Storah Architecture
Chartered Architects

46 Halifax Road
Todmorden.
OL14 5QG

T: 01706 813214
F: 01706 819002
E: mail@storah.com
W: www.storah.com

J. David Storah Arch. Tech. Cert.
Richard A. Storah Dip. Arch. MA Cons (York) RIBA AABC IHBC

Conservation Management Plan
Stage 2 - Policies





Huddersfield Grammar School,

Royds Mount, Luck Lane, Huddersfield.

Our Ref: 10-036

Revised 26th February 2013

RIBA Chartered Practice
Royal Institute of British Architects

AABC Architect Accredited in Building Conservation

IHBC

Section 1 - Background to Conservation Policy Advice

1.1 Introduction

Storah Architecture has been commissioned to produce a Conversation Management Plan for the Huddersfield Grammar School complex for Cognita Schools Ltd. The school is sited in a former wool manufacturer's house known as Royds Mount.

Stage One comprised a Conservation Statement, based on desktop study, research and inspection of the buildings and site to determine their significance and the extent and curtilage of the buildings and grounds as a heritage asset. This section, the policy advice, is the second stage of the Conservation Management Plan and has been produced as a discussion document to guide maintenance and future works, to set into context and to develop a cohesive policy, for agreement with the Local planning Authority, to preserve and enhance the significance of the heritage assets on the Royds Mount site of Huddersfield Grammar School.

This section of the Conservation Management Plan considers the significance of the heritage asset and makes recommendations for the future management of the heritage of the house.

Royds Mount is a polite architectural statement, rather than a vernacular building which has developed in response to its climate. It retains the use of traditional materials, but in a form which relates more to the fashions of the time, rather than in response to local conditions. It is therefore are more vulnerable to weathering and requires more regular routine maintenance than either traditional buildings or modern construction (which may be designed to allow less frequent attention). The coach house, though more vernacular in form also has valley gutters and details which also warrant more regular attention than many other more traditionally detailed buildings. Other buildings on site are of more modern construction.

The Conservation Statement categorises the house, curtilage buildings, and the landscape with differing levels of 'significance' (historic importance). The various elements are scored according to the significance of each room or element (exceptional, high, medium, low, none). In considering works, the significance of an area or element should be taken into account. There should be a presumption in favour of developing or changing areas of lesser significance where possible.

General Advice

One of the major threats to the significance and historic integrity of a building is the cumulative effect of many small scale changes. Where works are proposed, care should be taken to ensure that these small interventions over time do not collectively undermine and destroy the character and historic significance of building elements or spaces. Care should also be taken where specifying or carrying out works to ensure that historic fabric is not lost or damaged. Often damage occurs through lack of consideration of the historic fabric, which would be avoidable if greater planning was carried out when commissioning or starting the work on site. For example, damage to ornate plasterwork during laying of cables could be avoided through rerouting via less sensitive areas or in some cases by use of wireless networking. Fortunately at Royds Mount, great care has been taken to avoid this type of damage, which is common in many other buildings in educational use or which have more demanding IT requirements.

When carrying out repairs, care should be taken to respect the original structure and built fabric. Appropriate, sympathetic materials should be used. The breathability and permeability of the structure should be considered, with a preference for breathable paints, or lime plasters and mortars in place of impermeable materials. Lime mortars are preferable for repair of masonry (in various locations the stone work is deteriorating due to inappropriate hard cement pointing applied in the past).

The house is a significant Grade II listed building, this does not prevent alteration or change to the building. There may be a need for change which is acceptable, provided it is justified and informed by a full understanding of the building. This potential for change must be viewed in accordance with the Council's own planning policies, together with the government's advice in the National Planning Policy Framework (NPPF). These are discussed in the appendixes to this document.

This document has been produced to assist in managing the future of the Building, by indicating how best to manage the historic asset and where there may be scope for change.

Management of Change

Major changes to listed buildings such as Huddersfield Grammar School will require listed building consent.

Of potentially greater concern is cumulative effect of many changes over time. There are inevitably in a building in use, numerous small repairs and alterations. Though each individual change may be minor, the cumulative effect of these can significantly impact on the historic asset, which may in turn dilute its significance and understanding. The advice given in this section of the report is intended to help manage maintenance and change within the building to minimise any impact on its historic significance.

It must be remembered that the listing covers the whole of the building, not just the outside, and includes all additions and parts. Though some repairs may not need consent, on the whole any changes tot he building will. Where a listed building consent application is made, the LPA (Kirklees), should assess the proposals and advise on their appropriateness. The Conservation Management Plan should be provided to and agreed with the LPA to help inform their decision making process.

The Conservation Statement should provide guidance to feed into the design of any proposals.

Section 2 - General Management Policies

Proposals for repair or changes to any heritage asset should aim to retain or enhance its significance. In the case of Royds Mount there are two types of heritage asset to consider:

- **Designated Heritage Assets** - the main school building 'Royds Mount' and the pair of lamp posts on the driveway are listed buildings. They are protected in their own right and any development affecting them will be subject to listed building consent.
- **The Setting of Designated Heritage Assets** - The remaining buildings on the site, the hard and soft landscaping, including later buildings and curtilage walls are undesignated, but considered as heritage assets in their own right and through association with Royds Mount.

The listed buildings afford a degree of statutory protection to the remainder of the site, as development within the curtilage of listed buildings is also covered by legislation. The extent that curtilage elements and the setting should be valued is proportionate to their perceived heritage value, the 'significance' of the elements themselves as well as their impact on the setting of the designated assets.

Although PPS5 has been replaced by the NPPF, the advice in the Practice Guide is still generally relevant, it suggests four categories of work which may affect heritage assets:

1. Repair
2. Restoration
3. Addition and alteration (either singly or in combination)
4. Works for research alone.

Works for research alone are unlikely to be an issue at Royds Mount and have not been considered in this study.

Repairs

The Practice Guide states in para 147 that "*...minor repairs are unlikely to require planning permission or listed building consent (where relevant) if the works are carried out using the same materials and techniques and they do not affect the significance of the asset".* It should be borne in mind that the Practice Guide is only that, and it is not prescriptive that consent will not be required. If there are concerns, the conservation section of Kirklees MBC should be consulted. As a rule of thumb, **'**Like for like' repairs to listed buildings do not normally require listed building consent, though the extent to which a repair is considered 'like for like' is a matter of subjective opinion. For example: To replace a window with a matching frame, with the same glazing would be a like for like repair, though if modern glass or double glazing was proposed this would be an alteration, requiring consent. Likewise renewing a cast iron rainwater pipe with a matching cast iron section would be a repair, though changing to an alternative material, say plastic, would not be (and would be unlikely to gain consent).

Regular Inspection and Maintenance

The most effective means of conservation of buildings and structures is through appropriate management and maintenance. It is recommended that periodic inspections of the buildings are made to allow faults to be detected early and allow maintenance to be carried out before decay or any resulting deterioration becomes greater. Programmed inspection, coupled with regular maintenance, such as the cleaning of gutters each spring and autumn, should reduce costs by detecting deterioration early and allowing repair to be carried out whilst faults are minor. This should also ensure that more of the original fabric is retained when repairs are carried out. When the need arises to carry out repair works it is best practice to retain as much of the original fabric as practicable, but as a last resort, fabric that is beyond repair should be replaced like for like, using appropriate materials. This approach should minimise the need for larger repairs or other interventions and will usually represent the most economical way of sustaining the buildings and site in the long term.

Ventilation should also be checked, particularly to basements and under timber ground floors. Air bricks, grilles and louvres should be free from obstruction as good ventilation is necessary to remove moisture from the building, preventing condensation and the reducing the risk of decay.

Plant growth on or next to masonry or brickwork should be controlled. Roots can quickly take hold, particularly ivy which penetrate walls, damaging masonry/brickwork and mortar joints, allowing water penetration.

Retention of the original fabric is acknowledged to be the best means of maintaining the appearance and the significance of any historic asset. In repairs it is suggested that as much original material as practicable should be retained. If new or replacement materials are to be used, two approaches exist, which in differing cases may be equally valid:

- The Practice Guide suggests (para 149) *To match the original in substance, texture, quality and colour, helps maintain authenticity, ensures the repair is technically and visually compatible, minimises the use of new resources and reduces waste.*
- The more academic 'SPAB' approach is of honest repair, allowing new work to be visibly and identifiably distinct, allowing alterations to be seen and viewed as such. Sympathetic materials should be used, but should not be artificially aged to hide their newness.

At Royds Mount, where the original materials are evident, it is suggested that repairs are carried out in the sympathetic, matching materials, unless specific requirements dictate otherwise.

Restoration

It is unlikely that any large scale restoration works would be proposed at Royds Mount, or whether, apart from a few localised cases, whether such an approach is desirable.

Minor restorations which would be desirable, which would enhance significance, include the following:

- Replacement of the missing lamp post.
- Replacement of the cat spitters to the porch.
- Restoration of the upper quarry glass panels within the window frames.
- Restoration of pathways and perambulations within the garden grounds.

Restoration of a listed building generally requires its alteration and is likely to need listed building consent. In the case of the lamp post and the cats, the restoration would make good damage carried out since listing and the LPA may consider this work, particularly to the lamp post, a repair. Restoration of the pathways is likely to be considered 'de-minimis' (too small to bother with).

Additions and alterations

The management plan has been prepared to address issues of accommodation and the facilities within the school and to guide proposals to manage change and for the development of facilities. One of the key issues identified has been the need to address the plethora of temporary buildings on the site and to create a cohesive masterplan. This will allow the school to develop and provide suitable facilities for the school to remain on the Royds Mount site, to both the benefit of the school and to ensure the upkeep of the historic built fabric.

The school has been at Royds Mount for around 60 years, almost half the life of the building. In heritage terms the school's use of the site and the changes that have ensued have added a major element to the significance of the site, effectively being a further layer, overlaid on the history of the site as Royds Mount, the wool manufacturer's house. There has been a long established principle that the best means of conserving historic assets has been to ensure their continuing economic use, and that the most appropriate uses are generally their original or current uses.

Alterations and development on the site

The NPPF in para. 132. States that *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation."*

The Practice Guide notes that *"The main issues to consider in proposals for additions to heritage assets ,... are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. ... "* and that *"...The junction between new work and the existing fabric needs particular attention, both for its impact on the significance of the existing asset and the impact on the contribution of its setting..."*

In masterplanning terms for the consideration of new building, areas have been identified which can absorb change, whilst other areas may be vulnerable to a loss of significance if change takes place. In simple terms, the house, coachhouse, main garden areas, driveway, vistas and service court are vulnerable to change, whilst if suitably screened the other areas may be capable of absorbing change without any impact on the significance of the site.

Also worthy of consideration are the opportunities of any development to enhance the site. Currently the prefabricated buildings encroach onto major landscape spaces, particularly the library and arts block by the driveway. Relocation of these facilities to elsewhere on site would be an advantage. Other areas are overgrown or have been left, forgotten when surrounded by past development, redevelopment or management of the grounds may address this.

The plan overleaf, summarises this, indicating the buildings and landscape with significance, and conversely those areas which could be developed or enhanced.

Alterations and development to the buildings

The NPPF (para 129) requires local authorities to *" identify and assess the particular significance of any heritage asset ...and... take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.."* and para.131 *"In determining planning applications, local planning authorities should take account of...the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*" Though no overall new uses are suggested, some degree of change, or reordering, will be required over time to maintain the buildings viability and relevance to their function.

The rooms at Royds Mount which have the highest levels of significance are the hallway, stair, former 'family' rooms of the ground floor, the biliard room and to a slightly lesser extent the bedrooms, with their surviving fitted furniture. The layout and plan form is also informative, and should be retained to illustrate the form of the building and the hierarchy of the spaces within it.

Externally the front and garden elevations of Royds Mount have greatest significance, with the roofscape and chimneys playing a major part in the appearance of the building as a whole. The exterior of the coachhouse and its relationship with the house is also significant in the understanding of the site.

Adding to the significance of Royds Mount is the survival of original services and domestic features: the bookcases, fireplaces, plasterwork, radiators and torcherés are all examples of this. If works are proposed to reorder rooms, consideration should be given to the retention of original fittings as these will maintain the quality and understanding of spaces. Some features such as the bookcases within the head's study and the billiard room paneling are unique and their retention should be given a high priority. In other places, for example the bedrooms, there is a high degree of repetition in the surviving elements. In these cases, there may scope for change, but only if necessary and with suitable justification, though the fittings within some bedrooms should be retained intact. In the past bedroom furniture has been relocated to the landing. Whilst the reuse has allowed the retention of original fabric, the fittings are out of context in this location and the understanding of the space as a whole is reduced. If fittings are relocated, their reuse or storage in less significant spaces should be considered.

Ecology and Trees

Some trees within the school site are subject to tree preservation orders.


Built Features
High Significance
Scope for enhancement
Need for enhancement
Need for Removal
Blocks in white, or washed with landscape, have potential to absorb and accomodate change
Landscape Features
High Significance
Desirability of enhancement
Need for enhancement
Important Views/Vistas
Potential View
Screening to be retained or enhanced
Areas in white have potential to absorb and accomodate change (and could be enhanced by change)
Huddersfield Grammar School
Sketch showing basic landscape significance
Not to scale
Gate blocked and post box inserted
LINK ROAD
LUCK LANE
CORSE Rd
Rhododendron & trees
Gravel surface
MAIN CAR PARK
PRE-PREP BLOCKS
Shed & summer house
SENIOR BLOCK
ARGYLE BUILDING
HALL
PREP BLOCK
SPORTS FIELD
PAVILLION
PLAYGROUND
Area leased from J E Crowther
SPORTS FIELD
SPORTS FIELD
Boundary wall stone inner/brick outer
Fence

Section 3 - Potential for Improvement

The intention in this Section is to identify opportunities for improvements or enhancements to the significance of the heritage assets on the site.

In some areas of the site, items are identified as having a negative impact. These include some of the modular classrooms, overgrown self seeded trees and underplanting and areas of apparent dereliction, enclosed by past development. These are generally identified on the key plan.

Within the buildings there are also elements and spaces which are identified as having a negative impact ot scope for change. These include the dormer to the rear of the house, and to a lesser extent the solid lid to the former conservatory.

If proposals are made to develop the site there should be a hierarchy of consideration, with areas of negative impact targeted first. Effectively offering an element of gain to mitigate the effect of any development. Likewise areas of lesser or no impact should be targeted in preference to more significant areas.

Section 4 - General Principles and Advice

The intention in this Section is to provide brief guidelines for the maintenance and management of the site.

Buildings - External Fabric

Walls

Stone cleaning is not recommended.

Pointing to walls should be using traditional or hydraulic lime mortar (no cement content). Joints should be cleaned out using hand tools only, disks, grinders or other mechanical cutters should not be used.

Vegetation on buildings and other dressed stone walls should be cut back and if retained should be controlled.

Where alterations are proposed matching materials should be used. For new works this should be subservient to the original fabric. For example, if blocking a window, the stone infill should be recessed in the opening.

Windows and doors

Window frames and doors should be repaired where this is practicable rather than replaced.

If replacements are required the replacements should match the originals. Where windows have been altered in the past with casements added, the opportunity may be available to restore the windows to their original appearance. Some of the removed quarry glazing is available on site which may be refitted.

If new windows and doors are proposed, the openings should be legible as new work.

Though there are no specific restrictions on colours, traditional colours for external decoration may best set off the building.

Roof

Roof repairs should be carried out in matching materials.

Consideration should be given to reopening blocked rooflights.

Consideration should be given to replacing the dormer with a more sympathetic rooflight (listed building consent would be required).

If lead theft remains a problem, consideration of alternative materials such as terne coated stainless steel or ‘steelex’ may be appropriate. Depending on the extent listed building consent may be required, though the LPA should be sympathetic to this.

Chimneys and chimney pots should be retained.

Services

Services fixed to the outside of the building should be discretely located. Consider relocation of the gas main should the opportunity arise.

Rainwater goods should be cast iron. With the agreement of the LPA, powder coated aluminium of traditional cast pattern may be a durable low maintenance option. Plastic pipes are not appropriate.

Interior of Royds Mount

Plasterwork, finishes, decorations

Plasterwork and finishes should be retained. Lath and plaster ceilings are part of the original fabric. If changes are proposed such as suspended ceilings or plasterboard linings, listed building consent will be required.

The embossed paper above the dado in the principal rooms and the hallway requires investigation it any change is proposed. Other paper and paint finishes are more temporal and redecoration may be carried out to suit modern taste if that is preferred. There are no specific colours or finishes known to have been used in the building.

Flooring

Parquet, timber and tiled floors should be retained. In places the parquet, particularly in the hall is worn. Localised repair is preferable, though in time replacement of areas will be required. This should be carried out on a 'like for like' basis.

Internal doors and joinery

As for external windows and doors, original fittings and fixtures should be retained where practicable. Door latches and handles are original fabric, springs etc. can generally be replaced if worn, without loss of the historic fittings.

Partitions, Fire Separation or upgrading

New partitions and doors will require listed building consent (as will the removal of any partitions, even modern ones, if installed following the listing on 29 September 1978).

If upgrading of elements is required or suggested to meet other statutory requirements, For example, fire separation, discuss and try to agree alternatives if practicable with LABC or consider alternative methods, intumescent paint, fire seals etc. to allow upgrading performance without loss of original fabric.

Services

The house retains many original or early electrical and heating fittings, including cast radiators, fireplaces, light fittings and fittings. These add to the character of the place and should be retained, even if upgrading of the services is proposed.

Fitted furniture and fittings

Original fittings such as the bookcases within the head's study and the billiard room paneling are unique and should be retained. In the bedrooms, there is a high degree of repetition in the surviving elements, there may scope for change, but only if necessary and with suitable justification, though the fittings within some bedrooms should be retained intact.

Existing Buildings within the curtilage

The Argyle Building
The exterior of the Argyle building should be treated in accordance with the recommendations given for the house.

The interior of the Argyle Building has been much altered. Where original (or pre-school use) fittings remain these should be retained.

Other Buildings
There are no specific conservation recommendations. Given the tree cover to the site, general maintenance, gutter cleaning etc will be required to avoid larger maintenance problems developing.

Landscape and Setting
Hard landscaping and features add to the significance of the place. The boundary and kitchen garden walls, steps, lamp posts, walls and rock outcrops / fernery features of the original landscaping scheme should be retained. In places the hard landscaping has been altered, for example at new and former gateways. Further alteration to hard landscape features will affect the setting of the listed house and lamp posts and may require listed building consent.

Repair of pointed walls should be as noted for external walls of Royds Mount. For all walls maintaining the condition of the copings is essential for their long term conservation.

The perimeter landscape was laid out as a series of perambulations within a wooded fringe. Over time the trees have self seeded and the underplanting run wild. Consideration should be given to cutting back the undergrowth to open up and control views and vistas and to allow access to the woodland areas.

Self seeded trees need management to preserve the setting.

Traces of pathways remain which could enhance the setting if restored.

Creation of a more varied and open perimeter landscape should enhance the ecology of the site.

In the consideration of the approach drive and pathways, consideration should be given to the vistas and views on the approach. For example the house is seen through trees on the approach, before disappearing onto the copse of planting beyond the modern gate, to be revealed on the final approach.

New building in the landscape.
Any new building will be require planning permission and may be subject to listed building consent.

The site has been blighted in the past by poor positioning of temporary buildings, in particular the library and arts block. Ideally phased replacement with buildings in more appropriate locations would be preferable.

New buildings of permanent construction may be appropriate in conservation terms (subject to the resolution of other planning policy issues). These should demonstrate a quality of design and materials which relates to the setting and context of the site. The materials palette of the house (square faced, coursed local stone, ashlar or sawn stone details, slate roofs) may be considered a guide, other appropriate durable, modern materials may also be considered appropriate.

The siting of new permanent buildings needs to be carefully considered. Areas of high significance should be avoided. Screening may also be employed to define areas and settings for the new buildings and to minimise their impact on significant spaces.

The massing of new permanent buildings should relate, yet be subservient to the house.

Further temporary buildings may be appropriate to accommodate the needs of the school, particularly if these are required to manage a temporary transition towards new permanent buildings or to meet temporary needs. As with permanent buildings, their siting needs to be carefully considered. Areas of high significance should be avoided. Siting should consider the use of existing features on the site to provide appropriate screening. Fixed time limits for temporary buildings would also need to be negotiated with the LPA.

Report prepared by

Richard Storah
Storah Architecture.

APPENDIX A - NATIONAL PLANNING POLICIES AND ADVICE

2.1 Planning (Listed Buildings and Conservation Areas) Act 1990

The Act of 24th May 1990, consolidated various earlier Acts relating to special controls in respect of buildings and areas of special architectural or historic interest.

The Act primarily relates to Listed Buildings and Conservation Areas. For Listed Buildings it sets the basis for listing, gives LPA's control of listed buildings in respect of planning control, enforcement and the serving of repairs notices, and states owners' rights should consents be modified or repair notices served. For conservation areas it gives LPA's powers to designate and sets out controls. It is the primary legislation for the planning control for listed buildings in England.

2.2 Statement on the Historic Environment for England 2010.

Published by the DCMS, the Statement was published to complement and underpin the then Planning Policy Statement 5 and the PPS5 Planning Practice Guide. The PPS has have been superseded, replaced by the National Planning Policy Framework. The vision of the Statement on the Historic Environment for England is that:

'That the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation.'

The Statement sets out six strategic aims, which in summary are:

1. **Strategic Leadership:** for policy, guidance, and standards to manage the historic environment.
2. **Protective Framework:** for appropriate protection, while allowing well managed change.
3. **Local Capacity:** seeks local level structures, etc. to promote early consideration of the historic environment and execute proposed changes to heritage assets sensitively and sympathetically.
4. **Public Involvement:** to place communities at the centre of the designation and management of their local historic environment and to use heritage as a focus for learning and community identity.
5. **Direct Ownership:** Ensure all heritage assets in public ownership meet appropriate standards of care and use while allowing, where appropriate, for well managed and intelligent change.
6. **Sustainable Future:** Seek to promote the role of the historic environment within the Government's response to climate change and as part of its sustainable development agenda.

The main influence of the Statement is that for the first time, in addition to the designated heritage assets (Listed Buildings, Conservation Areas, Scheduled Monuments, etc), it states that the Government also recognises World Heritage Sites and unscheduled assets, such as locally designated buildings. The Statement notes that though these are not currently designated, this should not be taken as an indication of their lack of significance. The Statement also expands the concept of heritage, from built fabric and buried archaeology to include much more "from the smallest preserved objects of our past to historic ships and trains, and our intangible heritage of folklore, skills, traditions and biodiversity" and notes that "all of these things are of significance and deserve to be cherished".

3 The National Planning Policy Framework

The National Planning Policy Framework (NPPF) set out the Government's national policies on different aspects of spatial planning in England. It replaced earlier Planning Policy Statements (PPS's) and Planning Policy Guidance documents (PPG's).

The National Planning Policy Framework is a material planning consideration in the determination of planning applications. Its defined purpose is to help achieve sustainable development. It states that "*There are three dimensions to sustainable development: economic, social and environmental*." Setting the environmental role as "*contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."*

The majority of this report addresses heritage concerns addressed in Section 12 of the NPPF though elements of other sections, such as Section 10. Meeting the challenge of climate change are also relevant to the conservation of the listed building at Royds Mount and the impacts of proposed development.

3.1 NPPF 12. Conserving and enhancing the historic environment

Although holistic in its relation to development this report is primarily concerned with heritage concerns. These are addressed in Section 12, para's 126 to 141 sets out the policy towards heritage assets, including listed buildings, conservation areas and other heritage assets whether they are formally designated or not.

Section 12 of the NPPF replaces in a concise form the recently published PPS5, which had introduced various changes and several new concepts into the consideration of heritage into the English planning system:

- **Heritage Asset:** PPS5 brings together the consideration of heritage across a broad spectrum in a single document, combining buildings and items of historic, archaeological, architectural and artistic interest, including buried remains and unusually for a planning document ship wreck sites (which by definition, of-shore are outside the normal planning system) as 'heritage assets'.
- **Significance:** A concept for measuring the cultural value of a place and its different aspects in a hierarchy. The concept was first developed in Australia, it had been adopted in the UK by the Heritage Lottery Fund, The National Trust and English Heritage, whose 'Conservation Principles' (2008) sets out a range of values. These include **evidential** value (the physical aspects of a building that yield evidence about its past), **historical** value (the extent to which a building is associated with or illustrative of historic events or people), **aesthetic** value (includes design, visual, landscape and architectural value) and **communal** value (includes social and commemorative value and local identity). These values may be tangible, for example, the listed building grade of the building or they may intangible, for example, the site's association with a past event or group of people.
- **Context and Setting:** Greater emphasis is given to context and setting, and the contribution this can have on significance.
- **Climate change:** PPS5, policy HE1 sets out a polemic shift of stance, stating the need to mitigate, and adapt to, the effects of climate change. This may allow greater scope for the introduction of energy efficiency measures or renewables, though the policy (para HE1.3) notes that public benefit should be weighed against any harm to the significance of heritage assets. Para HE1.3 also notes the benefit of conserving buildings for their embodied energy, as opposed to the construction of replacement buildings.

Key elements of the NPPF which relate to the Huddersfield Grammar School site are considered below.

3.1.1 POLICY HE1: HERITAGE ASSETS AND CLIMATE CHANGE

3.1.2 Para. 128: Information requirements for applications

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para. 128 sets out the requirement for an LPA to be given information by an applicant which is sufficient to enable it to understand the significance of the heritage asset and its setting. This is the basic requirement for the provision of this study, and which the first stage, the Conservation Statement seeks to address.

3.1.3 Para. 129. Local planning authorities should assess significance

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The policy requires LPA's to seek to identify and assess the particular significance of any element of the historic environment that may be affected by a proposal and to determine the impact of the development on the significance of the asset. The report aims to provide information of significance, I terms of historic fabric, design, plannign, views, vistas and relationship of spaces in order to inform the LPA and allow it to reach a judgement.

3.1.4 Para 131. Determination of Applications

In determining planning applications, local planning authorities should take account of:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness.*

The policy sets principles which LPA's should consider when assessing a proposal affecting the setting of a a heritage asset. Relevant to the development at Royds Mount, it notes the requirement for viable uses consistent with conservation; and the desirability of new development making a positive contribution to local character and distinctiveness.

3.1.5 Para 132. Determination of Applications

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

The policy sets principles which LPA's should consider when assessing a proposal affecting the setting of a a heritage asset.

APPENDIX B - LOCAL PLANNING POLICIES

Kirklees UPD - LPA Specific Policies

Kirklees MBC is the Local Planning Authority (LPA) for the area. The current local plan document is the Kirklees Unitary Development Plan (UDP).

The UDP sets out the Councils aims for the area, together with guidance and policies for achieving these. It is in two parts, a written document (comprising aims, policies and explanatory text) and a Proposals Map, which sets out intended land use in the Borough.



App B, Fig. 1. Abstract of the UDP proposals map (sheet 6), showing the school to the north east. The school and grounds are allocated as 'Urban Greenspace' - see Policy D3 of the plan. The red cross hatch indicates a traffic calming area. This covers much of the urban area. The housing area (orange) has been largely developed.

The UDP was initially adopted on the 1st March 1999, however as a result of a Direction issued by the Secretary of State for Communities and Local Government, from 28 September 2007 UDP's and other Local Plans within England were revised. The revision amended the UDP creating "saved' and 'unsaved' policies. The policies in the UDP which continue to have effect are referred to as 'saved policies'. Unsaved policies are those of the UDP which were considered redundant, or because they were considered to repeat national planning policy or guidance. However, the UDP retains the text of unsaved policies the LPA considers relevant to the consideration of planning applications.

Although development of Huddersfield Grammar School site must be in accordance with the UDP as a whole, some policies and guidance have direct relevance due to land allocation of the status of the property as a listed building. These are set out below.

2 THE DEVELOPMENT FRAMEWORK

Urban Greenspace

2.11 Those areas of urban open land of identifiable value, irrespective of ownership, are shown on the proposals map as urban greenspace. All areas of public open space and school grounds containing playing fields, in excess of 0.4 hectares, are included in this designation. The total area shown as urban greenspace amounts to almost 1600 hectares or some 15% of the land in Kirklees not covered by green belt. In order to safeguard these sites it will be appropriate to resist development proposals except those which would maintain or enhance a site's value as open land. Proposals of this nature would involve development such as the provision of changing facilities within an area of playing fields or the establishment of a play area within an area of

grazing land. Clearly, any development which can be accepted in these terms will need to be carefully conditioned to ensure that it does not prejudice the amenity or ecological value of the site or its use for sport and recreation.

2.12 Exceptionally, there may be a case for areas within designated urban greenspace to be released for development not associated with open land uses where it can be shown that the proposed development would result in a specific benefit to the community. The community benefit might take the form of improved school accommodation or sport, recreation, health or social facilities. The development providing the community benefit would not necessarily be located within the greenspace; other types of development may be acceptable within the greenspace provided that it enabled the community benefit to be realised. Usually, only small parts of areas designated as urban greenspace should be considered for development because one of the main functions of urban greenspace is to safeguard the balance within urban areas between the amount of land which is built-up and the amount of open land. It would also need to be demonstrated that the functions of the urban greenspace concerned (for example, providing for sport and recreation) and its quality (for example, as represented by important landscape features) could be maintained.

2.12a It may be that development proposals come forward which include alternative urban greenspace provision, for example, the relocation of a playing field to enable a housing development to take place. Where the alternative provision can be demonstrated to be genuinely equivalent in both quantitative and qualitative terms to what currently exists the proposal will be acceptable. However, in the case of the relocation of a playing field or an area for informal recreation the alternative provision will not be considered to be equivalent if current users would be significantly inconvenienced by the need to travel a greater distance to the new location.

D3 On sites designated as urban greenspace planning permission will not be granted unless the development proposed:

I is necessary for the continuation or enhancement of established uses or involves change of use to alternative open land uses, or would result in a specific community benefit, and, in all cases, will protect visual amenity, wildlife value and opportunities for sport and recreation; Or

Ii includes alternative provision of urban greenspace equivalent in both quantitative and qualitative terms to that which would be developed and reasonably accessible to existing users.

2.13 Some areas of urban greenspace contain buildings, usually school premises set within playing fields. Factors such as school reorganisation may render these buildings partly or wholly redundant. In these circumstances a change of use or redevelopment to accommodate purposes not associated with open land uses will be appropriate, provided that the use and quality of the associated open land could be safeguarded or enhanced. It would not, therefore, normally be appropriate to increase significantly the area covered by buildings or car parking.

D4 The change of use or redevelopment of redundant buildings located within designated urban greenspace for purposes not associated with open land uses will normally be permitted provided that the use and quality of the associated open land will be safeguarded.

2.14 As urban greenspace includes the most important urban open land it will also be appropriate for such resources and means as the Council may have for the acquisition and improvement of open land for public enjoyment to be directed to these areas.

Kirklees UPD - Conservation Policies

4 The Built Evironment

Strategy

4.1. The quality of the built environment affects everyone, therefore new development should be designed to the best possible standard. The importance of quality in design and materials has become an important factor when development proposals are being considered. It is now acknowledged that the spread of poorly designed standardised developments within town centres and residential areas in the 1950's and 60's has detracted from, or even destroyed the uniqueness of some areas.

4.2 The importance of the architectural heritage of the District is now recognised. The strong local traditions and the variety of environments demand the avoidance of simple formula developments, and require concentration on developments which are designed for the site.

4.3 The topography, natural setting and cultural history of the area, as expressed in the character of local buildings, should be acknowledged in the design of new buildings. This should be reflected in matters of scale, density, layout, height, massing, materials, access and landscaping. The use of innovative modern design can enhance the built environment, although this will rarely be appropriate in conservation areas, or close to listed buildings, where the character of an area, or setting of the building should be preserved. Existing buildings of inappropriate design should not set a precedent for the design of new development.

Listed Buildings

4.11 Kirklees has approximately 4500 listed buildings, 1% of all listed buildings in England. The Council places a high priority on protecting the architectural quality of the District. New development should not adversely affect the character or appearance of a listed building, or its setting. Only in very exceptional circumstances will consent be given for demolition, and then only when every possible means of retaining the building has been examined. The Council has a statutory duty to pay special regard to the desirability of preserving listed buildings and their settings. Particular attention will need to be paid to those buildings most at risk. As such, careful consideration will be given to applications which may affect listed buildings. In considering proposed changes to listed structures all aspects of public safety will be taken into account.

***Policy BE3** relating to applications for listed building consent and for planning permission which would affect a listed building or its setting or any features of special architectural or historic interest, was not saved because it repeated guidance in PPG15 (now superseded by PPS5) and is derived from Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states:*

"In considering whether to grant listed building consent for any works the local planning authority or 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."

4.12 The listing of a building affects all aspects of its structure, both internal and external. The full implications of an application for consent cannot be properly assessed without such information. It will be a requirement in all cases that applications for listed building consent should be accompanied by plans indicating clearly both existing and proposed details, and a full schedule of all works, before any consent is granted.

4.13 Buildings which have been listed represent a unique and finite stock of our architectural history. Once lost, they will never be seen again. The Council will expect that every avenue is explored to retain a building on its site before considering its final removal.

***Policy BE4** relating to Demolition of Listed Buildings was not saved because it repeated guidance in PPG15 (now superseded by PPS5).*