early 19th century and are evident on the 1851 OS map. Despite some later alterations and additions, the cottages present themselves as a characterful and traditional group and are of local historic interest. These non-designated heritage assets are considered to be of **low** value.

Impact of development on significance

- 1.13 The site is open and set to pasture. Due to its elevated position and sloping topography, there are long distance views northwards from the site. To the south of the site is a well-established residential area. Historically the use of the site appears to have been unchanged for many years. OS maps indicate that fields have been established on the site since at least 1851. This map indicates a quarry located in the NW corner of the wider site. Later maps indicate footpaths and field boundaries around the site. Until the mid-20th century, the site was relatively detached from the linear development along Highgate Road at Clayton Heights. The closest buildings to the site for many years were the cottages at Nab End, which borders the NE corner and which were detached from the nearby settlements. The principle elevation of these cottages is east facing, on to the small courtyard around which they are set and access to the cottages is along Union House Lane. The rear/side elevations of the cottages back on to a footpath which forms the eastern boundary of the site.
- 1.14 The cottages no longer stand detached from nearby buildings, as 20th century residential development has already brought development close to the group. Houses have been built to the south of the cottages and now Nab End forms the northern edge of development associated with the settlement of Clayton Heights. Despite their changing setting, the cottages have retained much of their traditional character and a sense of enclosure and separation due to their grouping around a private courtyard. Development of the site will undoubtedly result in buildings being constructed to the west of the cottages and this will further erode their rural setting and their sense of separation in relation to the nearby settlement. It is likely that this will result in some harm to the significance of the non-designated heritage assets through the further loss of their setting.
- 1.15 The former North Bierley Union Workhouse/Thornton View Hospital, now the Jaamiatul Imaam Muhammad Zakaria, is located a short distance to the NE of the site and due to the sloping topography is set down below the level of the site. From the northern edge of the site the buildings within the Jaamiatul Imaam Muhammad Zakaria are visible. The grouping of substantially sized buildings makes an impressive and distinctive sight. They are located within their own defined grounds and the principle elevations of the buildings generally face eastwards. Access in to the Jaamiatul Imaam Muhammad Zakaria is taken from Thornton View Road or on foot via Union House Lane (now inaccessible to vehicles). Historically the site of the former workhouse was built in a relatively isolated location, away from the nearby settlements. The 1889 OS map shows it to have been midway between the settlements of Clayton and Clayton Heights

and in the shadow of the Horton Bank Reservoir (built between 1870-81). The buildings still maintain their separation from the nearby settlements, despite the gradual expansion of both Clayton and Clayton Heights and as a result their sense of isolation and distinction is preserved.

- 1.16 The development of the site will bring buildings closer to the Jaamiatul Imaam Muhammad Zakaria but an area of open space will be maintained between the two. Due to the changing topography, any houses on the northeastern edge of the site will almost certainly be visible from certain points within the grounds of the former workhouse, though the large modern school building will impede visibility as will other buildings and landscape features. It is likely that there will be some harm to the setting of the heritage assets but this is likely to be less than substantial.

Mitigation measures/ Opportunities to enhance significance

- 1.17 It is likely that it will be possible to mitigate the impact of development on the site so that the levels of harm are considered acceptable. A set back of development from the northeastern end of the site, in the form of an area of landscaping, consideration given to heights of buildings and boundary treatments would allow the NDHAs at Nab End some sense of openness and separation from surrounding built form and would also minimise the impact on views southwards out of the Jaamiatul Imaam Muhammad Zakaria and help maintain the seclusion of the listed buildings and maintain their open setting. Development of the site, and in particular the areas close to the heritage assets should respond to and take design cues from the nearby heritage assets. This is likely to inform the layout, design and scale of dwellings within the site as well as the materials and landscape strategy.

Impact on significance following mitigation measures

- 1.18 Following mitigation measures, it is likely that the northeastern edge of the site should incorporate landscaping and a set back in terms of the proximity of building to the heritage assets. If this is achieved, development of this area would result in less than substantial harm (of an acceptable level). If the development is carefully considered in consideration of the proximity and setting of the heritage assets, development on the remaining areas of the site would result in no impact to the significance and setting of the heritage assets.

Conclusion

- 1.19 Development is likely to be **ACCEPTABLE** on the provision of a mitigation measures to take account of the setting of the heritage assets.

Site Photographs



Photo 1- View westwards across the site from the SE corner (close to Nab End)



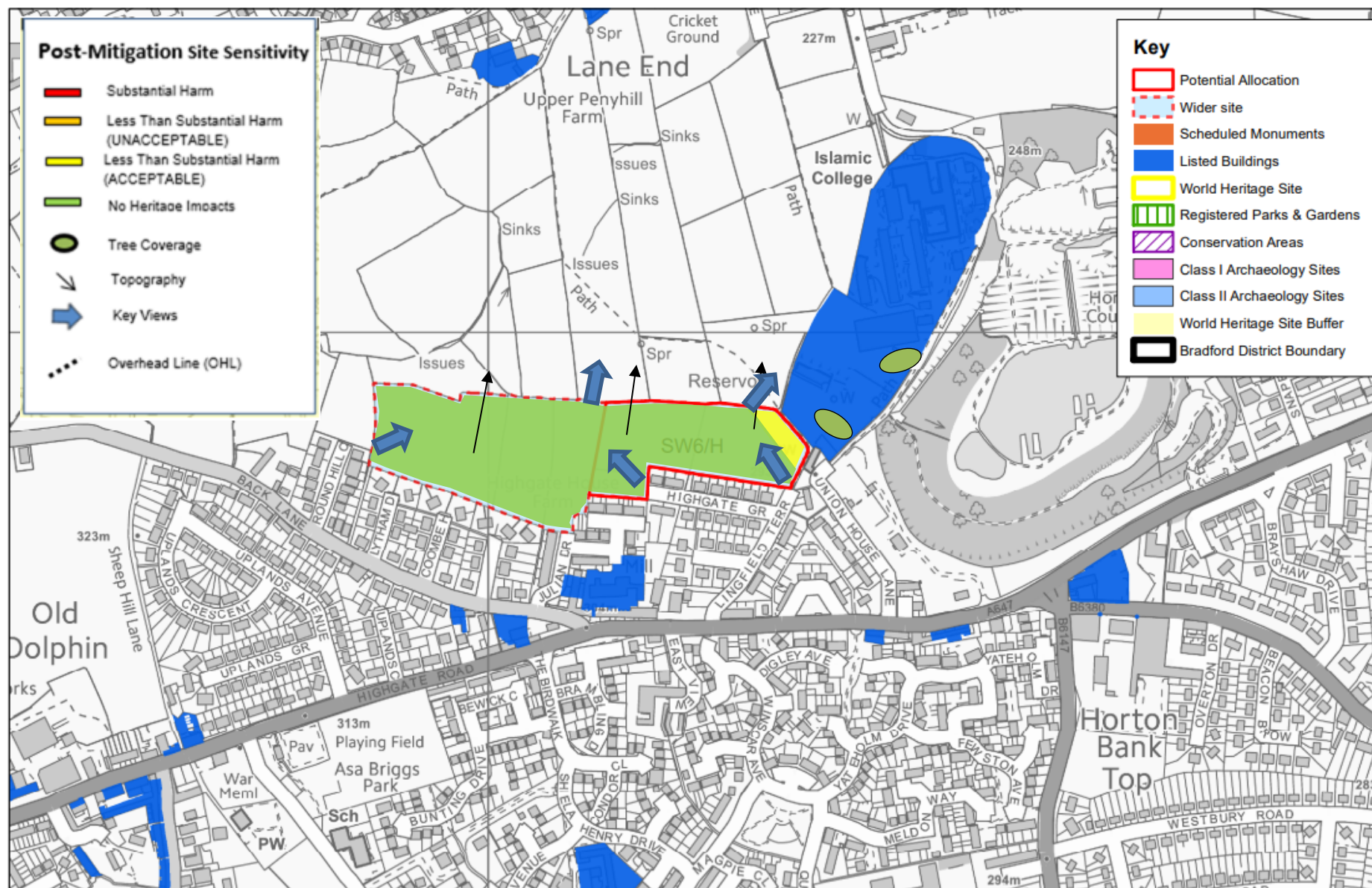
Photo 2: View NW across the site and wider site from the end of Highgate Grove



Photo 3: Ariel view of the Grade II listed buildings at the Jaamiatul Imaam Muhammad Zakaria, the former Bradford Union Workhouse/Thornton View Hospital (photo taken from Google Maps)



Photo 4: Early 19th century cottages at Nab End, Union House Road



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1281
Site Name:	Theakston Mead / Thirsk Grove
Regulation 18 Site Ref	SW7/H
Former SHLAA Site Ref	SW/013
Site Address	Theakston Mead / Thirst Grove
Settlement	Bradford South West
Gross Site Area (ha)	1.08
Regulation 19 Site Status	Allocation

Site description

- 1.1 The site comprises of an irregularly shaped piece of open land located on the eastern edge of Clayton. At present the site forms part of a larger area of grassed land used as playing fields. The site itself is located on partly sloping ground to the east of the main playing fields and adjacent to an established area of residential housing.

Identified heritage constraints

1.2 Designated assets

- 152-158 Bradford Road – Grade II (NHLE 1314337)
- 160-164 Bradford Road – Grade II (NHLE 1133286)
- 176-182 Bradford Road – Grade II (NHLE 1186110)
- 1-13 Back Lane – Grade II (NHLE 1314291)
- Clayton Centre Conservation Area

1.3 Non-designated assets

- None known

1.4 WYAAS Comments - No apparent significant archaeological implications

1.5 Historic England Comments - Object

- 1.6 The site is adjacent to a group of Grade II listed terrace properties off the Bradford Road on the north side of the site. The development of this area could harm elements which contribute to the significance of these designated heritage assets.
- 1.7 There is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable.
- 1.8 In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this currently undeveloped area makes to those elements which contribute to the significance of these heritage assets and what effect the loss of this site and its subsequent development might have upon their significance.
- 1.9 Before allocating this site for development:
- (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Listed Buildings in its vicinity, and what impact the loss of this undeveloped site and its subsequent development might have upon their significance.
 - (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan.
 - (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the Listed Buildings, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

Significance of assets

- 1.10 The site is located a short distance to the east of **Clayton Conservation Area**, which was originally designated in 1977. The boundary was reviewed in 2002. The conservation area covers the historic core of the settlement of Clayton and contains buildings from several eras of its development. The settlement was originally established as a farming hamlet (the name literally meaning ‘farmstead on clay’) but during the course of the 17th and 18th centuries, textile manufacture began to emerge as a growing industry. The settlement expanded and housing was built for the textile workforce, later followed by the church and chapel and then mills. The conservation area contains an interesting mix of buildings from these periods of development which contribute much to its special character. The conservation area has a historical,

aesthetic, architectural and communal value. The heritage value of the conservation area is **medium**.

- 1.11 **Nos. 152-158 Bradford Road** are a row of stone built cottages located approx. 80m from the northern corner of the site. The group consists of five cottages (including one larger property which was the former Quarry Arms public house) dating from the early 19th century. The cottages are simply detailed, built from local stone and stone roofing slate and are good examples of the local vernacular building style of the period. The cottages are of architectural, aesthetic and historic interest and as Grade II listed buildings are of **medium** heritage value.
- 1.12 Adjoining the western end of the aforementioned group is another row of four stone cottages, similarly detailed and at a slight angle to the road. **Nos 160-164 Bradford Road** also date from around 1820 and are Grade II listed buildings. They are of architectural, aesthetic and historic interest and are of **medium** heritage value.
- 1.13 Further west are two groups of similar cottages, nos. **176-182 Bradford Road** and **1-13 Back Lane**. These cottages are approx. 250m from the northern corner of the proposed site. Similarly, to the other rows of listed buildings, these former worker's cottages date from c.1820 and are built in the local vernacular style in stone with stone slate roofs. They are simply detailed with mullion windows and doorways set in stone surrounds. They are Grade II listed and of architectural, aesthetic and historic interest and are of **medium** heritage value.

Impact of development on significance

- 1.14 The site consists of open ground which slopes down from its western boundary towards the post-war housing to the east. The site (and the larger area of open space to the west) form part of a playing field. Prior to this use, map evidence indicates that the site was used as allotment gardens and before this agricultural land.
- 1.15 The setting of the nearby listed buildings has altered much over time. At the time of their construction, around the start of the 19th century, Clayton was a smaller and more compact settlement. The groups of cottages were all somewhat remote from the village, being located in the rural area to the east of the settlement. The 1851 OS map indicates that the cottages were surrounded by fields. The rural setting to the north of the listed buildings remains relatively unchanged, however during the course of the 20th century, the setting to the south and east was built upon and is characterised by mostly residential development.
- 1.16 Due to the sloping nature of the site there are limited visual linkages between the majority of the site and the nearby designated heritage assets. It will also be seen as part of the wider back drop of housing which is located to the south and east of the listed buildings and conservation area. As such, it is considered unlikely that the development of this site will result in harm above and beyond that of the existing situation, providing scale, layout and materials of the housing on the site are similar to that of the existing dwellings in the locality.

Mitigation measures/ Opportunities to enhance significance

- 1.17 Development of the site should be informed by and respond to the surrounding high quality development. It is likely that the layout, design and scale of dwellings within the site should take cues from the good quality dwellings in the vicinity and that this should also be reflected in the materials. Careful consideration of the landscape strategy should be incorporated in to the site development.

Impact on significance following mitigation measures

- 1.18 If development of the site accords with the above suggested measures it is likely that development could be accommodated on the site without harm to the setting or significance of the nearby heritage assets.

Conclusion

- 1.19 Development is likely to be **ACCEPTABLE**.

Site Photographs



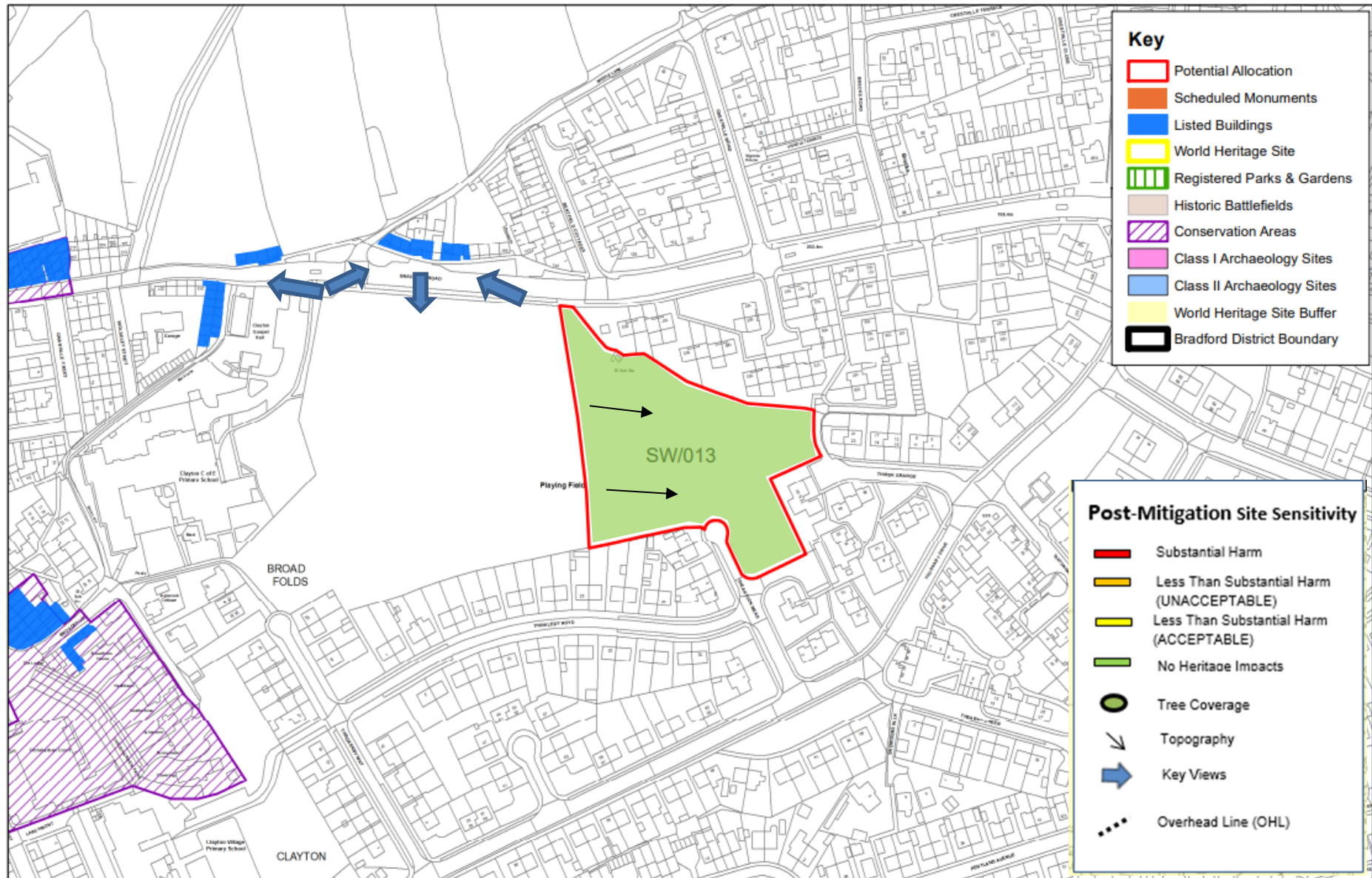
Photo 1: View northwards from the turning circle on Theakston Mead (image from Google Streetview)



Photo 2: View southwards to the northern corner of the site from Bradford Road (image from Google Streetview)



Photo 3: Nos. 152-164 Bradford Road (Grade II) (Image from Google Streetview)



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	H1556
Site Name:	Bell House, Southfield Lane
Regulation 18 Site Ref	SW43/H
Former SHLAA Site Ref	SW/160
Site Address	Bell House, Southfield Lane, Great Horton
Settlement	Bradford South West
Gross Site Area (ha)	
Regulation 19 Site Status	

Site description

- 1.1 The proposed site is within an urban area comprising the historic settlement of Great Horton. It has a boundary to Southfield Lane, defined by a low stone wall which once supported railings. There are several mature trees along this boundary which are prominent in the streetscape, complementing those nearby on the opposite side of the road. The site is roughly rectangular. Its western edge is defined by a stone wall, beyond which is a disused lane which formerly lead to the Southfield School, now a care home. Beyond this is 20th century 2 storey housing, albeit faced in stone making a reasonable attempt to integrate into the local context. The Grade II listed former Southfield School occupies the southern half of the proposed site whilst the shorter edge to the east is bordered by a grass verge and further mid 20th century housing similar to that to the west. The site boundary to this edge is unusually formed of stone slabs stood on edge. These are relocated grave slabs.
- 1.2 Part of the site is laid out as a car park, with a part towards the Southfield Lane front as an overgrown landscaped area. The middle part of the site is occupied by Bell House. This is a Grade II listed former chapel, dating from either 1806 or 1808. The building is predominantly a 2 storey block in stone under a stone slate roof. The building is nearly orientated east-west. In its eastern gable is a large Venetian window, the remaining windows relatively plain. The west gable has symmetrically placed windows with a large blank ashlar panel apparently intended for a clock face. There are 2 inscriptions on this gable. Bell House has suffered fire damage in March 2022 and the roof is now in very poor condition. The former Southfield School was in recent years a care home with approved extensions. However it now appears to be disused.

Identified heritage constraints

1.3 Designated assets

- Grade II listed Bell House, NHLE 1314123.
- Grade II listed former Southfield Junior School, NHLE 1133701
- Great Horton conservation area, designated 1978

1.4 Non-designated assets

- None identified

1.5 Historic England comments: The site is entirely within the Great Horton Conservation Area and contains the Grade II listed former Old Bell Chapel. The site is identified as providing a negative contribution to the character of the CA due to its current poor state of repair. A further Grade II listed building originally associated with the chapel adjoins the site to the south. The Conservation Area is included on the Heritage at Risk register. The development of this area could harm elements which contribute to the significance of these designated heritage assets. The Council has a statutory duty under the provisions of the Planning (Listed Buildings and Conservation Areas) Act, 1990 to pay “special attention” to “the desirability of preserving or enhancing the character or appearance” of its Conservation Areas. In addition, there is a requirement in the 1990 Act that “special regard” should be had to the desirability of preserving Listed Buildings or their setting or any features of special architectural or historic interest which they possess. Although this requirement only relates to the determination of planning applications, failure to take account of this requirement at this stage may mean that, when a Planning Application is submitted, even though a site is allocated for development in the Local Plan, the need to pay special regard to the desirability of preserving a Listed Building or its setting may mean that either, the site cannot actually be developed or the anticipated quantum of development is undeliverable. In order to demonstrate that the allocation of this area is not incompatible with the requirements of the NPPF, as part of the Evidence Base underpinning the Plan there needs to be an assessment of what contribution this area makes to those elements which contribute to the significance of these heritage assets and what effect development might have upon their significance.

1.6 Before allocating this site for development: (1) An assessment needs to be undertaken of the contribution which this site makes to those elements which contribute towards the significance of the Conservation Area and Listed Buildings in its vicinity, and what impact development might have upon their significance. (2) If it is considered that the development of this site would harm elements which contribute to the significance of the Conservation Area and Listed Buildings, then the measures by which that harm might be removed or reduced need to be effectively tied into the Plan. (3) If, at the end of the process, it is concluded that the development would still be likely to harm elements which contribute to the significance of the heritage assets, then this site should not be allocated unless there are clear public benefits that outweigh the harm (as is required by NPPF, Paragraph 195 or 196).

- 1.7 WYAAS comment: Site within Conservation Area & contains Listed building that will need retention & its setting enhanced. May warrant an archaeological record in advance of development.

Significance of assets

- 1.8 The proposed site contains the Grade II listed Bell House:
- 1.9 Dated 1806, formerly the Old Bell Chapel. Large but plain 2-storey rectangular "barn", 5 bays long. Sandstone "brick" with ashlar dressings. Plinth and plat band. Stone slate roof with saddlestones. Band across gable ends tiling with bracketed eaves cornice and resulting in simple pediment. Large Venetian window, with radial glazing to head of centre light, in south-east gable end. Widely spaced ashlar framed windows to sides. North-west gable end has 3 windows and cornice hood on consoles over former main entrance. Late plaque to the effect that the chapel was erected by public subscription as a chapel of ease. In the gable is a very large circular ashlar panel inscribed with the church wardens names at the foot and apparently intended for a clock. The panel is dated 1808.
- 1.10 Bell House can clearly be seen from Southfield Lane and is an important feature in the social and architectural history of Great Horton. The building appears currently disused having most recently been used for the sale of power tools. It is in a rather neglected state. The trees on the site are important within the streetscene and make a positive contribution to the conservation area. The site was historically used as a burial ground and may still contain human remains. Grave slabs have been relocated to form the eastern boundary and these together with any remains below ground comprise an important social record of the former inhabitants of Great Horton.
- 1.11 It is unknown if any features of significance remained within the building. However the interior appears to have been totally destroyed by the fire. Its presence as an early non-conformist building in the conservation area remains important despite its damaged condition. The listed building has **Medium** heritage significance.
- 1.12 Southfield Care Home stands on the southern part of the site. It is a former Junior School, constructed in stone under a slate roof in 1859 in the Gothic style. It has been extended several times in the 20th century. It is a good example of school provision related to a religious building, applying the architectural style fashionable of the time. It is largely hidden from view from Southfield Lane by Bell House. The listed building has **Medium** heritage significance.
- 1.13 Great Horton conservation area covers a large area, the historic core of the ancient township of Horton. The core of the village is centred around Great Horton Road and the junction with Southfield Lane. The conservation area contains many historic buildings dating from the 17th century onwards. The conservation area has **Medium** heritage significance

Impact of development on significance

- 1.14 The site is small and restricted by a number of constraints. The trees make an important contribution and their retention would be expected. The developable area without prejudicing the trees would be very limited.
- 1.15 The site closest to Southfield Lane may contain human remains from its previous purpose as a burial ground.
- 1.16 It would be important for any proposed built form to maintain a respectful distance from the listed building, and to preserve views of it from Southfield Lane. This combined with protection of the trees would largely negate any development on the presently open areas of the site.
- 1.17 Both Bell House and the former Southfield care home must be retained having regard for their heritage significance. Conversion may be possible, subject to evaluation of heritage significance and impacts any proposals might have. Bell House would be very difficult to extend whilst maintaining its intrinsic character. There is little remaining opportunity to extend the former care home as the buildings are tightly packed on the site.
- 1.18 Any new built form would most likely result in a moderate to major impact on the significance of the conservation area and the setting of Bell House. This could cause **less than substantial harm of an unacceptable level** on the heritage assets.

Mitigation measures/ Opportunities to enhance significance

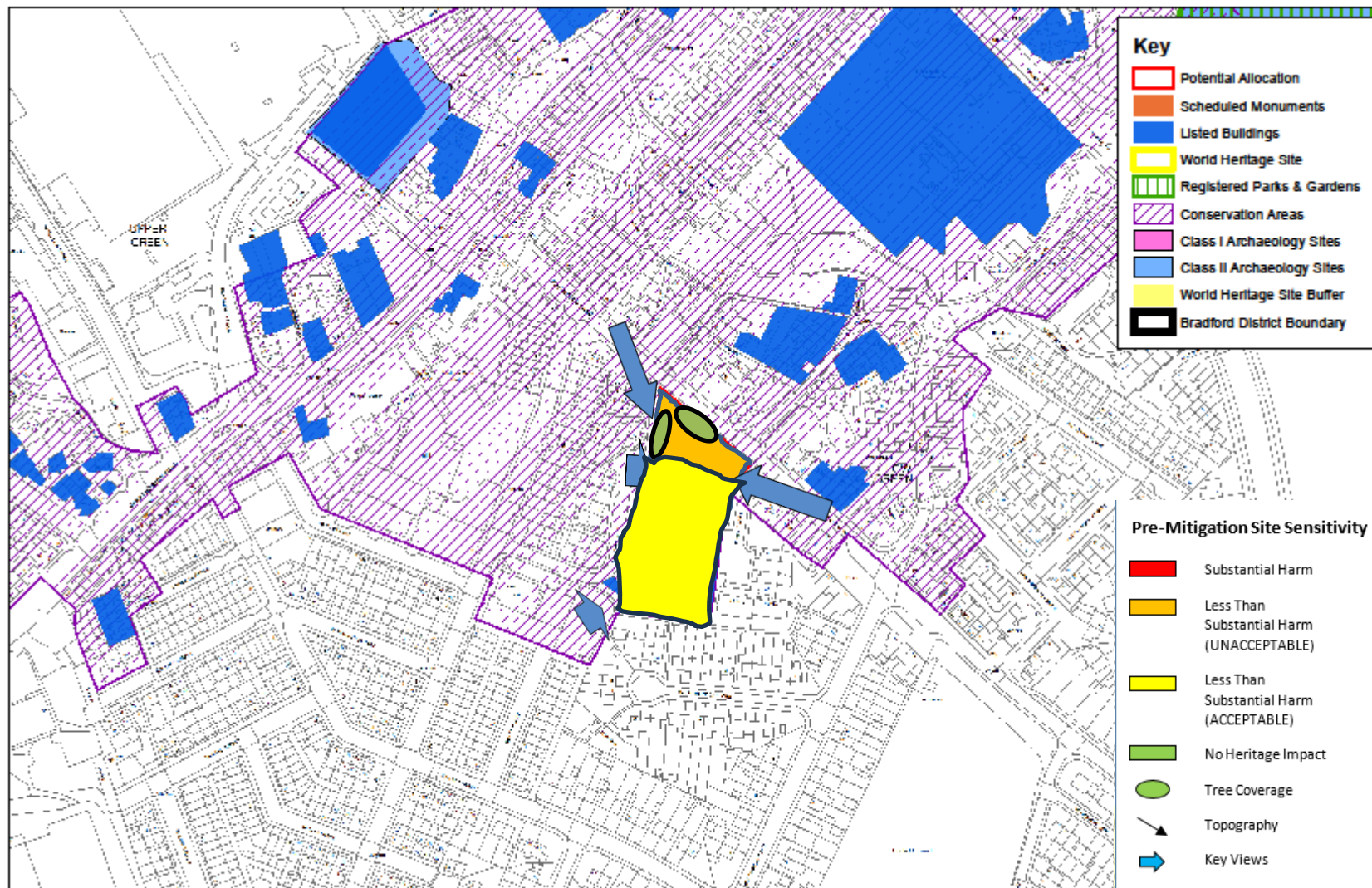
- 1.19 No mitigation measures are readily identifiable which would reduce the adverse impact of development of the open parts of the site. Conversion of Bell House could, by a sensitive and respectful scheme, result in a positive impact, securing a new use and restoration of the listed building. The former care home also requires a new use and some repairs. Conversion and a new sustaining use would be beneficial.

Impact on significance following mitigation measures

- 1.20 Not applicable.

Conclusion

- 1.21 Development of the proposed site in the form of any new build would have an impact of **Less than substantial harm of an unacceptable level**. Conversion of the listed buildings may be possible but would require carefully considered and sympathetic adaptations. Re-use of the listed buildings if approached in a sympathetic manner could achieve an impact of an acceptable level.



Bradford District Local Plan – Evidence Base

Heritage Impact Assessment (HIA)

Local Plan Site Ref	E84
Site Name:	Between Clayton Lane and Lister Arms
Regulation 18 Site Ref	SW47/E
Former SHLAA Site Ref	
Site Address	Manchester Road
Settlement	Bradford South West
Net Site Area (ha)	0.52

Site description

- 1.1 The site is an irregular shaped plot of overgrown land to the west of Manchester Road. A slip road from Manchester Road gives access into the site. Historic mapping identifies that the site was formerly developed for housing in the late 19th century but is now cleared.

Identified heritage constraints

1.2 Designated assets

- Church of St Joseph G.II (NHLE: 1390681)
- Douglas Mills (complex) G.II (NHLE: 1186081, 1133285 & 1133284)

- 1.3 Historic England comment: The site is adjacent to the Church of St Joseph, a Grade II Listed Building. The development of this area could harm elements which contribute to the significance of this designated heritage asset.

1.4 Non-designated assets

- None identified

- 1.5 WYAAS comment: Setting issues.

Significance of assets

Church of St Joseph

- 1.6 The Roman Catholic Church of St Joseph was designed in a Gothic Revival style by Edward Simpson and constructed by 1890. Since this date, the building has been altered and added to in the 1930s and 1960s. The church is described in the Historic England listing as having an architectural quality and being well preserved. The church is still in active usage. The heritage significance of the church is discernible through its evidential, aesthetic and communal values. As a Grade II Listed heritage asset, the Church of St Joseph has **Medium** heritage importance.

Douglas Mills complex

- 1.7 Opposite the site is a grouping of Grade II Listed Buildings which were formerly part of the Douglas Mills Combing Company built between 1860 & 1870. The principal building is a 5 storey, stone brick built warehouse with attached stair tower (NHLE:1133285). In front of this was a yard with a 2 storey office building (NHLE: 1186081). To the north of these buildings is the former gatehouse to the complex (NHLE: 1133284).
- 1.8 The mill and office have been sympathetically adapted for use as a sixth form college. The gateway entrance building is unfortunately without current use.
- 1.9 As Grade II Listed heritage assets, the Douglas Mills buildings have **Medium** heritage importance.

Impact of development on significance

- 1.10 The church is surrounded on three sides by modern development. Site SW47E due to its overgrown leafy nature provide a reprieve for the listed church, however, historic mapping shows that the site was developed for housing at a similar date to the churches construction. Development of the site would have a **Minor** impact on the setting of the church.
- 1.11 Between the Site and the listed Douglas Mills buildings is large areas of hardstanding and the dual carriageway. The site does not form part of the immediate setting of the mill complex. Development will have **No impact** on the character or setting of Douglas Mills.
- 1.12 This assessment is based on the understanding that development of this site would not include high rise development or tall infrastructural works.
- 1.13 The resulting effect of a **Minor** impact to a heritage asset of **Medium** heritage importance (significance) is determined through the Heritage Impact Assessment Methodology to result in **Less than Substantial Harm (of an Acceptable Level)**:
- 1.14 *Limited change to contributing elements that affect the character and significance of the assets and their setting. The impacts are considered to be less than substantial and harm is likely to have a minimal (though still discernible) impact or can be adequately mitigated.* (Bradford Council Local Plan -Heritage Impact Assessment Methodology 2020).

Mitigation measures/ Opportunities to enhance significance

- 1.15 In order to reduce the impact of development on the church, green landscaping could be integrated at the shared boundary that would enhance the setting of this designated asset.

Conclusion

- 1.16 The development of the Site will have- at most, a less than substantial impact on the setting of the church of St Joseph and no impact on Douglas Mills. Landscaping at the shared boundary with the church would most likely downgrade the resulting impact to none. The development of the site would be **ACCEPTABLE**.

