

Please note: This amended Statement has been produced in response to the revised '*Heritage Overview Report*' [Doc. SS4] which was added to the Examination Library on 23rd January 2018. This Statement supersedes that previously submitted by Historic England to the Examination

MAIN MATTER 27 - STRATEGIC EMPLOYMENT ALLOCATIONS: GREEN BELT RELEASES

Site E1832c: Land North and West of the Three Nuns Pub and the Former Cooper Bridge Waste Water Treatment Works, Leeds Road, Mirfield

Issue - Is the proposed strategic employment allocation justified, effective, deliverable and consistent with national policy?

1 Introduction

1.1 Introduction

1.1.1 The identification and allocation of Site E1832c for employment development is not sound as it is neither justified nor is it consistent with either the emerging Policies in the Local Plan or with national policy guidance

1.1.2 Paragraph 126 of the NPPF sets out a requirement for Local Plans to conserve heritage assets in a manner appropriate to their significance. When considering the impact of a proposed development upon the significance of a designated heritage asset, Paragraph 132 of the NPPF makes it clear that great weight should be given to the asset's conservation and explains that significance can be harmed by development within its setting. The development of this site will result in considerable harm to the rural setting and appreciation of the Grade II Registered Historic Park and Garden at Kirklees Park, a designed landscape associated with the Grade I Listed Kirklees Hall. In addition, employment development in this location would also cause appreciable harm the setting of two Grade II Listed Buildings on Leeds Road to the south-east of this area.

1.1.3 Consequently, the allocation of Site E1832c is considered to be in conflict with the following aspects of the emerging Local Plan:-

- The Spatial Vision – in that it conflicts with the intention that development will take place in a sustainable way (balancing economic, social and environmental priorities), that the local character and distinctiveness of Kirklees and its places will be retained, and that the natural, built and historic environment will be maintained and enhanced through high quality, inclusive design
- Spatial Objective 8 - in that it will not protect or enhance the characteristics of the historic environment
- Policy PLP35 – in that it will not conserve or enhance elements which contribute to the significance of several designated heritage assets.

1.1.4 An allocation which would be likely to result in harm to the significance of several designated heritage assets, would be wholly contrary to the national policy guidance as set out in the NPPF. As a result, this allocation does not:-

- Help to deliver a “*positive strategy for the conservation and enjoyment of the historic environment*” as is required by NPPF Paragraph 126.
- Contribute to protecting or enhancing the historic environment. Therefore, it will not deliver sustainable development in terms of the conservation of the historic environment [NPPF Paragraph 7].
- Conserve heritage assets in a manner appropriate to their significance. Therefore it will runs contrary to one of the Government’s Core Planning Principles [NPPF Paragraph 17].
- Give great weight to the conservation of the area’s designated heritage assets [NPPF, Paragraph 132]
- Provide clear and convincing justification that the harm it would cause to the heritage assets is outweighed by the benefits [NPPF, Paragraph 134].

1.2 Kirklees Park

1.2.1 Site E1832c adjoins the boundary of **Kirklees Park**. Kirklees Park is a well-preserved example of a mid to late-eighteenth Century designed landscape by the notable landscape architect Richard Woods. Woods is associated with a number of important designed landscapes in Yorkshire including Harewood House, Cusworth Hall, Bretton Hall, and Cannon Hall.

1.2.2 The List Entry notes that Kirklees Park was included on the National List for England for the following reasons:-

- Design: as a significant, well-preserved example of a mid to late-C18 designed landscape, attributed to the notable landscape designer Richard Woods, being a good, characteristic example of his work;
- Historical association: for the strong connection to the legend of the death of Robin Hood, an association which was clearly exploited as part of the design of the landscape;
- Group value: the Park strongly enhances the setting of a large number of heritage assets that are designated in their own rights, particularly the Grade I listed Kirklees Hall and the collection of highly graded buildings forming Home Farm. The Park retains nearly the whole suite of buildings and structures forming the C18 design, the only significant loss being the iron footbridge scrapped in 1840;
- Documentary: for the survival of an extensive archive of maps, plans, documentary and pictorial sources;
- Edwardian enhancement: later alterations to the Park, particularly those in the early C20, add rather than diminish the special interest of the landscape. Of particular note is the reconstruction of a Roman watchtower, being possibly the first such historical reconstruction of a Roman building in England, roughly contemporary with reconstructions in Cardiff and in Germany

1.2.3 Despite its location close to a major motorway and the proximity of large urban areas, the List description notes that its rural setting is an important component of the character of Kirklees Park. It states:-

“Although the park is just south of the M62 motorway, and is surrounded by the expanding villages between the urban centres of Huddersfield, Bradford and Dewsbury, the setting is rural in character with a mix of arable, pasture and woodland forming the views out from the park especially north and eastwards, with buildings of the nearest villages being in the far distance, these views forming part of the character of the park. Views southwards from Nun Bank, of the industrial areas along the River Calder, are now screened by the trees of Nun Bank Wood. Similarly the M62 to the west is screened by a further bank of trees, with the impact of the motorway being further reduced by the use of a cutting”.

The List Entry for the Park is attached at Appendix A

1.2.4 Kirklees Park provides the setting for a number of important designated heritage assets including the Grade I Listed **Kirklees Hall**, a mid-sixteenth century

mansion enlarged in the late sixteenth and early seventeenth Centuries by a succession of architects including the renowned John Carr of York. Located in the centre of the park is **Home Farm**, a group of nine Listed farm buildings which evolved out of an early twelfth-Century priory. These include two late-medieval aisled barns (one Grade I Listed; one Grade II*), an early sixteenth Century Gatehouse, and a seventeenth Century two-cell house (both Grade II*). Every one of these buildings is identified as being 'at risk' on the latest Historic England *Heritage at Risk Register*. This group appears to have been used as a focal point in this designed landscape.

- 1.2.5 The wooded Nun Bank Wood, on the south-eastern side of the Park, contains what is now considered to be an **Iron Age defended settlement** or farmstead (a scheduled monument). In 1905, as part of the Edwardian improvements to the Park, the 6th Baronet, Sir George Armytage, constructed a **Roman watchtower** as a summerhouse and viewing platform modelled on depictions of watchtowers carved on Trajan's Column in Rome. This is thought to have been the first example of a historical reconstruction of a Roman building erected in England. This structure is Grade II Listed.

2 Response to the Inspector's questions

- 2.1 Question (d): Where relevant, has the impact of the proposal on heritage assets been adequately assessed and addressed?

- 2.1.1 Appendix 4 of the latest iteration of the *Cooper Bridge Heritage Overview Report* contains a Heritage Assessment. This examines the potential impact which the development of this site might have upon the various heritage assets in and around Kirklees Park. The heritage Assessment sets out an excellent heritage baseline and the section dealing the archaeological and historical development of the area is very comprehensive. The additional work that has been added to this Heritage Impact Assessment since its previous iteration has helped to better articulate the potential impact which the development might have upon the various parts of the Registered Historic Park and Garden, its setting and the other designated heritage assets in its vicinity. Except for a couple of areas, we would concur with the conclusions regarding the potential impact and harm which the eventual development of this area might have upon the historic environment.

- 2.1.2 The only aspects of the assessment with which we have concerns are as follows:-

- The impact upon the Registered Historic Park and Garden - Table 4 of the Heritage Assessment [page 64] concludes that the current layout reduces the impact on this part of the Park to ‘Moderate-substantial’ [Page 75, Appendix 5]. Whilst we would agree with that evaluation, we would fundamentally disagree with the assertion in that the harm might be reduced to “Moderate” through the structural planting. It is quite evident from the visualisations that, even after 10 years when the landscaping is well-established, this development would result in considerable harm to the rural setting of this part of Kirklees Park. - an element specifically referred to in the List description as making an important contribution to the character of the Registered Historic Park and Garden.
- The impact upon Kirklees Hall - The Appraisal has demonstrated that the development to the east of the Park is unlikely to be visible from the principal rooms on the first floor of this Grade I building. However, it must be remembered that the Park, itself, is a key element of the setting and appreciation of this building. A development which would harm the designed landscape associated with Kirklees Hall, therefore, also harms the setting of its principal building.
- The impact upon the Roman Watchtower - The latest visualisations have shown that the existing trees around this structure would effectively screen this development from the Roman Watch Tower should it ever be restored [Appendix 1, Viewpoint 17]. Whilst the Heritage Assessment concludes (probably quite rightly at this stage) that the impact is ‘not known’, it is safe to conclude that, if the second-floor walkway of the Roman Watchtower is ever restored and the trees are cleared to recreate the original early 20th Century gardens, this employment allocation would be a particularly intrusive element in the landscape in views from this Listed Building.
- The impact upon Mock Hall and adjacent Barn (both Grade II Listed Buildings) on Leeds Road – On the basis of Viewpoint 14, this development will fundamentally change the rural setting of these buildings. This area of farmland makes an important contribution to the rural setting and appreciation of this former farm house and its adjacent barn and the loss of this area and the effective severance of these buildings from the wider rural area will cause considerable harm to an element which contributes to their significance. Therefore, on the basis of the scoring that is set out in Paragraph 2.4.2 of the Heritage Assessment the impact would be ‘Substantial’

- 2.1.3 The *Cooper Bridge Heritage Overview Report* clearly demonstrates the degree to which the development of this site would change the landscape setting of Kirklees Park. As Viewpoint 3 of the Report shows, even after 10 years, with the proposed mitigation planting belts well established, the development of this area would result in the urbanisation of views across the southern part of the designed landscape. The loss of such an extensive area of countryside to the east and south of the Registered Landscape, would also harm the appreciation of the Park in its wider landscape setting especially from the network of public rights of way to the east of Kirklees Park. These include the Spen Way Heritage Trail and Brighthouse Boundary Walk and, especially Kirklees Way a National Trail which would run between this development and Kirklees Park. It would also radically change the approach to Kirklees Park from the south. These changes would fundamentally impact upon the appreciation of the rural setting of this Grade II Registered landscape which, as the List Entry notes (Paragraph 1.2.3, above), is a key element of the character of Kirklees Park. Whilst, the impact upon other areas of Kirklees Park is likely to be far less severe, the potential impact on these areas is lessened, to a large degree, by the presence of existing blocks of woodland either within the Park, itself, or in the surrounding countryside. These areas are not included within the extent of the allocation nor is it clear how the long-term maintenance and retention of these areas of woodland (essential to minimise the impact upon the remainder of the Park) is to be achieved.
- 2.1.4 Viewpoint 14 demonstrates the radical change which this development would have upon the rural setting of the seventeenth Century Mock Hall and the adjacent sixteenth Century timber-framed Barn. This development would not only, visually, affect the appreciation of these designated heritage assets but would also effectively sever their connectivity with the wider landscape. The proposed woodland belt between the employment site and these buildings (which would be on land which lies outside the allocated area) does little to lessen the harm which this development would cause to their setting.
- 2.1.5 Whilst the various iterations of the design and layout of this employment area have helped to lessen some elements of the harm which a large employment site in this location will have upon the historic environment, it is evident that the harm identified in the Heritage Assessment will not be effectively mitigated through the measures currently proposed.

2.2 Question (e) Does the Plan provide sufficient detail regarding the location and extent of any non-developable areas or buffer zones required to protect residential amenity/biodiversity/historic assets/highways works?

2.2.1 No. The impact of the development of this site upon the heritage assets in and around Kirklees Park are based upon an assumption that certain mitigation measures will have been incorporated into the eventual development. These include the location and siting of buildings, building heights, the creation of buffer zones and a considerable amount of planting. In addition, the Heritage Assessment also suggests [Appendix 4, Paragraph 6.2.2] several other measures to reduce the potential impact including retention and enhancement of Nun Brook and Brook Shrogg, strengthening of planting within the parkland, a lighting strategy and careful siting of noise-generating development. However, none of these measures are securely or effectively tied into the Local Plan.

3 Conclusions

3.1 It is clear that the development of Site E1832c at Cooper Bridge will result in considerable harm to the rural setting of this well-preserved example of a mid to late-eighteenth Century designed landscape at Kirklees Park. This rural setting, as the List Entry makes clear, is an important element of the character of this designed landscape. The development would also result in considerable harm to the rural setting of two buildings on Leeds Road which date from the sixteenth and seventeenth centuries. In terms of NPPF Paragraph 134, this is likely to constitute less than substantial harm to the significance of these designated heritage assets, albeit at the higher end of the scale. Whilst the degree of harm may be less than substantial, nevertheless, this Allocation would still be causing harm to a number of designated heritage assets. As such, therefore, employment development on this site would not be delivering sustainable development in terms of protecting and enhancing the historic environment, it would conflict with one of the Government's Core Planning Principles (that heritage assets should be conserved in a manner appropriate to their significance), and it would not be likely to provide the positive strategy for the conservation of the historic environment that is required for Local Plans.

3.2 It has not been demonstrated that the public benefits of the proposal outweigh the harm which it would cause to the significance of the various heritage assets

in this area or that these public benefits are incapable of being provided in a alternative manner which would not harm the historic environment.

- 3.3 Therefore, Site E1832c is in conflict with the emerging Policy framework as set out in Part 1 of the Local Plan and would not be consistent with national policy guidance as set out in the NPPF. The Allocation of this site, therefore, is unsound and should be deleted.

4 Suggested change

- 4.1 It is recommended that Site E1832c be deleted.

Comments on the Heritage Overview Report Cooper Bridge Employment Site (Nov. 17)

General

The additional visualisations and the work that has been undertaken to produce the Zones of Theoretical Visibility have greatly helped in understanding just what impact the development of this site might have upon the heritage assets in and around Kirklees Park. The additional work in the Heritage Assessment has also addressed many of the outstanding concerns which we raised about the June iteration of that document including how the identified harm might be mitigated. However, despite the amendments made to the scheme, we still have significant concerns about the harm which this development would be likely cause to the significance of the Grade II Registered Historic Park and Garden. In addition, we do not think that it has been clearly demonstrated that the development of this area would not result in harm to views from the first floor rooms of its principal building, Kirklees Hall, or from the Replica Roman Watchtower (should it ever be restored). Moreover, we do not consider that the Overview Report has demonstrated that the proposed development would not harm the setting of Grade II Listed Buildings at Yew Tree and Mock Hall on Leeds Road.

Consequently, from the information set out in this Report, we consider that the Allocation of this site will lead to a form of development which would result in harm to the rural setting and appreciation of Kirklees Park. The rural setting of Kirklees Park makes a strong contribution to its significance and this would be eroded by the potential scheme.

In addition, we consider that there has been insufficient evidence presented to clearly demonstrate that the development, as currently, proposed would not also harm views from the first floor rooms of the Grade I Listed Kirklees Hall the setting of the Listed Buildings on Leeds Road. Therefore, on the basis of the assessment, we do not consider that this Allocation would:-

- (a) Deliver a “*positive strategy for the historic environment*” as is required by NPPF Paragraph 126.
- (b) Be likely to “*contribute to protecting or enhancing the historic environment*”. Therefore, it has not shown that it is likely to deliver sustainable development in terms of the historic environment [NPPF Paragraph 7].
- (c) Will be likely to “*conserve heritage assets in a manner appropriate to their significance*”. Therefore it has not shown that these will be likely to deliver the Government’s objectives for the historic environment [NPPF Paragraph 17].

Detailed Comments

The Report sets out a good heritage baseline and the section dealing the archaeological and historical development of the area is very comprehensive. The additional work that has been added to the Heritage Impact Assessment has helped to better articulate the potential impact which the development might have upon the various parts of the Registered Historic Park and Garden and its setting. On the whole, we would concur with much of what the Report concludes regarding the potential impact which the eventual development of this area might have upon the majority of these heritage assets.

However, there are a number of areas where we do not agree with the assessment of the impact upon the historic environment:-

Page	Section	Comments
64	Table 4, HA6 (Kirklees Hall) – Views from the Asset	The Heritage Assessment considers that reduced height of units and screening likely to minimise visual impact from upper storeys to ‘Slight’. It is not clear how the Heritage Impact Assessment can reach such a conclusion. Whilst the views from the ground floor may be slight, the ZVI shows that most of the development to the east of the Park will be visible from the first floor of the Grade I House. There is nothing in the Appraisal which demonstrates that this will be effectively mitigated by the proposed planting or the reduced building heights.
64	Table 4, HA30 and 31 (Yew Tree and adjacent Barn) – Views of the Asset/Surrounding landscape character	The Heritage Assessment states that ‘VP9 demonstrates the effective screening of units to the rear of these buildings’ and that, as a result this will be reduce the impact of the development of this site to ‘Sight-moderate’. However, VP9 actually illustrates the impact which the development might have upon Mock Hall not these buildings. There is nothing in the Appraisal which demonstrates that the development would not harm the setting of these buildings.
64	Table 4, HA32 and 33 (Mock Hall and adjacent Barn) – Views of the Asset/Surrounding landscape character	The Heritage Assessment considers that VP9 demonstrates that the screening of units to the rear of these buildings will reduce the harm to ‘Slight-moderate’. However, VP9 only shows the impact of Units 16 and 15 upon the setting of these Listed Buildings and there is no evaluation about what impact Units 14 and 11 (which are directly behind these Listed Buildings) might have upon their significance.
65	Table 4, HA115 (Kirklees Park) – Views from Q southern part of the park	Whilst the proposed planting will reduce some of the harm to the rural setting of the Park the development as proposed will, even after 10 years, urbanise the views across the southern part of the designed landscape which would fundamentally impact upon the appreciation of the rural setting of this part of the

Page	Section	Comments
		designed landscape.
65	Table 4, HA115 (Kirklees Park) – Views of the park boundary from the south	Table 4 considers that the development proposed under Masterplan Revision F would have a substantial impact upon views of the Park from the south. The choice of viewpoint has not really helped to understand what impact the loss of this area and its subsequent development might have upon the rural approach and setting of the Registered Historic Park and Garden.
71	Table 4, HA173 (Replica Roman Watchtower) – Views from and to the asset	The ZVI shows that all of this site would be visible from the Roman Watch Tower should it ever be restored. There is nothing in the Appraisal which demonstrates that this will be effectively mitigated by the proposed planting or the reduced building heights
71	Paragraph 6.2.6, first bullet-point	Without any evaluation of the effectiveness of the mitigation measure in reducing the impact upon views from the first floor room of Kirklees Hall, it is not possible to conclude that the development would not have a significant impact upon the setting of Kirklees Hall.
71	Paragraph 6.2.6, second bullet-point	Whilst the proposed planting will reduce some of the harm to the rural setting of the Park the development as proposed will, even after 10 years, urbanise the views across the southern part of the designed landscape which would fundamentally impact upon the appreciation of the rural setting of this part of the designed landscape.
72	Paragraph 6.2.6, sixth bullet-point	It has not been clearly demonstrated that the proposed development would not harm the setting of Grade II Listed Buildings at Yew Tree and Mock Hall on Leeds Road.
72	Paragraph 6.2.6, seventh bullet-point	Should the Replica Roman Tower ever be restored, from the evidence provided in the ZTI it would be fairly safe to assume that this development would be likely to have a substantial impact upon its setting.
73	Paragraph 7.2, second Paragraph	As part of the measures which the Masterplan could be used to lessen the impact of this development, a further bullet-point should be included referring to creating a bigger landscape buffer between any buildings and the southern Park wall
73	Section 7.0	From the Heritage Overview Report it is evident that, if it went ahead, this development would result in harm to elements which contribute to the significance of a number of heritage assets in and around Kirklees Park. One of the recommendations that this Report ought to include is how this development might enhance or better reveal the significance of the various heritage assets affected (e.g. by reinforcing elements which contribute to the overall significance of the landscape and its designated heritage assets)

List Entry Summary (Published)

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: Kirklees Park

List Entry Number: 1413828

Location

Kirklees Park

The garden or other land may lie within the boundary of more than one authority.

County	District	District Type	Parish
	Calderdale	Metropolitan Authority	Non Civil Parish
	Kirklees	Metropolitan Authority	Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first registered: 27-Jun-2013

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

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Garden

Landscaped park, pleasure grounds and gardens for Kirklees Hall, the principal phase of development being the late C18 to the design of Richard Woods for Sir George Armytage (3rd baronet), but developed subsequently, especially in the early C20 by Sir George Armytage (6th baronet). The park includes the remains of a medieval nunnery (Kirklees Priory) and is associated with the legend of the death of Robin Hood.

Reasons for Designation

Kirklees Park is designated at Grade II for the following principal reasons:

- * Design: as a significant, well preserved example of a mid to late C18 designed landscape, attributed to the notable landscape designer Richard Woods, being a good, characteristic example of his work;
- * Historical association: for the strong connection to the legend of the death of Robin Hood, an association which was clearly exploited as part of the design of the landscape;
- * Group value: the Park strongly enhances the setting of a large number of heritage assets that are designated in their own rights, particularly the Grade I listed Kirklees Hall and the collection of highly graded buildings forming Home Farm. The Park retains nearly the whole suite of buildings and structures forming the C18 design, the only significant loss being the iron footbridge scrapped in 1840;
- * Documentary: for the survival of an extensive archive of maps, plans, documentary and pictorial sources;
- * Edwardian enhancement: later alterations to the Park, particularly those in the early C20, add rather than diminish the special interest of the landscape. Of particular note is the reconstruction of a Roman watchtower, being possibly the first such historical reconstruction of a Roman building in England, roughly contemporary with reconstructions in Cardiff and in Germany.

History

Kirklees Priory was a small nunnery which was founded in the mid C12, displacing an earlier medieval settlement. The priory is connected with the legend of the outlaw Robin Hood who is said to have fired an arrow from his deathbed in the priory's gatehouse to select his burial place. Kirklees Priory was surrendered to the Crown in 1539 at which point it had a community of eight nuns and was valued at £29 18s 6d. In 1544 it was granted to John Tasburgh and Nicholas Savile, but in 1565 the whole manor was conveyed to the merchant and clothier John Armytage, in whose family the estate remained until its sale in 2013. The earliest hall was at the site of the priory, later becoming known as Low Hall, forming part of the complex which later became Home Farm. Home Farm includes a number of late medieval buildings thought to have been originally part of the priory, including two aisled barns (Grade I and II* listed) and the early C16 Priory Gatehouse (Grade II*). Just to the east there is a stone walled garden which is thought to have been the priory's orchard, the wall being listed Grade II. Between about 1580 and 1640, the Armytage family spent around £10,000 adding to

their landholdings and expanding a new hall, being elevated to the baronetcy in 1641. The new hall, the current Kirklees Hall (listed Grade I), developed out of a mid C16 stone mansion that was presumably built for either Tasburgh or Savile, but was expanded by the Armytages in the later C16 and in the early C17 when the Jacobean north facing range was constructed. Home Farm also gained new buildings through this period including the cross-wing dated 1620 that was added to the medieval aisled barn closest to the gatehouse, the single-aisled cow house (listed II*), and the two-cell house (listed II*).

The earliest known plan of the estate is undated and untitled, but the style of handwriting and what the plan depicts places it in the C17, probably before the Civil War. The plan records field names including "Near and Far Castle Field" (which indicates that the scheduled Castle Hill earthwork was not the creation of C18 landscaping) as well as "Park" (which at this time covered a relatively small area south eastwards from Kirklees Hall). Home Farm is labelled "Low Hall", Kirklees Hall as just "Hall", being shown as two separate buildings linked by boundaries with what appears to be formal walled gardens immediately to the north and south. The southern building is thought to be that of the Hall itself, with the northern building interpreted as a gatehouse which was demolished after 1757. Home Farm is either depicted in a much simplified way, or at a time when there were far fewer buildings as it appears to only show the two medieval aisled barns, omitting for instance, the Priory gatehouse, the 1620 cross wing and the early C17 single-aisled cow house. The plan marks the Grade II listed boundary wall to the priory orchard (being labelled garden), but shows the site of the priory church and cloister buildings as being an empty, unlabelled enclosure. The plan also does not show the late C17 Malthouse (listed Grade I), although it does mark a small building within an enclosure labelled "Croft" which may correspond to the earliest part of The Cottage near Park Bottom Wood at the south-eastern entrance to the park.

This plan appears to be contradicted by the earliest known pictorial view of Kirklees Park, being the sketch dated 1669, and entitled "The Prospect of Kirklees Abbey where Robin Hood Died...". This was redrawn for publication in 1901 and credited to Dr Nathaniel Johnson (who was the Armytage's family doctor), but is thought to have been drawn by his brother. This sketch shows Kirklees Park viewed from the north, depicting the buildings of Home Farm, the Malthouse and Kirklees Hall in the distance. Where it deviates from the plan is that it appears to show the priory's church and other cloistral buildings, being in the form of a cluster of buildings including steepled towers. The subject of the sketch is the legend of Robin Hood's death, and this complex of buildings is consequently labelled "The gatehouse of the Nunnery", being where he died. The sketch also indicates the site of Robin Hood's grave, although the current walled and railed enclosure containing the medieval grave slab fragment (the whole being listed Grade II as Robin Hood's Grave) is thought to be early C18 in date. The picture thus demonstrates the long association of Kirklees with the Robin Hood legend, but could also be interpreted as showing that the priory church and cloister buildings survived into the second half of the C17, although there is a general assumption that they were probably demolished in the C16 or early C17.

In the late C17 and early C18 there continued to be piecemeal development at Kirklees, with, for instance, the addition of two further barns and a dovecot at Home Farm (all Grade II listed). In 1706 medieval grave slabs were discovered leading to the creation of the Nun's Grave (listed Grade II) just to the east of the farm complex. The wider landholdings of the Armitages were extensively worked for coal and other minerals, probably providing the funds for a range of substantial redevelopments that took place at Kirklees in the second half of the C18. In 1757, the landscape gardener, Francis Richardson, produced a "Survey of the Park and Gardens of Kirklees" along with a plan of proposed improvements and alterations entitled "General Plan...". The survey shows the park being bounded to the south by the River Calder, to the north by the Nun Brook (with an extension beyond the brook to include Home Farm and an orchard to the east), to the east to include Far Castle Field (but not beyond the original road between Home Farm and the old road past Robin Hood's Grave) and to the west to around the line of the current M62 motorway. The survey shows a series of formal gardens and closes clustered around Kirklees Hall, with the rest of the park divided into fields. Nun Bank is wooded, as it is today, although only down hill and to the south of the old road which was the predecessor to the 1815 turnpike road (the current A644). To the south east there is a very small structure marked at the intersection of two straight drives through a small tree plantation. This structure is thought to be Robin Hood's Grave (listed Grade II) which in this period was referred to as the "Standing Hearse", being constructed in the early C18. The survey also appears to depict the Castle Hill earthwork. The plan of proposals shows a general sweeping away of the closes around the Hall and of field boundaries within the wider park; the construction of a series of serpentine ponds down Nun Brook; the re-routing of roads and the creation of a series of meandering paths through Nun Bank Wood. The plan also proposes a large walled garden to the west of the Hall (not to the north as subsequently built) as well as a structure within the centre of Castle Hill. Before these proposals could be enacted, the unexpected death of Sir John Armytage aged just 27, saw the estate pass to a younger brother in 1758. This was Sir George Armytage (the third baronet), a friend of John Spencer who had commissioned the landscape designer Richard Woods to landscape the grounds of Canon Hall near Barnsley. Possibly at the prompting of Spencer, Woods was invited to Kirklees in 1760 to propose improvements to the park.

Although the plan by Woods has not been identified, it is referred to in accounts as "A General Design for the Improvements of Kirklees". Armytage had also commissioned John Carr of York to carry out improvements to the Hall. This building work was given precedence and it was not until 1766 that estate accounts start mentioning work under the headings "New Gardens and New Walls" and "New Road and Park Wall", with payments for the levelling of the old gardens being recorded in 1770. The large walled garden to the north of Kirklees Hall is thus attributed to Woods, as is much of the mid to late C18 landscaping of Kirklees Park with its extension to the south-east as far as Park Bottom Wood.

A survey of the whole estate by William Crossley for the fourth baronet in 1788 is considered to show the park following the improvements suggested by Woods and the alterations made to the Hall by Carr. Kirklees Hall (listed Grade I) is set in an expanse of open parkland extending eastwards, dotted with large trees. Along the western side there are irregular areas of tree or shrub planting with indications of meandering garden paths. Surviving features shown for the first time include the large walled garden, the chain of ponds down Nun Brook (thought to have been reformed from a chain of monastic fishponds), the gate lodge to Kirklees Hall (the lodge listed Grade II) with a small walled garden just to its north, the access drive along the western boundary of the park, and the access drive into the park from the south east. The plan also appears to depict the Nun's Grave (Grade II listed), which is just east of Home Farm, at the centre of a rectangular enclosure containing bushes. A number of current field boundaries are shown on the plan, although it is clear that much of the current northern park wall has been realigned since 1788. The plan also clearly shows The Cottage, which is possibly depicted on the C17 plan, as well as the buildings of Home Farm and Kirklees Hall after the additions by John Carr. The plan depicts a number of curving walks and drives linking the Hall to both the walled garden and Home Farm, as well as along Nun Bank to Castle Hill and beyond to a possible woodland garden including Robin Hood's Grave. These walks are still identifiable in the landscape. The survey also includes a small pictorial view of the Hall as viewed from the north east across the pond between Kirklees Hall and the large walled garden. This shows the iron footbridge which was built across the pond to provide a formal link between the Hall and the central entrance to the walled garden. This footbridge was installed in 1769, ten years before the opening of Abraham Derby's Ironbridge in Shropshire. Unfortunately the Kirklees iron bridge was scrapped around 1840.

The archives include an undated, anonymous plan (item 1226) thought to be late C18. This appears to be a simplified tracing from Crossley's plan which was subsequently altered with the addition of the turnpike road (opened 1815), the rubbing out of a number of

field boundaries and tracks, and the drawing in of a new, straightened park boundary to the north and east. This plan is possibly Crossley's 1788 "An Attempt to Improve Kirklees Park" (item 1219 which was not deposited with the rest of the archive) which appears not to have been enacted. However it is the earliest clear indication of the ice house at the western end of the western carriage drive.

Another undated, anonymous plan (archive item 1328) is titled "Plan of Pleasure Grounds at Kirklees Park". This depicts an early C19 gardenesque-style garden laid out between the western park boundary and the large walled garden. It shows two footbridges across the Nun Brook together with a gateway through the boundary adjacent to the south-western corner of the walled garden. All of these features remain, together with some remains of the paths, although the flowerbeds, probably designed to display exotic specimen plants, are not readily identifiable. The plan also marks a well which is labelled as a fountain on later Ordnance Survey maps, the site of which is now marked by a small collection of sculptural stonework set into a bank. Photographs dating to the C19 or early C20 survive of this fountain, the gardenesque garden and the walled garden alongside photographs of other parts of Kirklees Park.

In 1828 there was a court case concerning poaching and murder. Two plans were produced for the court: a plan of the whole of Kirklees Park and a second detailed plan showing Robin Hood's Grave (listed Grade II) and the area to the south-east. These plans are the first to definitively name Robin Hood's Grave. The detailed plan also identifies the park wall and the gateway into the park from the old road, the road which had been replaced by the 1815 turnpike. The main plan shows how this was then the access to Home Farm (labelled here as Low Hall), with the access from the south east (from The Cottage labelled here as Gardener's House) first shown in 1788, not being depicted. However the main plan, although well detailed, also omits other features and paths that were thought to be in existence at this date. The detailed plan makes a distinction between the park wall, which is identified as a wall, and another boundary which runs past Robin Hood's Grave which is marked as "Pailing".

Ordnance Survey maps and written documentation show that between the 1890s and the First World War, Kirklees Park underwent a number of changes. Just outside of the park, at Park Bottom Wood, a new coal mine was opened, served by a tramway which extended north-westwards. The park wall was realigned (enlarging the park slightly to the east) to hide the mine and the tramway. Other changes included the enlargement of The Cottage, some additions to Kirklees Hall, and the construction of a deer shelter. The ha-ha around Kirklees Hall also dates to this period, as does the two-storey building in the north-eastern corner of the walled garden and a now partially ruined brick built pavilion to the west within the earlier gardenesque garden. A lot of the planting across the park was also probably renewed at around this time, along with repairs to boundary walls, weirs and other structures.

The owner of the estate in the early C20, the sixth baronet, Sir George Armytage, was interested in archaeology and history. In 1904-5 he conducted excavations in the paddock to the east of the Priory Gatehouse, uncovering the plan of the priory church and cloister, the corners of which he marked with inscribed stone blocks. The Gatehouse was turned into a small museum focused on the priory and the legend of Robin Hood. He also conducted a smaller scale excavation at Castle Hill where he uncovered remains of rough stone walling within the rampart, concluding that the site was a Roman fortification. In 1905-6 he built a reconstruction of a Roman watchtower at the centre of the enclosure. This folly was included in walks through the park and acted as a prospect tower providing views across the estate and the landscape beyond. It represents a very early example of a historical reconstruction of a Roman building, being roughly contemporary with the reconstruction of the Roman defences at Cardiff (1898-1923) and at Saalburg in Germany 1898-1907, being much earlier than the reconstruction at Metchley, Birmingham (1953) and Lunt Roman Fort, Coventry (1970s).

In the later C20, the parkland south of Nun Brook was divided into three by two belts of trees following field boundaries established in the C19, the fields being turned over to arable, but retaining parkland trees in the largest, northernmost field next to the Hall. In the late 1980s, Kirklees Hall was sold, funding the construction of a new house (Priory Gardens) immediately east of the former walled priory orchard which became a walled garden to the new house. In 1989 a sundial (listed Grade II, which had previously been sited just south of Kirklees Hall) was moved into the garden of Priory Gardens. In the late 1990s, Kirklees Hall and its associated service ranges were converted into residential apartments. In 2013 the remainder of Kirklees Park was sold, ending nearly 450 years of ownership by the Armytage family.

Details

LOCATION, SETTING, LANDFORM, BOUNDARIES, AREA

Kirklees Park lies within a shallow valley formed by the Nun Brook, a tributary to the River Calder, extending to the south to include a spur of high land that separates the two water courses, and also including the steep wooded hillside (Nun Bank) down to the Calder to the south. Although the park is just south of the M62 motorway, and is surrounded by the expanding villages between the urban centres of Huddersfield, Bradford and Dewsbury, the setting is rural in character with a mix of arable, pasture and woodland forming the views out from the park especially north and eastwards, with buildings of the nearest villages being in the far distance, these views forming part of the character of the park. Views southwards from Nun Bank, of the industrial areas along the River Calder, are now screened by the trees of Nun Bank Wood. Similarly the M62 to the west is screened by a further bank of trees, with the impact of the motorway being further reduced by the use of a cutting. The boundary of the park is mainly defined by a well-built drystone park wall, dividing the parkland from farmland beyond. On the southern side, the boundary is again defined by a wall, but here being less carefully constructed (in style being typical of field boundaries in the area) following the A644 which runs along the foot of Nun Bank, following the line of the 1815 turnpike road. Kirklees Park, including Nun Bank Wood, covers an area of about 90 hectares.

ENTRANCES AND APPROACHES

Kirklees Park has three modern entrances. The main approach to Kirklees Hall is from the west, since the construction of the M62, via Mill Hill Lane which leads to a pair of parallel carriage drives 30m apart first depicted in 1788. The southern drive enters the parkland via an ornamental gate by Maurice Tobin which dates to the 1760s and is listed Grade II. Adjacent there is a gate lodge which is probably contemporary (certainly present by 1788) and is also Grade II listed. The northern carriage-drive leads to the former coach house and service ranges to the west of the Hall. At the western end of this drive, adjacent to the boundary of the M62, there is a large mound that is considered to be the remains of an ice-house. The two carriage drives are linked to a drive that runs along the western boundary of the park from Blake Law Lane to the north. This drive (established by 1788) links to the second modern access to the park which enters at the park's northern corner to run to the north of the large, walled kitchen garden before turning south eastwards to Home Farm, the site of the former Kirklees Priory and the Low Hall. This route originally continued southwards from the priory up the hill to a gateway which is still extant in the southern park wall. However this route was realigned between 1854 and 1894 to follow a track first shown in 1788 following the valley south-westwards to exit the park adjacent to Park Bottom Wood and The Cottage (effectively forming a gate lodge), this now forming the third modern entrance to the park.

PRINCIPAL BUILDINGS

Kirklees Hall:

Kirklees Hall (Grade I) developed from a mid-C16 stone-built mansion which was enlarged in the later C16 and early C17 with the construction of the principal, north-facing elevation overlooking Nun Brook. This north elevation is Jacobean in style, being E-shaped of seven bays topped by a high, scalloped parapet. Principal rooms are also located in the mainly later C16 east wing commanding views south-eastwards across the park. The C17 former coach house and stables to the south-west are now connected to the main house via linking former service ranges laid out around a courtyard west of the main house. These include the service range added to the west side of the house in the 1780s which was heightened in 1903. The Hall was altered and extended by John Carr in the 1760s including the installation of an elaborate imperial staircase supported by iron girders, the staircase being installed by Maurice Tobin who was paid £249 15s. A detached coach house (now domestic) to the west of the Hall also survives and dates to between 1757 and 1788. Additions to the Hall complex in the C19 include a game larder.

Home Farm:

This evolved out of the outer court of the medieval priory whose church and cloistral buildings lay immediately to the east. Home Farm retains three buildings that are of late medieval origin: the double-aisled barn, a second double-aisled barn with an aisled cross wing (the L-shaped aisled barn), both of which are Grade I, and the Grade II* Priory Gatehouse. The Gatehouse, probably more of a guest house or lodge rather than a gatehouse to a convent, may post-date the Dissolution and to have been part of the secular, residential reuse of the priory. None of the surviving buildings appear to represent the main post-dissolution house which was known as Low Hall following the construction of Kirklees Hall. However the stables dated 1620 (the southern cross wing to the Home Farm Building, being included in the Grade I listing) was probably built for a gentry house rather than as a farm building. The Grade II* listed early C17 two-cell house in the north-west part of the farm complex is of too low a status to be Low Hall. Most of the buildings of Home Farm are arranged around two courtyards, and excepting those of C20 date are all listed. There is one building that is detached from the main complex: the Malthouse which lies just over 100m to the north-west. This large, late C17, L-shaped building is grand and almost domestic in appearance, however its lack of fireplaces and its low floor to ceiling heights is characteristic of a malthouse. It is listed Grade I.

The buildings of Home Farm appear to have been used as a positive focal point in the designed landscape: the central feature of the view from the pleasure garden at the west end of the walled garden, being glimpsed from around Kirklees Hall between trees along the southern bank of Nun Brook, and included in a circular walk from the Hall to the site of the priory.

GARDENS AND PLEASURE GROUNDS

Pleasure Grounds, Nun Brook:

Near Kirklees Hall, between the two western-approach carriage drives adjacent to the Lodge, there is another walled garden which also appears on the 1788 Crossley plan. This is approximately square and is just over 20m to each side. Extending north from here, forming a shelter belt along the western boundary of the park, there is an irregular woodland belt through which there are paths which may correspond to those suggested by the depiction on the 1788 plan. The two footbridges across the Nun Brook are in the positions marked on the detailed, early C19 plan of the Pleasure Grounds, the eastern bridge incorporating hollow chamfered mullions reused as balustrading. The gardenesque arrangement of beds has been lost, however fragments of paths survive, as does a small collection of stone sculpture marking the position of the well and later fountain. Just to the north are the remains of an early C20 brick pavilion. The arrangement of ponds formed by a series of stone built weirs down the Nun Brook also survives, as does a simple stone-arched carriage bridge that is also shown on the 1788 plan. This bridge provides for a circular route from Kirklees Hall to the site of the priory to return via a second bridge through the belt of trees on the south bank of the stream, this area of woodland (which retains some veteran trees) being marked as Rookery on early Ordnance Survey maps.

Priory, Nuns Grave, Orchard Walls:

The site of the priory, immediately south-east of Home Farm, was certainly integrated into the designed landscape in the Edwardian period, following the placement of inscribed stone blocks marking the corners of the church and cloister. However the site of the priory was clearly part of the late C18 designed landscape as well, using the Nuns Grave as a focus. The Nuns Grave (listed Grade II) incorporates a pair of C18 table tombs within an iron railed enclosure, one of which incorporates a medieval grave slab of Elizabeth de Stainton, a late C14 prioress of Kirklees, which was uncovered in 1706. The adjacent walled garden (listed Grade II), thought to have been the walled orchard for the priory, appears to have been still in use as part of an orchard in the C18. It now forms a walled garden for the 1980s house Priory Gardens.

Nun Bank Wood, Castle Hill, Robin Hood's Grave:

The steep hillside down to the River Calder is wooded, and is depicted as such on all maps from the C17 onwards, although few veteran trees appear to survive. The old road (which was replaced by the 1815 turnpike, the current A644) can still be traced as a levelled terrace along the slope. Higher up, there is another, narrower, terraced path which corresponds with that depicted in 1788 and subsequent maps. This links the Hall to the scheduled earthwork enclosure of Castle Hill with its Edwardian prospect tower. This reconstructed Roman watch tower is stone built with the remains of a timber balcony and is now partially ruinous. The surrounding area is overgrown with rhododendrons and other planting probably dating to the C19 or Edwardian period. The path continues southwards past a small irregular quarry, through mixed woodland to a further spread of rhododendrons. Within this area of woodland is Robin Hood's Grave (listed Grade II) which includes a medieval grave slab fragment protected within a C18 walled and railed enclosure which is also partially ruinous.

PARK

Kirklees Hall is separated from the rest of the park by an Edwardian ha-ha with the arable field immediately to the south-east retaining a scatter of parkland trees. Although the belt of trees that runs between Castle Hill and Home Farm is C20, it follows the line of a field boundary shown on the 1854 Ordnance Survey map. South of this boundary, there are no further parkland trees; however few have been lost as early maps show that they were sparser within this area. The tree clump known as Stubbings still survives as a slightly raised circular earthwork within a second belt of trees planted in the C20 to follow a field boundary established by 1894. The planting of the avenue of lime trees between Home Farm and The Cottage at the southern entrance to the park is also C20. The park wall, especially on the north-eastern side of the park, is constructed to ignore the undulations in the land surface to produce a level top: this is especially noticeable from Castle Hill. The deer shelter, which is built against the park wall south-east of Home Farm, also forms a feature within the landscape. The boundary between the open parkland and Nun Bank Wood, as well as a boundary running through the woodland around Castle Hill and Robin Hood's Grave, is marked by fence posts formed from stone slabs with square sockets for rails set top and bottom, but not at mid height.

KITCHEN GARDEN

This is sited on rising ground on the opposite side of the Nun Brook, facing the principal, north front of Kirklees Hall. It has high brick walls enclosing an area of about 190m by 60m. The wall on the southern side is topped by ball finials (many now missing) and has a near central formal entrance which aligns with the principal north entrance to Kirklees Hall. A slip, defined by a low brick wall, runs along the outside of the southern wall. This is also shown on the 1788 Crossley plan. Part of the northern wall includes the remains of flues for a heated wall: this is just off-centre and is in the position that is marked as a building on the Crossley plan. Within the walls, in the south-western corner, there is a two-storey gardener's house with a first-floor reception room with a coved ceiling. This currently derelict building, is also thought to be part of the original design and to be that mentioned in the late 1760s accounts. The small square building in the north-eastern corner, with the mock half-timbered upper floor, is thought to have been added in the Edwardian period.

Selected Sources

Books and journals

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Other

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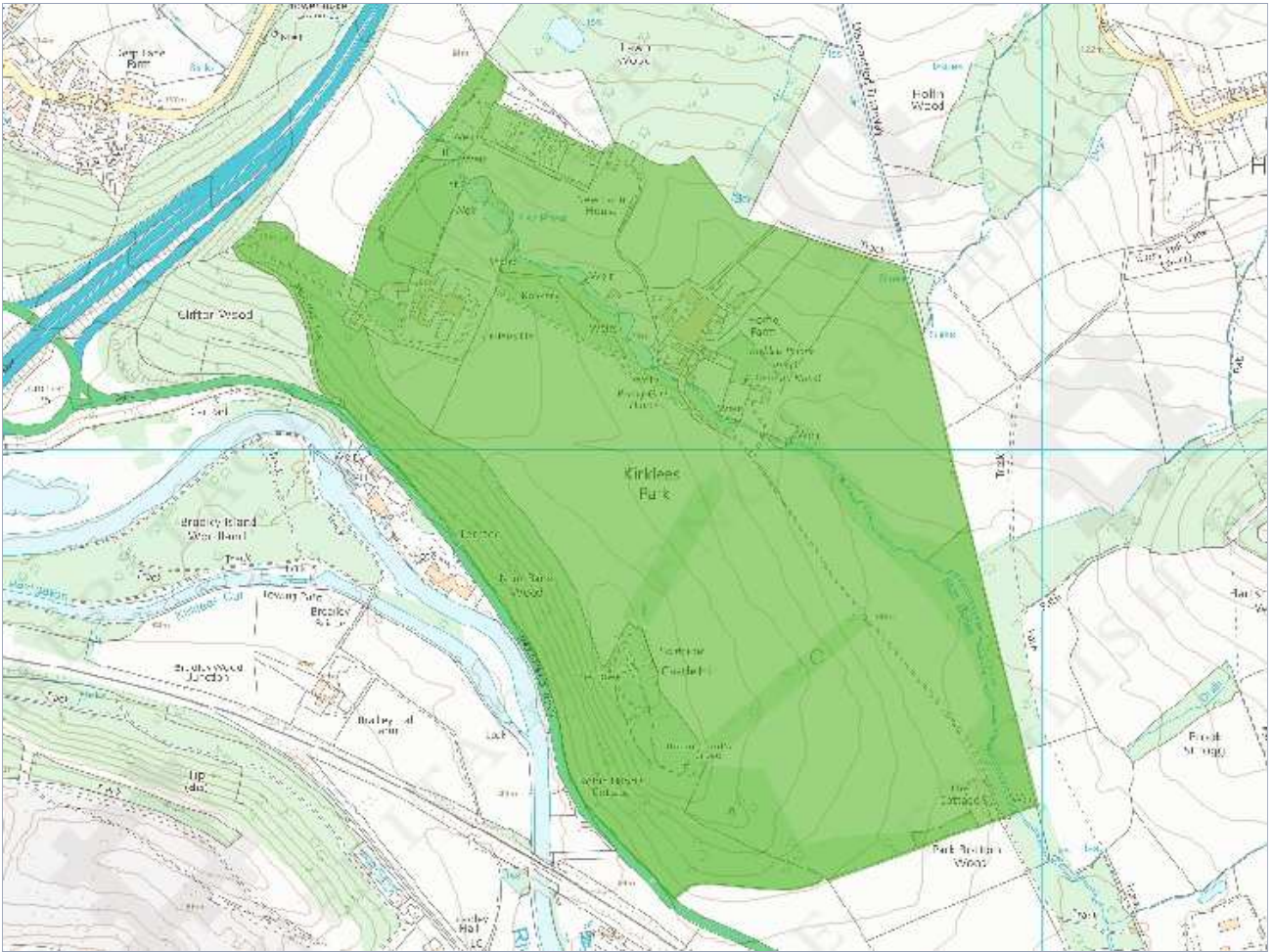
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Map

National Grid Reference: SE1735921955

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [477836.pdf](#)



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