

Harrogate Road (A658) / New Line (A657) Junction Improvement Scheme, Bradford  
Heritage Statement  
December 2016

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**Report**  
Heritage Statement

**Site**  
Harrogate Road / New Line Junction Improvement Scheme, Bradford

**Date**  
December 2016

**Planning Authority**  
Bradford Council

**Site Centred At**  
NGR SE 190 372

**Prepared and Approved By**  
Dr Rob Smith (CMIfA)

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## Executive Summary

This Heritage Statement considers land at the junction of Harrogate Road (A658) and New Line (A657), Bradford. It has been prepared for the submission of two Listed Building consent applications (War Memorial in Garden of Remembrance and 830 Harrogate Road) and a planning application for the P-Loop Junction at the junction of Harrogate Road and New Line.

The statement discusses the archaeological and heritage of three plots which comprise the 'study site'. These are as follows:

- 1) The War Memorial in Garden of Remembrance;
- 2) New P-Loop Junction linking Harrogate Road and New Line; and
- 3) 830 Harrogate Road.

In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the site.

The assessment has concluded that the study site has low archaeological potential for settlement or other significant archaeological evidence from all periods.

In addition, disturbance of the site associated with previous modern development would have either severely truncated or destroyed any archaeological remains contained within it.

It is therefore concluded that the archaeological potential of the site is limited, and as such, no further archaeological work would seem warranted.

The proposed development is not considered to impact upon the settings and significance of any Scheduled Monuments, Registered Parks and Gardens, and Registered Battlefields.

The southern perimeter of Apperley Bridge Conservation Area is located c. 250 m to the north of the site. However, views to and from the site will be blocked by modern built development. Therefore, the setting and significance of the Conservation Area will not be impacted upon by the development proposals.

Many Grade II Listed Buildings are located within the surroundings of the site. It is considered that views to and from all but one of these buildings (Seven Stars Public House) will be blocked by modern built development. Therefore, the settings and significance of most of the Grade II Listed Buildings will not be impacted upon by the proposals.

The Grade II Listed War Memorial in Garden of Remembrance will be impacted upon by the development proposals through the realignment of the boundary wall and some associated landscaping. However, the development proposals include the rebuilding of the boundary wall from the original stone and the utilisation of the original railings. Although part of the core setting of the War Memorial will be reduced in size, this loss will be mitigated through the sensitive rebuild of the original boundary wall and railings. It is therefore considered that there will be a minor/negligible adverse impact on the contribution that the core setting provides to the significance of the War Memorial.

830 Harrogate Road (Grade II Listed) will be impacted upon by the development through the realignment of the boundary wall and some associated landscaping. However, the development proposals include the rebuilding of the boundary wall from the original stone and the utilisation of the original gate piers. Although part of the core setting of the building will be reduced slightly in size, this loss will be mitigated through the sensitive rebuild of the original boundary wall and gate piers. It is therefore considered that there will be a minor/negligible adverse impact on the contribution that the core setting provides to the significance of 830 Harrogate Road.

Seven Stars Public House will be indirectly impacted upon by the development proposals. It is considered that the building will be visible through views to the north-east and north-west. However, these views will be limited and read in conjunction with the existing modern built form. It is therefore, considered that there will be a negligible/neutral impact on the contribution that the wider setting provides to the significance of the building, in limited views to and from it. The core of the building's significance (i.e. its form and fabric) will be unaffected.

## 1.0 Introduction

- 1.1 This Heritage Statement considers land at the junction of Harrogate Road (A658) and New Line (A657), Bradford (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference NGR SE 190 372. The site is divided into three plots (all are shown by the red line boundaries on Figures 1 to 13):
- 1) The War Memorial in Garden of Remembrance (the triangular plot to the west of Harrogate Road);
  - 2) New P-Loop Junction linking Harrogate Road and New Line;
  - 3) 830 Harrogate Road (the small plot to the north of the P-loop junction).
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2014), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise.
- 1.3 The assessment enables relevant parties to assess the significance of heritage/ archaeological assets on and close to the site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.4 The study area used in this assessment is a 500 m radius from NGR SE 190 372 (Figure 2).

### Location, Topography and Geology

- 1.5 The study site comprises three plots (Figures 1 to 13) and is located at the junction of Harrogate Road and New Line, Greengates, Bradford.
- 1.6 The surroundings of the site comprise a mixture of modern built development and Post-Medieval buildings located within the original street layout.
- 1.7 The solid geology of the site comprises Mudstone, Siltstone and Sandstone of Pennine Lower Coal Measures Formation which underlies Diamicton Till.

## 2.0 Planning Background and Development Plan Framework

### Ancient Monuments & Archaeological Areas Act 1979

- 2.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments, but does not afford statutory protection to their settings.

### Planning (Listed Building and Conservation Areas) Act 1990

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.

- 2.3 Section 66(1) states:

*“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.*

- 2.4 Section 69 of the Act requires local authorities to define as conservation areas any ‘*areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*’ and Section 72 gives local authorities a general duty to pay special attention ‘*to the desirability of preserving or enhancing the character or appearance of that area*’ in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

### National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 2.5 Government policy in relation to the historic environment is outlined in Section 12 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

- 2.6 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

- 2.7 Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 2.8 *Heritage Assets* are defined in Annex 2 as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

- 2.9 *Archaeological Interest* is defined as: a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

- 2.10 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

- 2.11 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.12 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.13 The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 states that:
- “Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’.”*
- 2.14 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.15 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.16 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 2.17 Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*
- 2.18 The key test in NPPF Paragraphs 132-134 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:
- “What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.”*
- 2.19 Paragraph 134 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:



*“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”*

- 2.20 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

#### Local Planning Policy

- 2.21 The City of Bradford Metropolitan District Council Replacement Unitary Development Plan (2005) includes the relevant ‘saved’ policies relating to archaeology and heritage:

POLICY BH3

- 2.22 WHERE ALTERATIONS OR DEMOLITION OF A LISTED BUILDING WOULD RESULT IN THE LOSS OF FEATURES OF SPECIAL INTEREST, A PROGRAMME OF RECORDING AGREED WITH THE LOCAL PLANNING AUTHORITY AND WHERE APPROPRIATE, ARCHAEOLOGICAL INVESTIGATION WILL BE REQUIRED BEFORE THE COMMENCEMENT OF DEVELOPMENT.

POLICY BH4

- 2.23 THE ALTERATION, EXTENTION OR SUBSTANTIAL DEMOLITION OF LISTED BUILDINGS WILL ONLY BE PERMITTED IF IT CAN BE DEMONSTRATED THAT THE PROPOSAL:

- 1) WOULD NOT HAVE ANY ADVERSE EFFECT UPON THE SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING OR ITS SETTING.
- 2) IS APPROPRIATE IN TERMS OF DESIGN, SCALE, DETAILING AND MATERIALS.
- 3) WOULD MINIMISE THE LOSS OF HISTORIC FABRIC OF THE BUILDING.

POLICY BH4A

- 2.24 PROPOSALS FOR DEVELOPMENT WILL NOT BE PERMITTED IF THEY WOULD HARM THE SETTING OF A LISTED BUILDING.

POLICY BH7

- 2.25 DEVELOPMENT WITHIN OR WHICH WOULD AFFECT THE SETTING OF CONSERVATION AREAS WILL BE EXPECTED TO BE OF THE HIGHEST STANDARDS OF DESIGN AND TO PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

POLICY BH18

- 2.26 DEVELOPMENT WHICH ADVERSELY AFFECTS CLASS 1 ARCHAEOLOGICAL AREAS OR OTHER NATIONALLY IMPORTANT REMAINS AND THEIR SETTING WILL NOT BE PERMITTED.

POLICY BH19

- 2.27 WHERE PROPOSALS MAY ADVERSELY AFFECT CLASS 11 AND CLASS 111 ARCHAEOLOGICAL AREAS, DEVELOPERS WILL BE REQUIRED TO PROVIDE AN INDEPENDENT ARCHAEOLOGICAL EVALUATION WHICH WILL ASSIST IN DETERMINING WHETHER:

- 1) THE SITE MERITS PRESERVATION INSITU; OR
- 2) THE SITE MERITS PRESERVATION BY RECORD; OR
- 3) NO ACTION IS NECESSARY.

WHERE (2) APPLIES:

- a) DEVELOPERS MUST DEMONSTRATE IN WRITING THAT ADEQUATE PROVISION WILL BE MADE FOR AN APPROPRIATE LEVEL OF INVESTIGATION.
- b) DEVELOPMENT WHICH COULD RESULT IN THE UNRECORDED LOSS OF THE ARCHAEOLOGICAL REMAINS WILL NOT BE PERMITTED.

*Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)*

2.28 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

*Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England 2015)*

2.29 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.30 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.31 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals;
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
3. Assessing the effects of proposed development on the significance of a heritage asset;
4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
5. Making and documenting the decision and monitoring outcomes

2.32 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

## 3.0 Archaeological and Historical Background

3.1 The locations of sites mentioned in the text are shown on Figure 2.

### Non-Designated Heritage Assets

#### *Prehistoric*

3.2 There are no recorded prehistoric archaeological assets within the site.

3.3 The only prehistoric archaeological asset within the surroundings of the site comprises a Neolithic polished stone axe located c. 250 m to the north-west (5723 on Figure 2).

3.4 There is an absence of research into the earlier prehistoric periods across West Yorkshire; however, it is understood that human occupation of the region would have been determined by the fluctuating climate and changing environment.

3.5 For the Bronze and Iron Ages in West Yorkshire, evidence is in the form of cropmarks, land boundaries, settlement enclosures and roundhouses.

3.6 Therefore, due to the lacuna of archaeological evidence of prehistoric date within the site and its surroundings, the potential of the site is low.

#### *Roman*

3.7 There are no Roman archaeological assets recorded within the study site.

3.8 The only Roman archaeological asset in the surroundings of the site is a coin, located c. 450 to the west.

3.9 The lack of archaeological assets of Roman date within the site and the limited evidence in its surroundings indicates the potential of the site to be low.

#### *Early Medieval/Medieval*

3.10 There are no Early Medieval/Medieval remains recorded within the study site.

3.11 Eccleshill is recorded in the Domesday Survey in the Morley Hundred, but not as an individual settlement (Williams and Martin, 2003). The name derives from the old British *eclēsġā* meaning church and the Anglian *Hyll* meaning hill (Ekwall, 1936: 159).

3.12 The launa of archaeological assets of Early Medieval/Medieval date recorded within the site and its surroundings indicates the potential of the site to be low.

#### *Post-Medieval/Modern*

3.13 There are no recorded Post-Medieval/Modern archaeological assets within the study site.

3.14 Within the surroundings of the site are several Post-Medieval/Modern archaeological assets recorded on the West Yorkshire HER. However, they primarily comprise a mixture of houses and industrial structures; none of which are important in assessing the archaeological potential of the site.

3.15 Greengates is a small suburban area in the north-east of Bradford. John Bartholomew's 1887 Gazetteer of the British Isles described Greengates as follows:

*Greengates, hamlet, in par. and 4 miles NE. of Bradford, West-Riding Yorkshire. The area surrounding the site predominantly developed during the Industrial period with Greengates and Eccleshill being known for its textile, specifically wool and worsted, manufacture.*

3.16 Considering the above information, it is considered that the Post-Medieval/Modern archaeological potential of the site is low.

### Map Regression Exercise

3.17 The earliest available map which denotes the site in detail is the 1850 Greengates Tithe Map (Figure 3). This map is not as accurate as the later Ordnance Survey maps, but does still show the three plots which comprise the site to be primarily open land, with no built development within them. Harrogate Road bisects the eastern and western plots.

Development is shown along New Line; mostly notably 830 Harrogate Road (a Grade II Listed Building) located on the boundary of the north-easternmost plot, and the Seven Stars Public House (a Grade II Listed Building) which lies on the other side of Harrogate Road. Both these Listed Buildings are discussed below.

- 3.18 There is no change between the 1850 Greengates Tithe Map (Figure 3) and the 1851 Ordnance Surveyor Drawing (Figure 4), except for New Line which runs across Harrogate Road.
- 3.19 The Ordnance Survey Map of 1893 (Figure 5) shows substantial development within the surroundings of the site. Landscaped gardens are evident with the two plots to the east of Harrogate Road.
- 3.20 The 1908 Ordnance Survey Map (Figure 6) shows a series of buildings within the plot to the west of Harrogate Road. The landscaped gardens within the plots to the east of Harrogate Road are no longer extant. A building is shown in the far south of the larger plot.
- 3.21 There is no change between the 1908 Ordnance Survey Map (Figure 6), and the Ordnance Survey Map of 1921 (Figure 7).
- 3.22 The 1934 Ordnance Survey Map (Figure 8) shows the removal of the buildings within the plot which links Harrogate Road to New Line. The buildings in the western plot are no longer extant and have been replaced by the War Memorial.
- 3.23 The Ordnance Survey Map of 1956/60 (Figure 9) shows landscaped gardens surrounding the War Memorial.
- 3.24 There is no change between the Ordnance Survey Map of 1956/60 (Figure 9), and the 1965/77 (Figure 10), 1984/89 (Figure 11) and 1993 (Figure 12) Ordnance Survey Maps.

#### Heritage Assets

- 3.25 There are no Scheduled Monuments, Registered Parks and Gardens, and Registered Battlefields either within or in the surroundings of the site.
- 3.26 The southern perimeter of Apperley Bridge Conservation Area is located c. 250 m to the north of Harrogate Road / New Line Junction (Figure 2). Therefore, the proposed development has the theoretical potential to impact upon the setting and significance of the Conservation Area.
- 3.27 Part of Greengates War Memorial in Garden of Remembrance (a Grade II Listed Building [1390927 on Figure 2]) and 830 Harrogate Road (a Grade II Listed Building [1123729 on Figure 2]) are located with the development sites. As such, there is the theoretical potential for the development proposals to impact upon the setting and significance of both these designated heritage assets.
- 3.28 Many Listed Buildings are located within the surroundings of the site (Figure 2); the closest being the Seven Stars Public House (1133123 on Figure 2). These have the theoretical potential to have their settings and significance impacted upon by the development proposals.

## 4.0 Proposed Development and Predicted Impact on Heritage Assets

### Site Conditions

- 4.1 The study site comprises three plots and is located at the junction of Harrogate Road and New Line, Greengates, Bradford.
- 4.2 The surroundings of the site comprise a mixture of modern built development and Post-Medieval buildings located within the original street layout.

### The Proposed Development

- 4.3 The development proposals are as follows:
- 1) Realignment of the War Memorial boundary wall and the associated paths and grass beds;
  - 2) Realignment of boundary wall of 830 Harrogate Road, and rebuild using retained stone from existing wall including gate piers; and
  - 3) Construction of new link road (P-Loop Junction) between Harrogate Road and New Line.

### Potential Archaeological Impacts

- 4.4 Development of the study site would result in the removal of any buried archaeological remains present within it. However, the available Historic Environment Record (HER) and historic map evidence indicates that the area generally has a low 'archaeological signature' from all periods.
- 4.5 Several stray finds of prehistoric and Roman dates are recorded within the surroundings of the site; however, the density of these suggests only a 'background noise' level of occupation. Any stray finds present on the site would be of local interest.
- 4.6 In addition, disturbance of the site associated with previous modern development would have either severely truncated or destroyed any archaeological remains contained within it.
- 4.7 It is therefore concluded that the archaeological potential of the site is limited, and as such, no further archaeological work would seem warranted.

### Potential Impacts on Designated Heritage Assets

- 4.8 There are no Scheduled Monuments, Registered Parks and Gardens, and Historic Battlefields either within the area of Harrogate Road / New Line Junction or its surroundings.
- 4.9 The southern perimeter of Apperley Bridge Conservation Area is located c. 250 m to the north of the site. Views to and from the site will be blocked by modern built development. Therefore, the setting and significance of the Conservation Area will not be impacted upon by the development proposals.
- 4.10 Many Grade II Listed Buildings are located within the surroundings of the site. It is considered that views to and from all but one of these buildings (Seven Stars Public House) will be blocked by modern built development. Therefore, the settings and significance of most of the Grade II Listed Buildings will not be impacted upon by the proposals.
- 4.11 The proposed development therefore has the theoretical potential to impact upon the settings and significance of three Grade II Listed Buildings (Greengates War Memorial in Garden of Remembrance, 830 Harrogate Road and the Seven Stars Public House. These will each be discussed below.

### Greengates War Memorial in Garden of Remembrance

#### *Listing Description*

- 4.12 The structure is a First World War Memorial, erected in 1921, designed and executed by E. Wright of Greengates and L. F. Roslyn of South Kensington, London. It consists of a square column in white Portland stone with a carved top on a stepped sandstone base, surmounted by a winged figure in bronze. The leading face bears an incised inscription "IN GRATEFUL

*MEMORY OF THE MEN OF GREENGATES AND DISTRICT WHO GAVE THEIR LIVES IN THE GREAT WAR 1914-1919*", with a bronze laurel wreath above. On the three other sides are bronze-coloured plaques with 80 names. On the base is another incised inscription "*ALSO IN GRATEFUL MEMORY OF THE MEN OF GREENGATES AND DISTRICT WHO GAVE THEIR LIVES IN THE WAR 1939-1945*", flanked by two metal plaques with 28 names. A further name is added to the right. Near the top of the column is inscribed (one word on each side) Honour, Freedom, Peace, Justice; and above these are two incised Latin crosses on the leading and rear faces. Near the base of the column is a frieze of stylised leaves. On top of the column is a stone ball surrounded by a laurel wreath. Standing on the ball is a bronze statue of a female winged figure holding a laurel wreath, possibly representing 'peace gained through sacrifice' (contemporary reports), or Athene. The memorial is set in a flower bed with various associated commemorative items around it, including two triangular stones with metal plaques commemorating royal visits in 1923 and 1928. The whole is in a small memorial garden on one corner of the crossroads. The sculptor Roslyn is credited with a similar bronze sculpture at Calverley and another at Wetherby as well as others further afield. The two nearby sculptures are more clearly of Athene Nike. This is a fine example of a large war memorial surmounted by a fine bronze sculpture of a winged Victory.



**Plate 1: View looking south towards the War Memorial in Garden of Remembrance.**

#### *Setting*

- 4.13 The core of the setting of the War Memorial is the landscaped memorial garden, which surrounds it. This includes a path around the edge of the garden as well as a central route encircling the War Memorial. The Memorial is enclosed by two areas of soft landscaping and the boundary marked by a set of trees and flower beds. This setting has a positive contribution to the significance of the Memorial and it places it in a garden context with which it has a functional relationship.



- 4.14 The wider setting within which the War Memorial is located comprises a mixture of Post-Medieval and modern building styles and dates.

*Significance*

- 4.15 By its designation as a Listed Building, the Grade II Listed War Memorial in Garden of Remembrance is a nationally important component of the historic environment resource. In this context, it is a good example a large War Memorial surmounted by a fine bronze sculpture of a winged Victory.
- 4.16 To understand how any new development could affect the significance of the War Memorial, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.
- 4.17 Guidance provided by Historic England sets out the concept of values when weighing the significance of heritage assets with reference to the following value criteria (bracketed terms indicate corresponding values identified in the NPPF):
- *Evidential (Archaeological) value* - Deriving from the potential of a place to yield evidence about past human activity.
  - *Historical value* - Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
  - *Aesthetic (Architectural or Artistic) value* - Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
  - *Communal value* - Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.
- 4.18 The significance of the War Memorial lies in its original design which would have been used to enhance the structure. This provides an appropriate setting for the reflection and commemoration, and would have been chosen by those who lost friends and family during the Great War. The significance of the Memorial Garden is recognised in the list entry, which comprises:

*The memorial is set in a flower bed with various associated commemorative items around it, including two triangular stones with metal plaques commemorating royal visits in 1923 and 1928. The whole is in a small rectangular garden on one corner of the crossroads.*

- 4.19 The artistic interest of the War Memorial lies in the fact that the sculptor Roslyn is also credited with a similar bronze sculpture at Calverley and another at Wetherby, as well as others further afield. The structure itself has no archaeological interest, although the ground on which it stands does.

*Impact of Development Proposals*

- 4.20 It is considered that the War Memorial in Garden of Remembrance will be impacted upon by the development proposals through the realignment of its boundary wall and some associated landscaping.
- 4.21 The core setting of the War Memorial will be impacted by the development proposals. The wider setting of the Memorial will not be additionally impacted upon by the proposed development due to the current modern built form which surrounds it.
- 4.22 However, the development proposals include the rebuilding of the boundary wall from the original stone and the utilisation of the original railings. Although part of the core setting of the War Memorial will be reduced in size, this loss will be mitigated through the sensitive rebuild of the original boundary wall and railings.
- 4.23 It is therefore considered that there will be a minor/negligible adverse impact on the contribution that the core setting provides to the significance of the War Memorial.

*Listing Description*

- 4.24 830 Harrogate Road is a mid to late 18<sup>th</sup> century house with a symmetrical 2-storey, 3 bay front. It is built from slightly irregular coursed sandstone. It has an ashlar plat band. There are block brackets to the eaves of the stone slate roof and corniced flanking chimneys. It has squared-frame 4 light square mullion windows, and a 2 light to centre above the porch. The latter has a simplified bolection architrave surround to the doorway with a slightly pulvinated frieze and moulded pediment, set against a low gable with moulded coping and ball finials. The details of the porch may be in part alterations of c. 1900. To the left hand of this front is a 3-storey extension of c. 1800 with 2 light square mullion windows.



**Plate 2: View looking south-east towards 830 Harrogate Road.**

*Setting*

- 4.25 The core of the setting of the building is Harrogate Road which it fronts onto, and a variety of Post-Medieval and modern built form surrounding it. This setting has a positive contribution to the significance of the building and places it in an urban context with which it has a functional relationship.
- 4.26 The wider setting within which the building is located comprises a mixture of Post-Medieval and modern building styles and dates.

*Significance*

- 4.27 By its designation as a Listed Building, 830 Harrogate Road is a nationally important component of the historic environment resource. In this context, it is a good example of a mid to late 18<sup>th</sup> century house, with later modifications.
- 4.28 To understand how any new development could affect the significance of the building, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.
- 4.29 Guidance provided by Historic England sets out the concept of values when weighing the significance of heritage assets with reference to the following value criteria (bracketed terms indicate corresponding values identified in the NPPF):



- *Evidential (Archaeological) value* - Deriving from the potential of a place to yield evidence about past human activity;
- *Historical value* - Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative;
- *Aesthetic (Architectural or Artistic) value* - Deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- *Communal value* - Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

- 4.30 The significance of the building lies in its architectural and historic interest as a mid to late 18<sup>th</sup> century house, with some later additions. It has no known artistic interest. Although the building itself has no archaeological interest, the ground on which it stands may do.

#### *Impact of Development Proposals*

- 4.31 It is considered that 830 Harrogate Road will be impacted upon by the development proposals through the realignment of its boundary wall and some associated landscaping.
- 4.32 The core setting of the building will be impacted by the development proposals. The wider setting of the building will not be additionally impacted upon by the proposed development due to the current modern built form which surrounds it.
- 4.33 However, the development proposals include the rebuilding of the boundary wall from the original stone and the utilisation of the original gate piers. Although part of the core setting of the building will be reduced in size, this loss will be mitigated through the sensitive rebuild of the original boundary wall and gate piers.
- 4.34 It is therefore considered that there will be a minor/negligible adverse impact on the contribution that the core setting provides to the significance of 830 Harrogate Road.

#### **Seven Stars Public House**

##### *Listing Description*

- 4.35 Seven Stars Public House was built between 1830 and 1840; and is a rebuild of earlier inn or former building. It is two-storeys in height and comprises sandstone and brick, with stone slate roofs. Nos. 929-931 form the rear wing and barn or stabling; the pub front being at right angles to road. There are tripartite square mullioned windows to No. 927. It has two light square mullion windows to the 'cottage's' end and a late 19<sup>th</sup> century pilastered drop front inserted in the former barn. There are saddlestone with kneelers to the north gable end and a segmental voussoir arched portal to the barn. This public house probably served as coaching inn for Harrogate Road.

##### *Setting*

- 4.36 The core of the setting of the building is Harrogate Road which it fronts onto, and a variety of Post-Medieval and modern built form surrounding it. This setting has a positive contribution to the significance of the building and places it in an urban context with which it has a functional relationship.
- 4.37 The wider setting within which the building is located comprises a mixture of Post-Medieval and modern building styles and dates.

##### *Significance*

- 4.38 By its designation as a Listed Building, Seven Stars Public House is a nationally important component of the historic environment resource. In this context, it is a good example of an inn, with later modifications.
- 4.39 To understand how any new development could affect the significance of the building, it is important to understand the specific heritage values which combine to inform that significance. An understanding of the contribution setting makes to its significance is also considered.

4.40 Guidance provided by Historic England sets out the concept of values when weighing the significance of heritage assets with reference to the following value criteria (bracketed terms indicate corresponding values identified in the NPPF):

- *Evidential (Archaeological) value* - Deriving from the potential of a place to yield evidence about past human activity;
- *Historical value* - Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative;
- *Aesthetic (Architectural or Artistic) value* - Deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- *Communal value* - Deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

4.41 The significance of the building lies in its architectural and historic interest as a 19<sup>th</sup> century inn, with later additions. It has no known artistic interest. Although the building itself has no archaeological interest, the ground on which it stands may do.

*Impact of Development Proposals*

4.42 It is considered that the building will be visible through views to the north-east and north-west. However, these views will be limited and read in conjunction with the existing modern built form.

4.43 The core setting of the building will be unaffected by the development proposals, and most of its wider setting will be unaffected.

4.44 The development proposals are for the construction of a new link road (P-Loop Junction) between Harrogate Road and New Line, and the realignment of the War Memorial and 830 Harrogate Road wall boundaries and some soft landscaping.

4.45 It is therefore, considered that there will be a negligible/neutral impact on the contribution that the wider setting provides to the significance of the building, in limited views to and from it. The core of the building's significance (i.e. its form and fabric) will be unaffected.

## 5.0 Summary and Conclusions

- 5.1 This Heritage Statement considers land at the junction of Harrogate Road (A658) and New Line (A657), Bradford. It has been prepared for the submission of two Listed Building consent applications (War Memorial in Garden of Remembrance and 830 Harrogate Road) and a planning application for the P-Loop Junction at the junction of Harrogate Road and New Line.
- 5.2 The statement discusses the archaeological and heritage of three plots which comprise the 'study site'. These are as follows:
- 1) The War Memorial in Garden of Remembrance;
  - 2) New P-Loop Junction linking Harrogate Road and New Line; and
  - 3) 830 Harrogate Road.
- 5.3 In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the site.
- 5.4 The assessment has concluded that the study site has a low archaeological potential for settlement or other significant archaeological evidence from all periods.
- 5.5 In addition, disturbance of the site associated with previous modern development would have either severely truncated or destroyed any archaeological remains contained within it.
- 5.6 It is therefore concluded that the archaeological potential of the site is limited, and as such, no further archaeological work would seem warranted.
- 5.7 The proposed development is not considered to impact upon the settings and significance of any Scheduled Monuments, Registered Parks and Gardens, and Registered Battlefields.
- 5.8 The southern perimeter of Apperley Bridge Conservation Area is located c. 250 m to the north of the site. However, views to and from the site will be blocked by modern built development. Therefore, the setting and significance of the Conservation Area will not be impacted upon by the development proposals.
- 5.9 Many Grade II Listed Buildings are located within the surroundings of the site. It is considered that views to and from all but one of these buildings (Seven Stars Public House) will be blocked by modern built development. Therefore, the settings and significance of most of the Grade II Listed Buildings will not be impacted upon by the proposals.
- 5.10 The Grade II Listed War Memorial in Garden of Remembrance will be impacted upon by the development proposals through the realignment of its boundary wall and some associated landscaping. However, the development proposals include the rebuilding of the boundary wall from the original stone and the utilisation of the original railings. Although part of the core setting of the War Memorial will be reduced in size, this loss will be mitigated through the sensitive rebuild of the original boundary wall and railings. It is therefore considered that there will be a minor/negligible adverse impact on the contribution that the core setting provides to the significance of the War Memorial.
- 5.11 830 Harrogate Road (Grade II Listed) will be impacted upon by the development proposals through the realignment of its boundary wall and some associated landscaping. However, the development proposals include the rebuilding of the boundary wall from the original stone and the utilisation of the original gate piers. Although part of the core setting of the building will be reduced in size, this loss will be mitigated through the sensitive rebuild of the original boundary wall and gate piers. It is therefore considered that there will be a minor/negligible adverse impact on the contribution that the core setting provides to the significance of 830 Harrogate Road.
- 5.12 Seven Stars Public House will be indirectly impacted upon by the development proposals. It is considered that the building will be visible through views to the north-east and north-west of the site. However, these views will be limited and read in conjunction with the existing modern built form. It is therefore, considered that there will be a negligible/neutral impact on the contribution that the wider setting provides to the significance of the building, in limited views to and from it. The core of the building's significance (i.e. its form and fabric) will be unaffected.

## Sources

### General

Jason Dodds: Historic Environment Record Officer, West Yorkshire Archaeology Advisory Service

West Yorkshire Archive Service

### Cartographic

1850 Greengates Tithe Map  
1851 Ordnance Surveyor Drawing  
1893 Ordnance Survey 1:2,500 Map  
1908 Ordnance Survey 1:2,500 Map  
1921 Ordnance Survey 1:2,500 Map  
1934 Ordnance Survey 1:2,500 Map  
1956/60 Ordnance Survey 1:2,500 Map  
1965/77 Ordnance Survey 1:2,500 Map  
1984/89 Ordnance Survey 1:2,500 Map  
1993 Ordnance Survey 1:2,500 Map

### Websites

Archaeological Data Service - [ads.ahds.ac.uk](http://ads.ahds.ac.uk)

British Geological Society - [www.bgs.ac.uk](http://www.bgs.ac.uk)

Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

Historic England - The National Heritage List for England - [historicengland.org.uk/listing/the-list](http://historicengland.org.uk/listing/the-list)

MAGIC - [www.magic.gov.uk](http://www.magic.gov.uk)

Open Government LIDAR Data - <https://houseprices.io/lab/lidar/map>

PastScape - [www.pastscape.org.uk](http://www.pastscape.org.uk)

### Bibliographic

Ekwall, E. 1936, *Dictionary of English Place-Names*.

Taylor, V. G. *Eccleshill in Timespast*.

Robinson, A. H. 1973, *Eccleshill: An Area Study*.

University of York, 2007, *Yorkshire Archaeological Research Framework: research agenda*.

## Appendices

### Appendix 1: Listing Descriptions

#### **Name: GREENGATES WAR MEMORIAL IN GARDEN OF REMEMBRANCE**

List entry Number: 1390927

Location

GREENGATES WAR MEMORIAL IN GARDEN OF REMEMBRANCE, HARROGATE ROAD  
(JUNCTION OF A657/A658)

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

County:

District: Bradford

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 18-Mar-2004

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

Legacy System Information

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

Legacy System: LBS

UID: 491096

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

1/0/10136 HARROGATE ROAD (JUNCTION OF A657/A658) 18-MAR-04 Greengates Greengates War Memorial, in Garden of Remembrance

II First World War Memorial, erected in 1921, designed and executed by E Wright of Greengates and L F Roslyn of South Kensington, London. It consists of a square column in white Portland stone with a carved top on a stepped sandstone base, surmounted by a winged figure in bronze. The leading face bears an incised inscription "IN GRATEFUL MEMORY OF THE MEN OF GREENGATES AND DISTRICT WHO GAVE THEIR LIVES IN THE GREAT WAR 1914-1919", with a bronze laurel wreath above. On the three other sides are bronze-coloured plaques with 80 names. On the base is another incised inscription "ALSO IN GRATEFUL MEMORY OF THE MEN OF GREENGATES AND DISTRICT WHO GAVE THEIR LIVES IN THE WAR 1939-1945", flanked by two metal plaques with 28 names. A further name is added to the right. Near the top of the column is inscribed (one word on each side) Honour, Freedom, Peace, Justice, and above these are two incised Latin crosses on the leading and rear faces. Near the base of the column is a frieze of stylised leaves. On top of the column is a stone ball surrounded by a laurel wreath. Standing on the ball is a bronze statue of a female winged figure holding a laurel wreath, possibly representing 'peace gained through sacrifice' (contemporary reports), or Athene. The memorial is set in a flower bed with various associated commemorative items around it, including two triangular stones with metal plaques commemorating royal visits in 1923 and 1928. The whole is in a small memorial garden on one corner of the crossroads. The sculptor Roslyn is credited with a similar bronze sculpture at Calverley and another at Wetherby as well as others further afield. The two nearby sculptures are more clearly of Athene Nike. This is a fine example of a large war memorial surmounted by a fine bronze sculpture of a winged Victory.

National Grid Reference: SE 19042 37307

**Name: 830, HARROGATE ROAD**

List entry Number: 1123729

Location

830, HARROGATE ROAD

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

County:

District: Bradford

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 09-Aug-1983

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

Legacy System Information

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

Legacy System: LBS

UID: 336537

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

1. 5111 HARROGATE ROAD (east side) Greengates/Apperley BD10

No 830 SE 1937 18/584

II

2. Mid to late C18 house with a symmetrical 2-storey, 3 bay front, Slightly irregular coursed sandstone. Ashlar plat band. Block brackets to eaves of stone slate roof, corniced flanking chimneys. Squared frame 4 light square mullion windows, 2 light to centre above porch. The latter has simplified bolection architrave surround to doorway with slightly pulvinated frieze and moulded pediment, set against low gable with moulded coping and ball finials. The details of porch may be in part alterations of circa 1900. To the left hand of this front is a 3-storey extension of circa 1800 with 2 light square mullion windows.

National Grid Reference: SE 19124 37316

**Name: SEVEN STARS PUBLIC HOUSE**

List entry Number: 1133123

Location

929 AND 931, HARROGATE ROAD

SEVEN STARS PUBLIC HOUSE, 927, HARROGATE ROAD

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

County:

District: Bradford

District Type: Metropolitan Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 09-Aug-1983

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

Legacy System Information

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

Legacy System: LBS

UID: 336538

Asset Groupings

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

List entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

1. 5111 HARROGATE ROAD (west side) Greengates/Apperley BD10

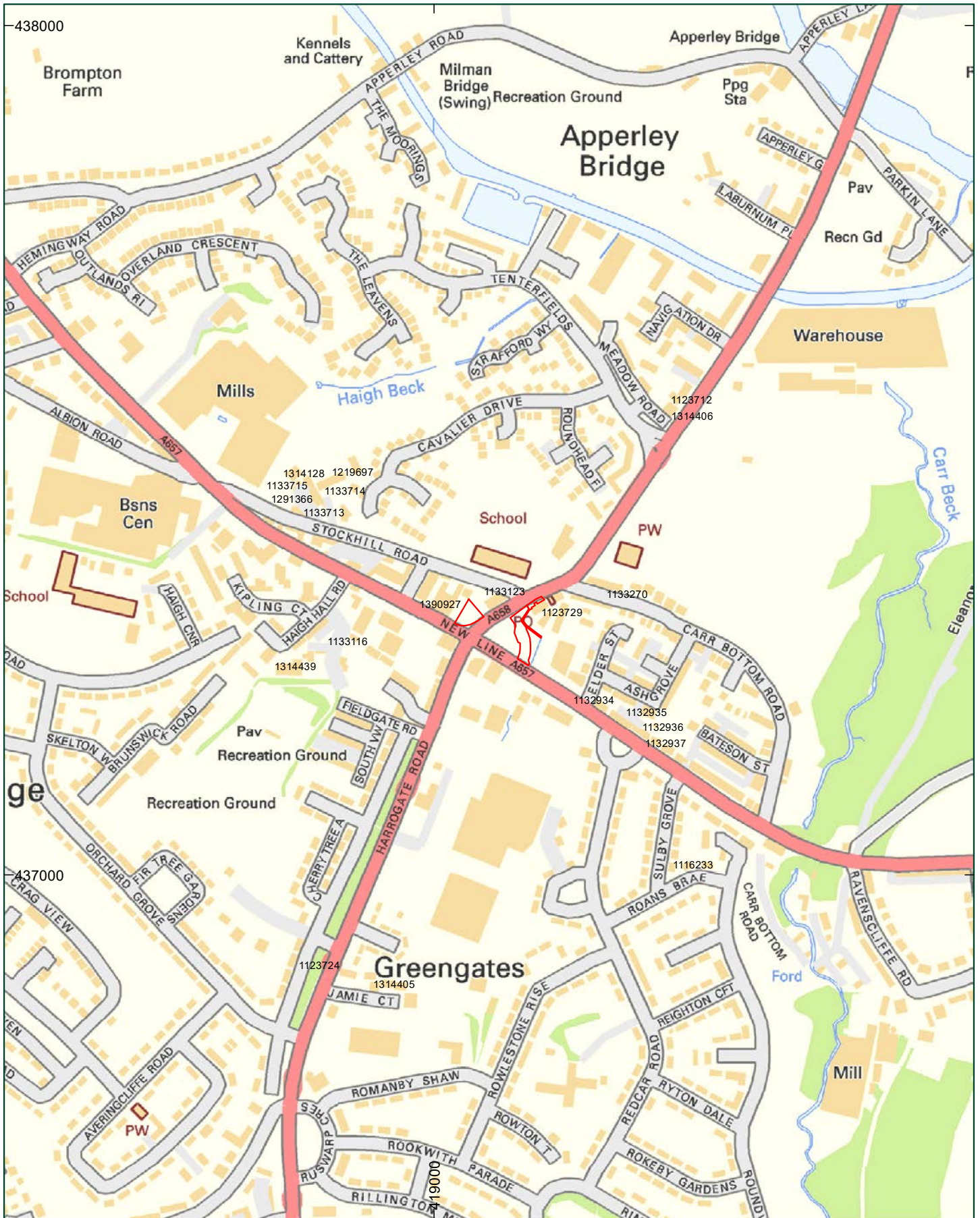
No 927

(Seven Stars Public House), SE 1937 18/585 Nos 929 and 931 II

2. No 927 circa 1830-40 rebuild of earlier inn or former building. Two-storeys sandstone, "brick", stone slate roofs. Nos 929-931 form rear wing and barn or stabling, the pub front being at right angles to road. Tripartite square mullioned windows to No 927. Two light square mullion windows to cottages end late C19 pilastered drop front inserted in former barn. Saddlestone with kneelers to north gable end. Segmental voussoir arched portal to barn. This public house probably served as coaching inn for the Harrogate road.

National Grid Reference: SE 19071 37323





Legend  Site

1:6,000 at A4



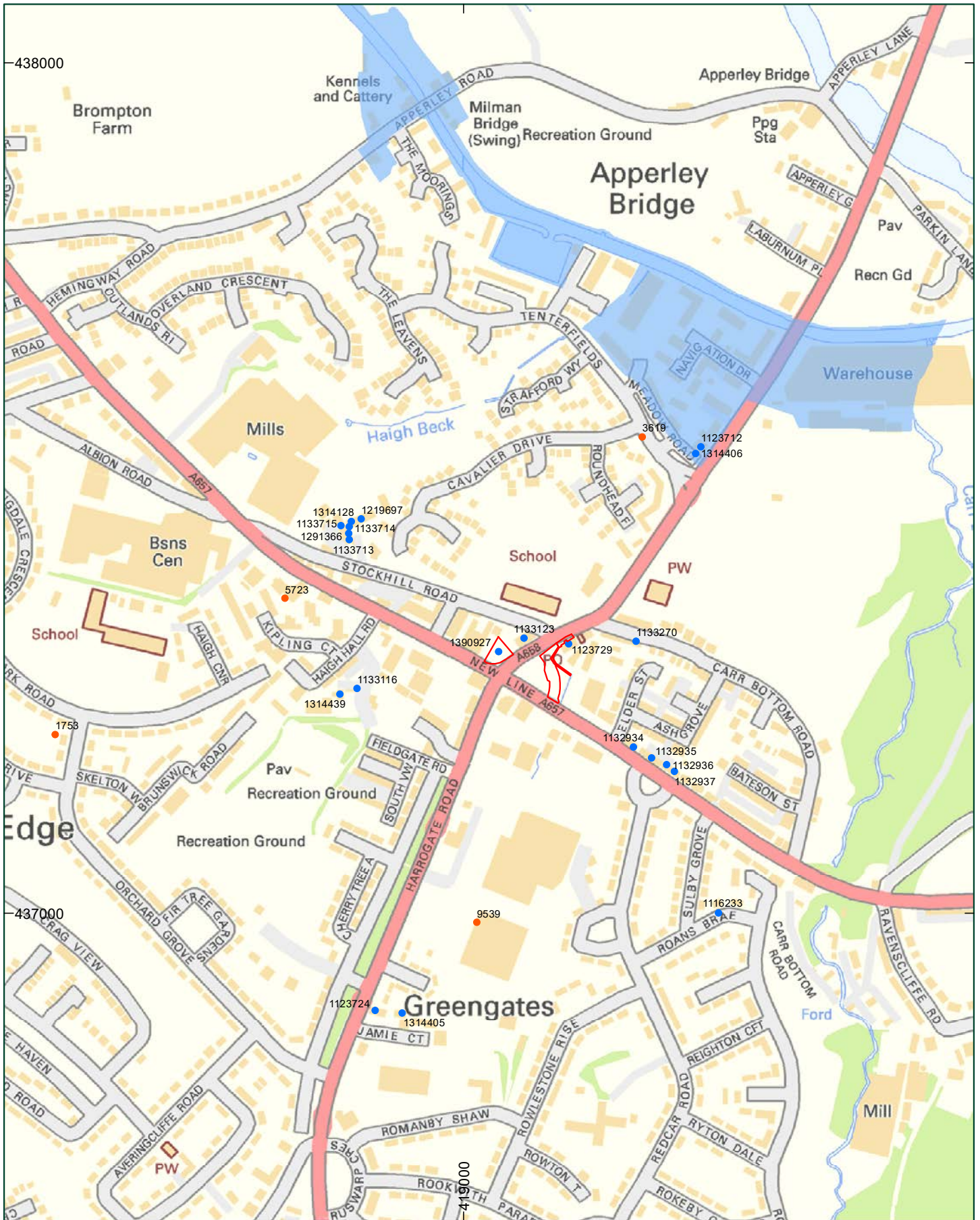
Title:  
Fig. 1: Site Location

Address:  
Junction Improvement Scheme, Bradford



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- Legend**
- Site
  - Listed Building
  - Monument Point
  - Conservation Area

1:6,000 at A4



**Title:**  
Fig. 2: HER Data Plot

**Address:**  
Junction Improvement Scheme, Bradford



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Legend

 Site

1:1,000 at A4



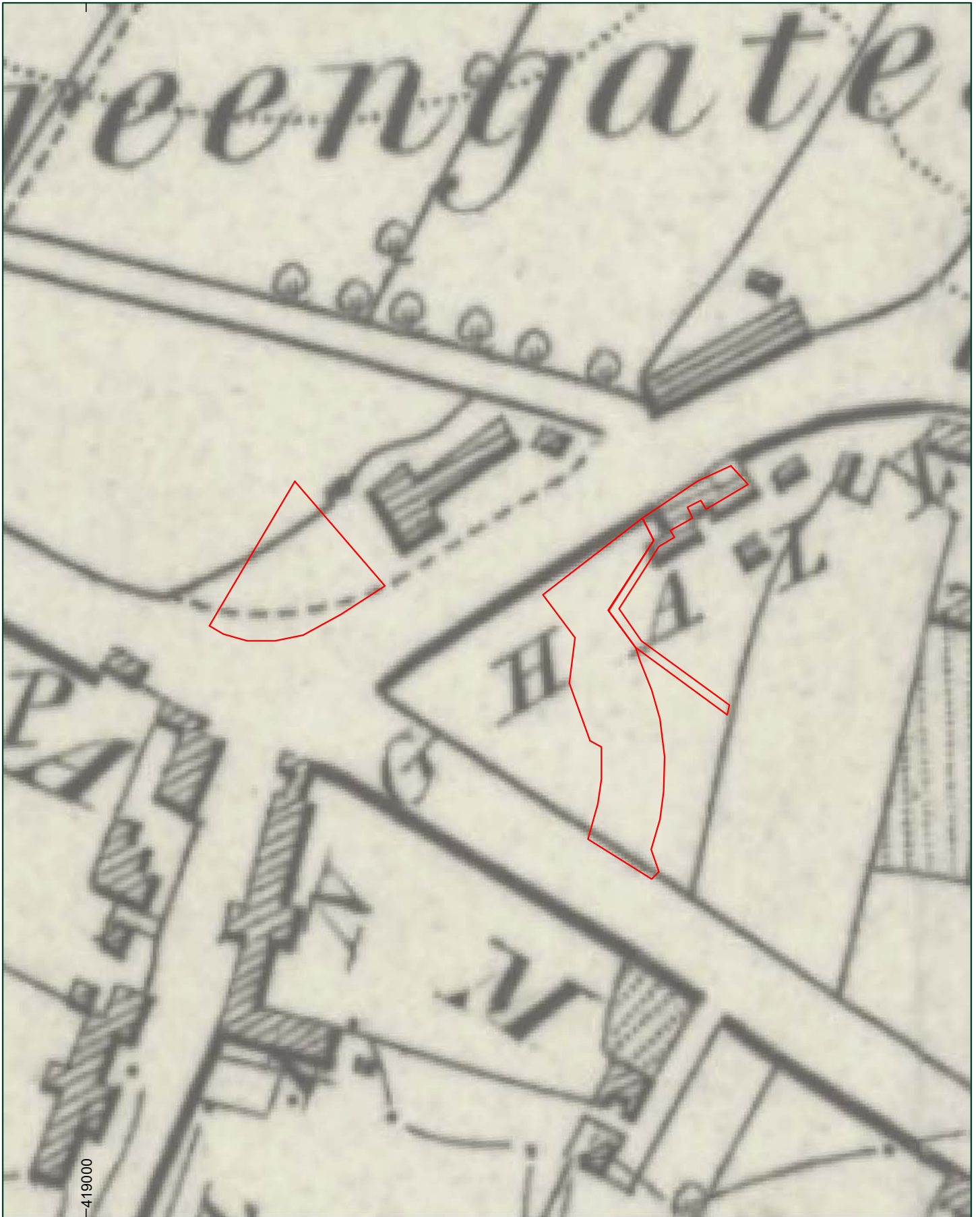
Title:  
Fig. 3: 1850 Greengates Tithe Map

Address:  
Junction Improvement Scheme, Bradford



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Legend

 Site

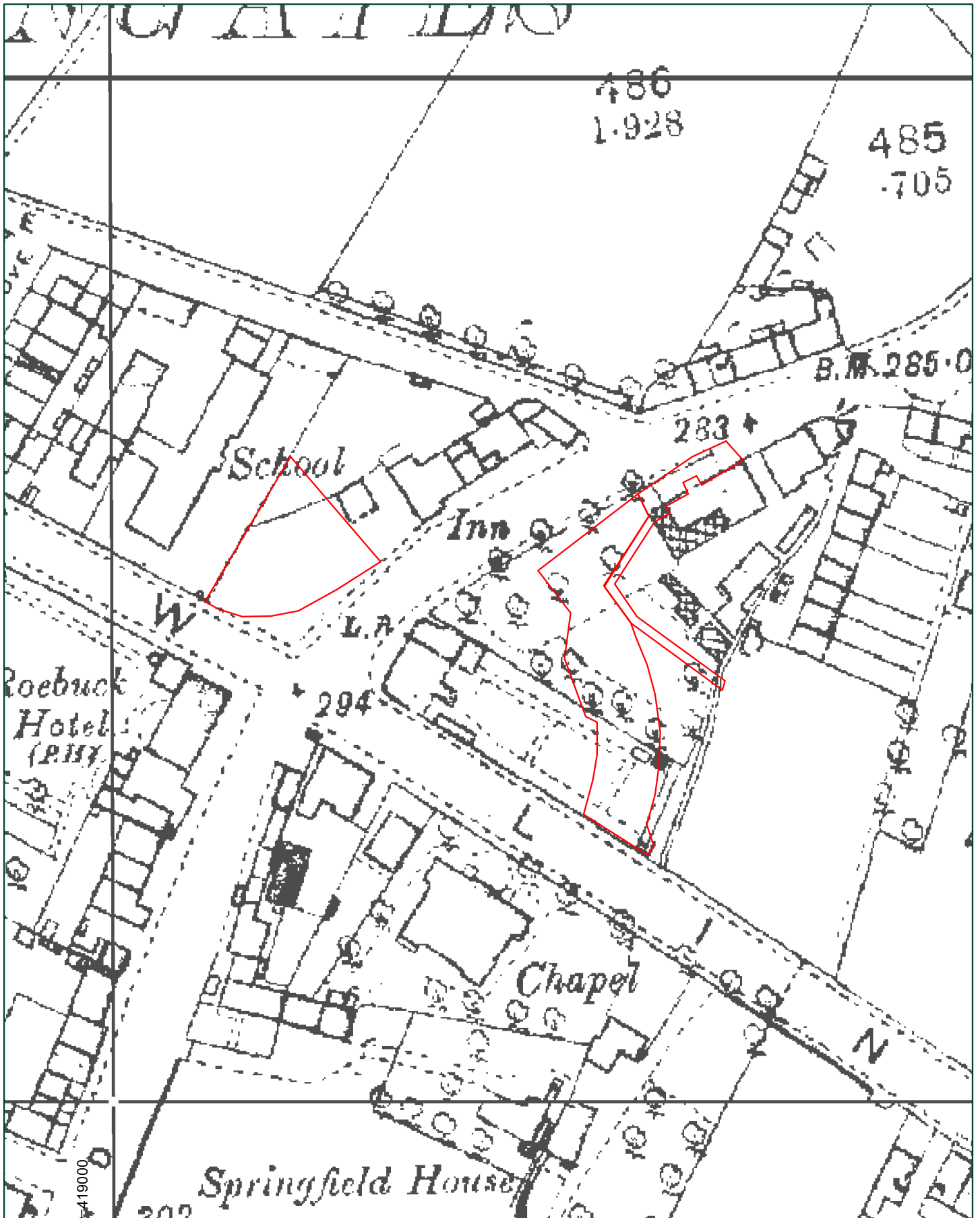
1:1,000 at A4



Title:  
Fig. 4: 1851 Ordnance Surveyor Drawing  
Address:  
Junction Improvement Scheme, Bradford



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Legend

 Site

1:1,000 at A4



Title:

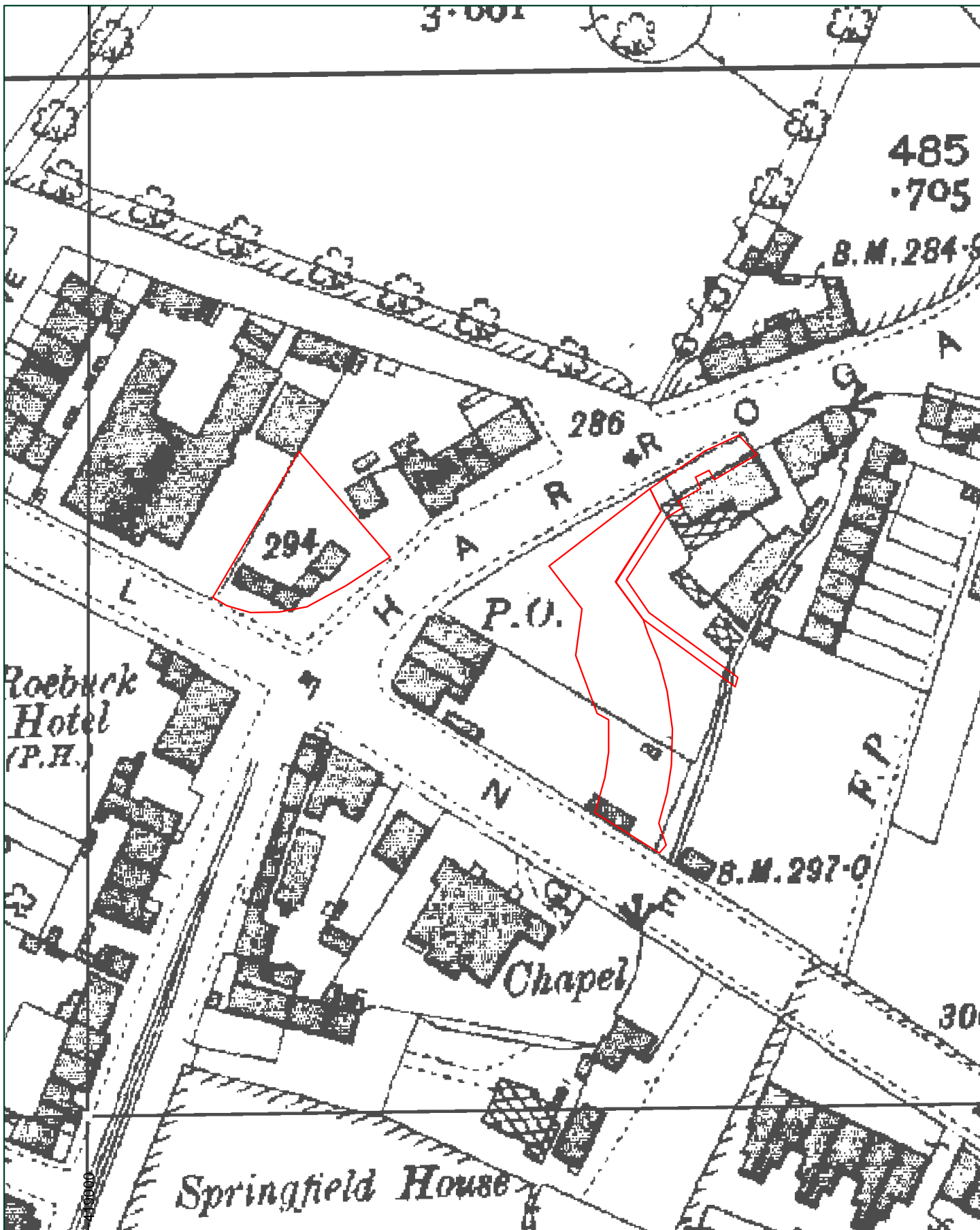
Fig. 5: 1893 Ordnance Survey 1:2,500 Map

Address:

Junction Improvement Scheme, Bradford



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Legend

 Site

1:1,000 at A4

0 25m



Title:

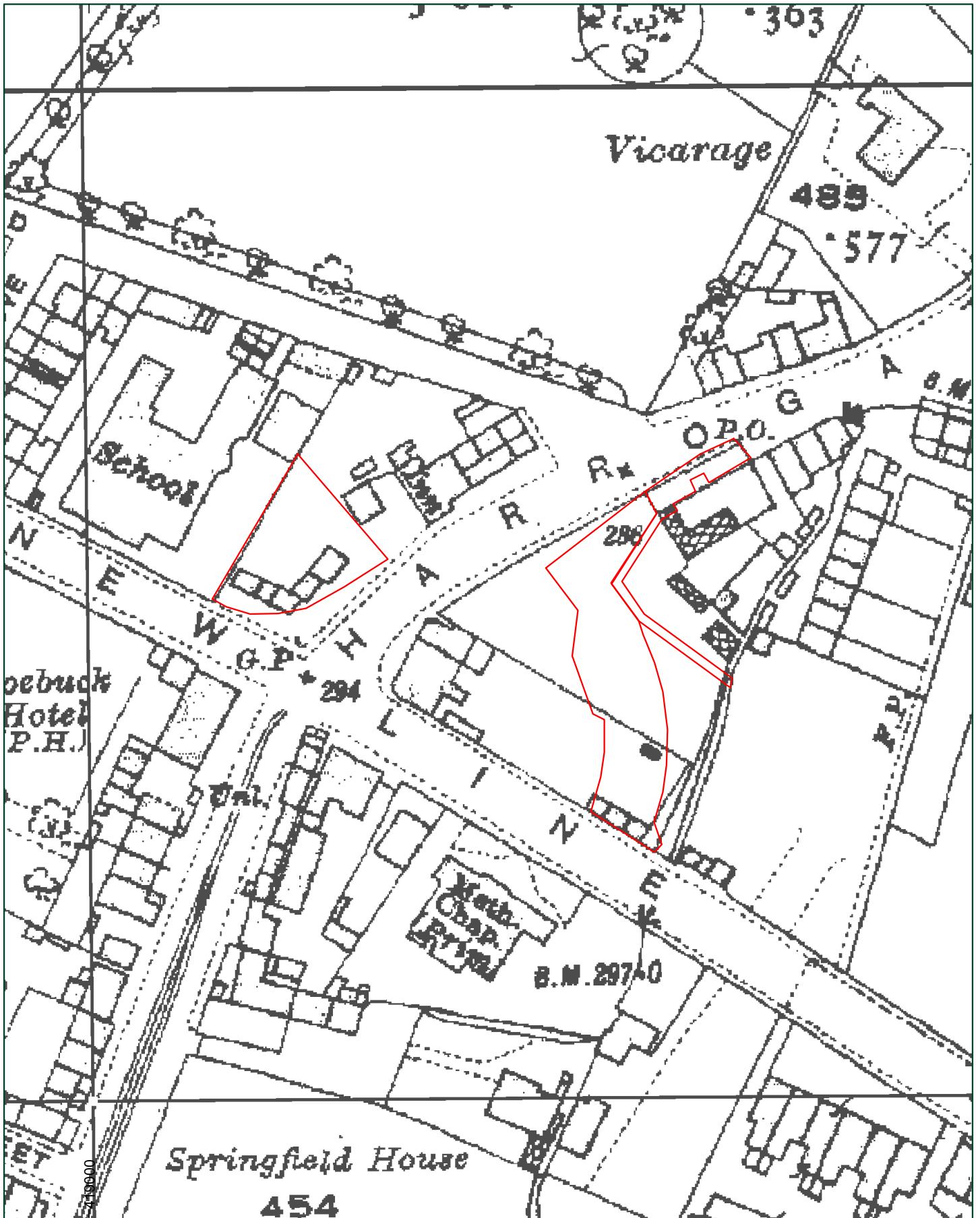
Fig. 6: 1908 Ordnance Survey 1:2,500 Map

Address:

Junction Improvement Scheme, Bradford



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Legend

 Site

1:1,000 at A4



Title:

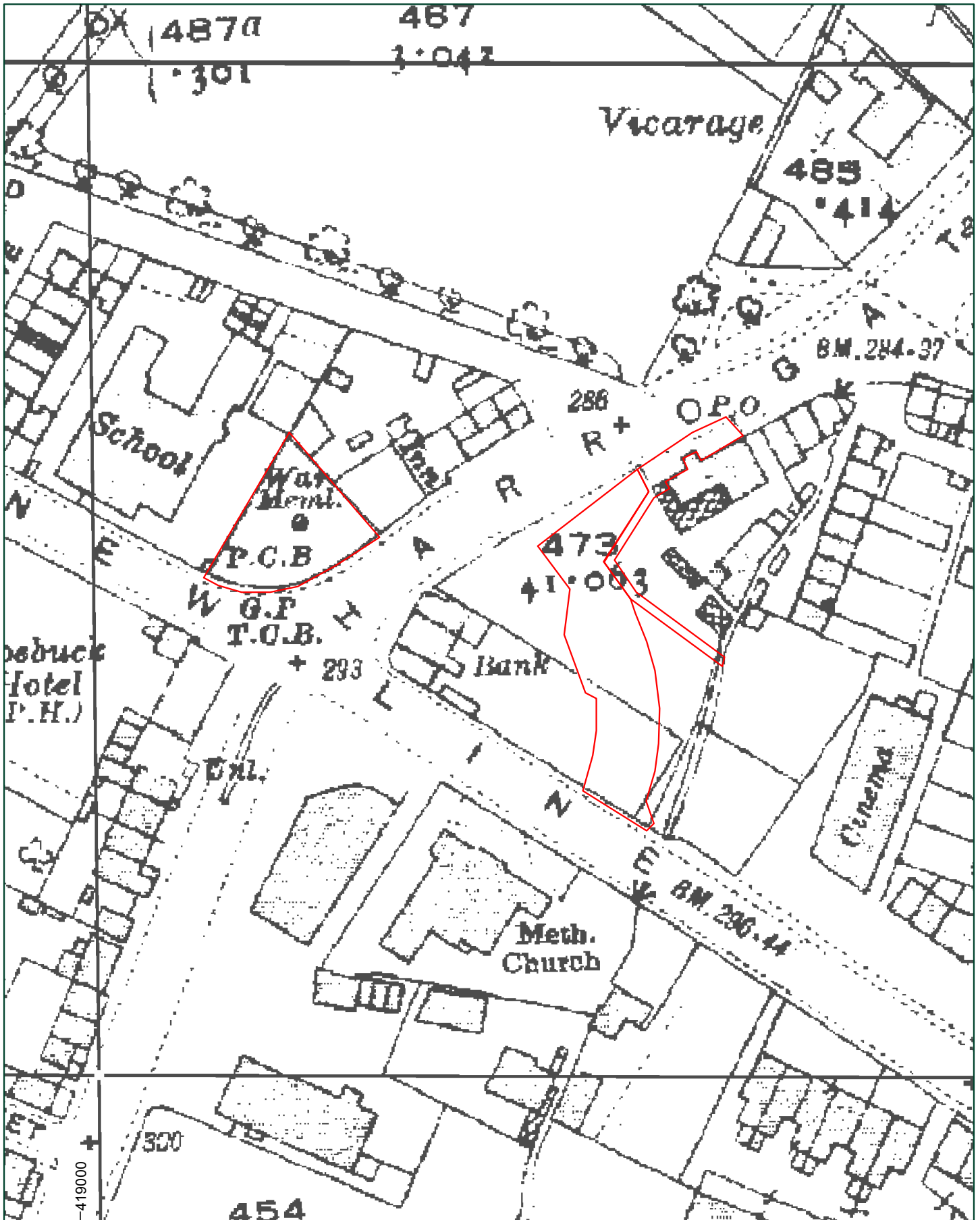
Fig. 7: 1921 Ordnance Survey 1:2,500 Map

Address:

Junction Improvement Scheme, Bradford



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Legend

 Site

1:1,000 at A4

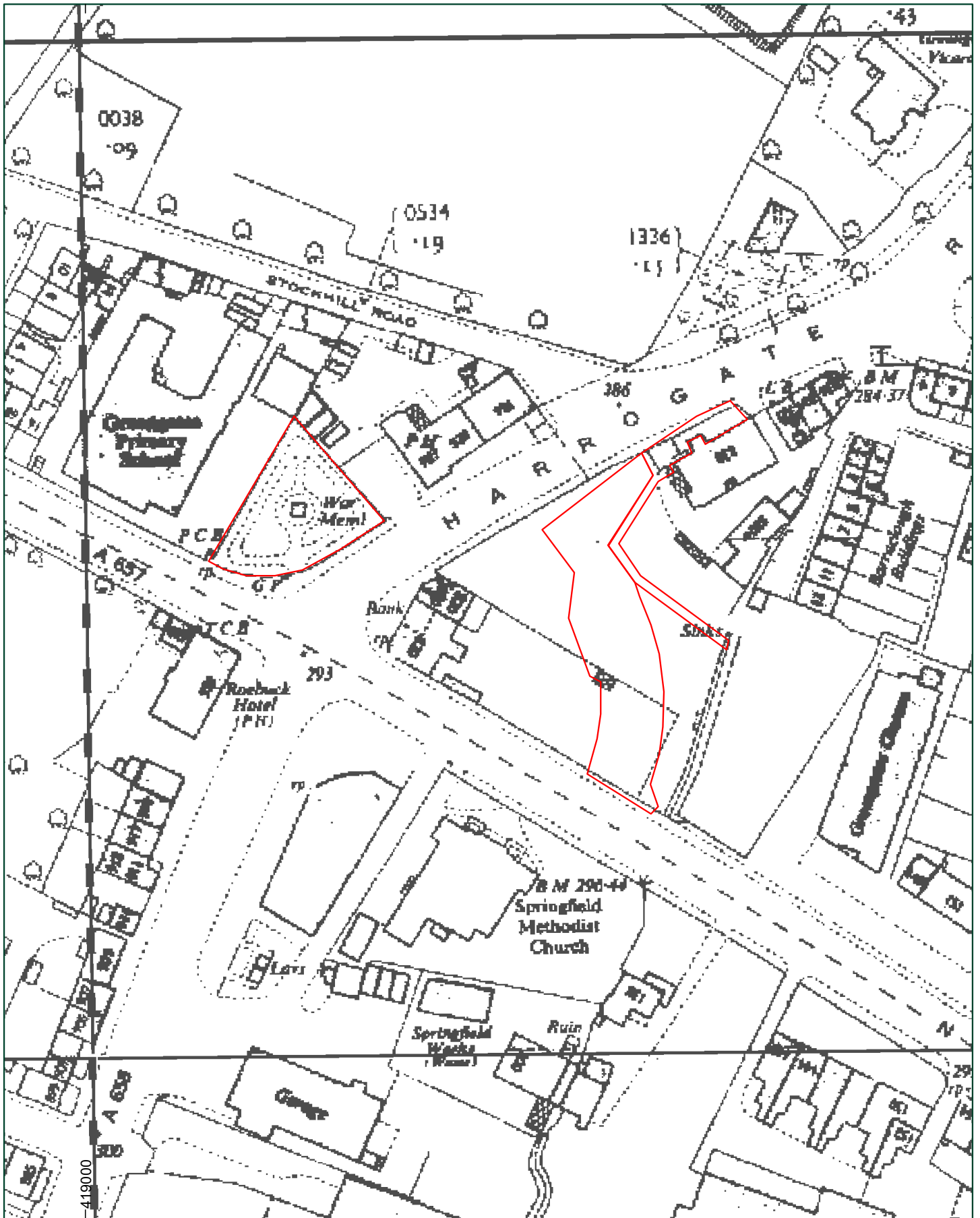


Title:  
Fig. 8: 1934 Ordnance Survey 1:2,500 Map  
Address:  
Junction Improvement Scheme, Bradford



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**Legend**

 Site

1:1,000 at A4

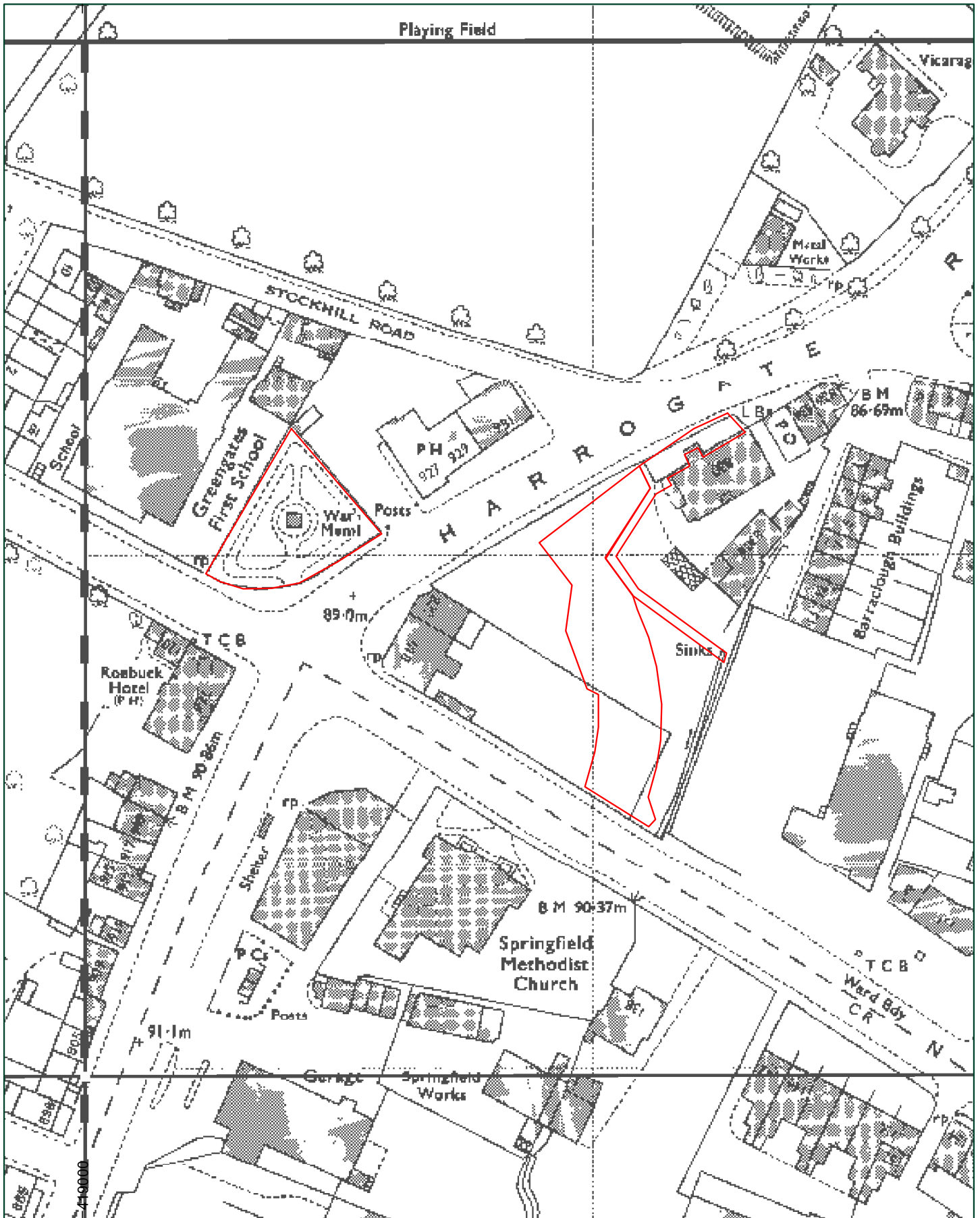


**Title:**  
Fig. 9: 1956/60 Ordnance Survey 1:2,500 Map  
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Junction Improvement Scheme, Bradford



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**Legend**

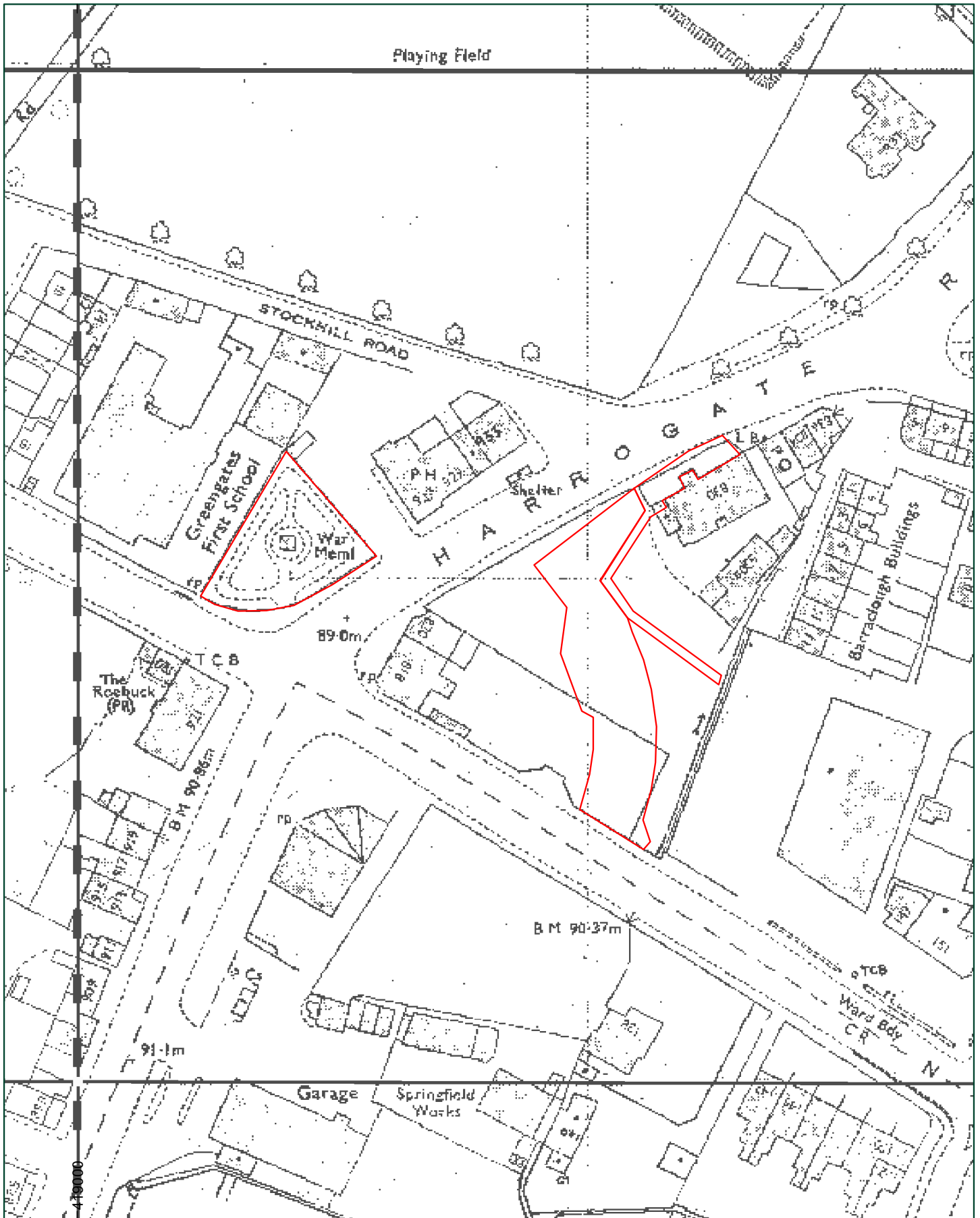
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1:1,000 at A4



**Title:**  
 Fig. 10: 1965/77 Ordnance Survey 1:1,250 Map  
**Address:**  
 Junction Improvement Scheme, Bradford





**Legend**

 Site

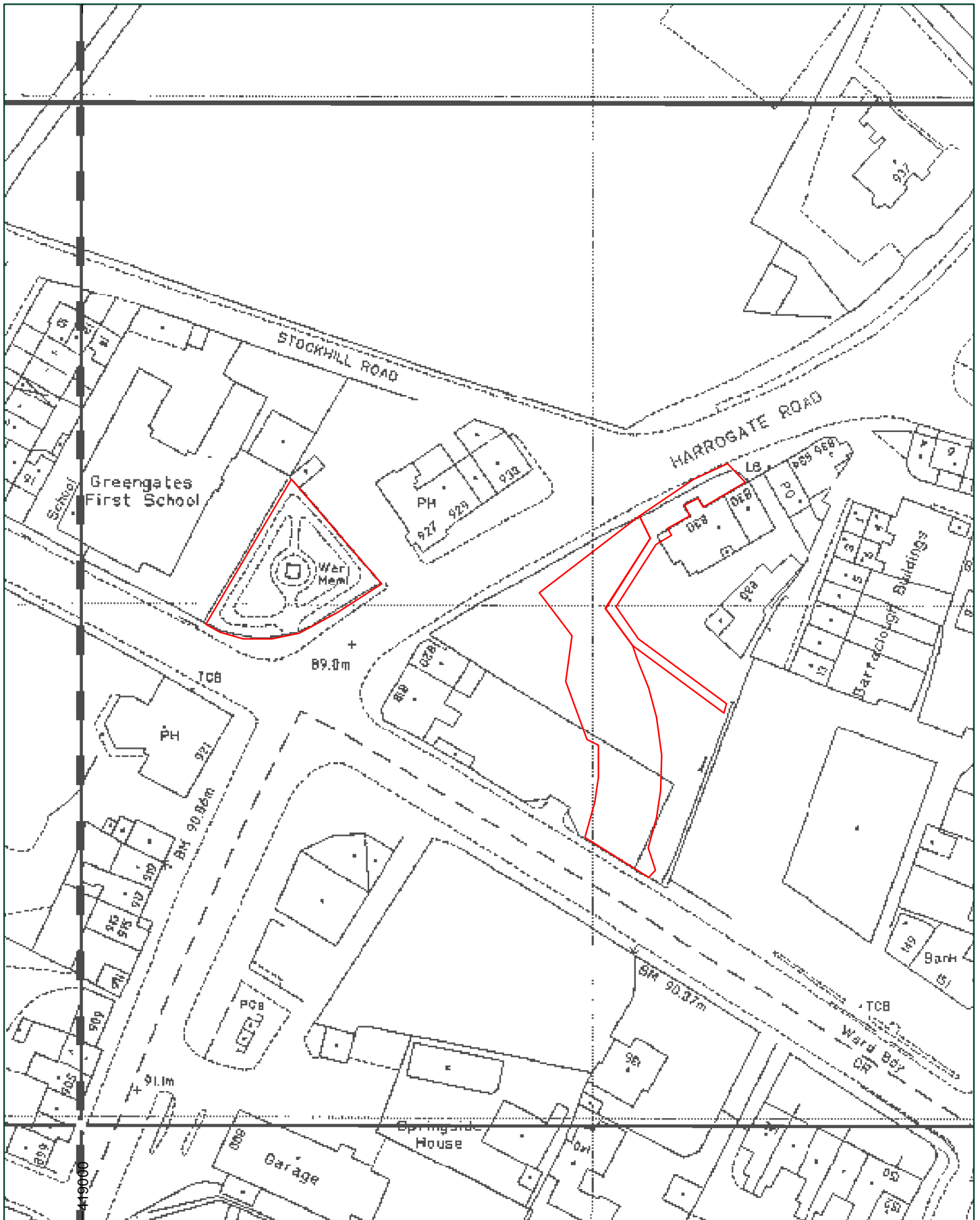
1:1,000 at A4



**Title:**  
 Fig. 11: 1984/89 Ordnance Survey 1:1,250 Map  
**Address:**  
 Junction Improvement Scheme, Bradford



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**Legend**

 Site

1:1,000 at A4

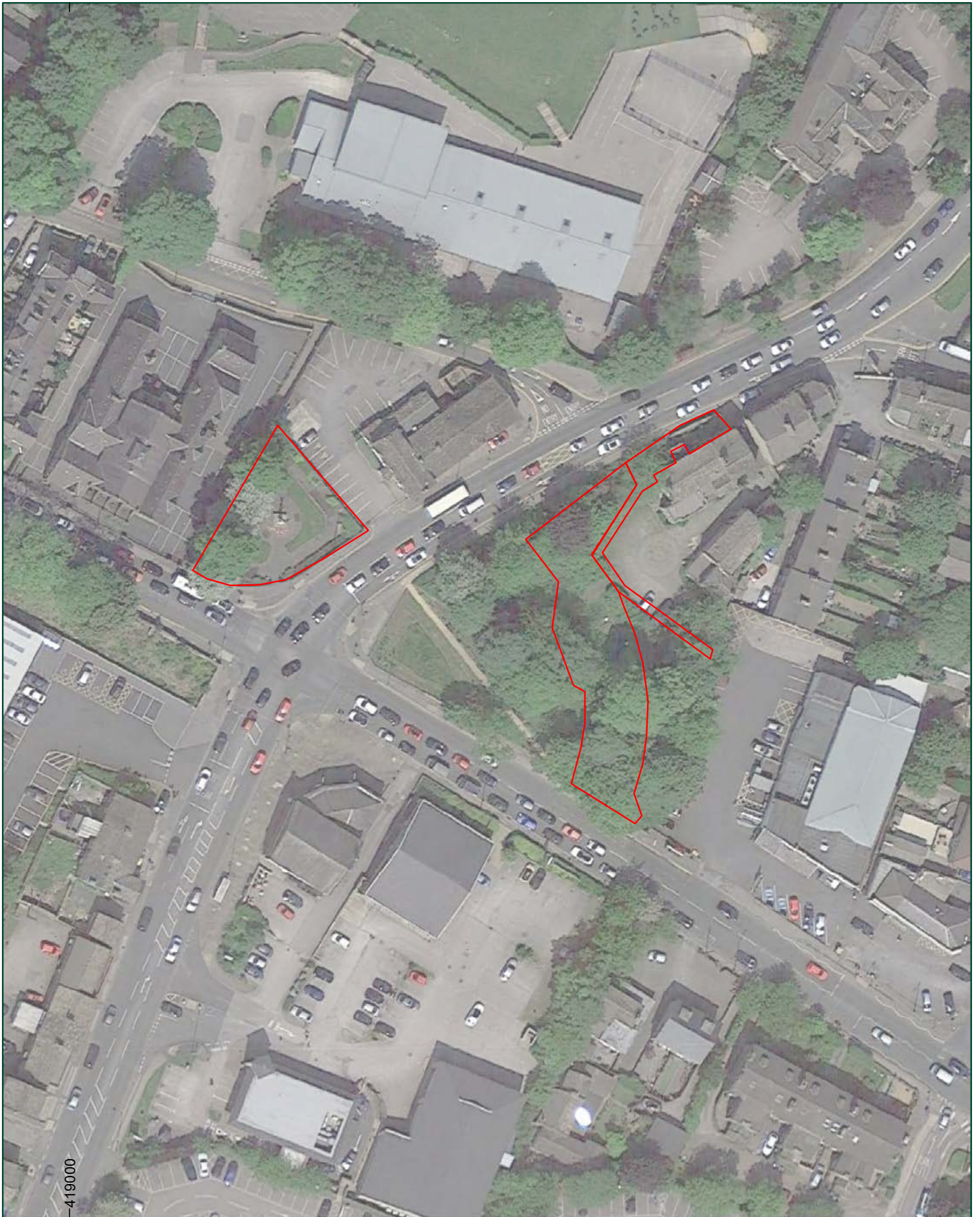


**Title:**  
 Fig. 12: 1993 Ordnance Survey 1:1,250 Map  
**Address:**  
 Junction Improvement Scheme, Bradford



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Legend

 Site

1:1,000 at A4



Title:  
Fig. 13: Google Earth Image

Address:  
Junction Improvement Scheme, Bradford



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