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HERITAGE STATEMENT

RESIDENTIAL DEVELOPMENT AT FISHER GREEN, HONLEY FOR EASTWOOD HOMES LTD

Description

The application site is situated at the junction of Meltham Road and Fisher Green, currently occupied by an industrial building and yard.

To the north west of our site is West House, part of which is Grade II listed. This building is used as offices and has been extended over the years while keeping the North East facing elevation and gardens preserved.

The application site looks over the gardens at West House but is interrupted by Fisher Green before interacting with West House itself.



Basis for Assessment

In preparing our report, we have referred to the following National Policy and Guidance:

National Planning Policy Framework

NPPF 7 : Requiring Good Design

NPPF 12 : Conserving and Enhancing the Historic Environment

Historic Environment Good Practice Advice Planning Note 3: The Settings of Heritage Assets, published by Historic England.

and the following Local Policies:-

BE1 Strategy, BE2 Quality of Design, BE9-10 Archaeology, BE11 Building Materials

Assessment of Significance

West House is a Grade II listed building, having been constructed during the textile boom in the 18th Century. The building's principle elevation looks eastwards demonstrating a classical design, typical of many mill owner dwellings of this era.



Contribution of Setting to that Significance

Our application site is situated adjacent the gardens that West House looks upon, with West House benefiting from a stone wall boundary and hedge that presents a domestic feel to the property that has since been converted into offices.

The existing stone industrial building on our site is positioned immediately along the road side, posing its dominance over the street scene and impacting upon the adjacent West House and gardens.

Assessment of Impact on Significance / Heritage Impact Assessment

The demolition of this imposing industrial building will provide an opportunity to domesticate the site by emulating traditional construction styles and details used on West House and the surrounding residential buildings in order to enhance the street scene.



The proposals reduce the impact on West House by stepping the building in increments along Meltham Road, not only in depth but in height also, in order to slowly introduce the new building to the street scene and reduce its impact on West House. This is further improved by setting the new building back from the road side in order to incorporate a traditional drystone wall along the site boundary that will reflect the existing stone wall to West House.

Justification

Replacing the existing industrial building with traditionally looking stone apartments will remove the industrial presence currently dominating Meltham Road and imposing on West House. The building will reflect the architectural design and detailing demonstrated by residential buildings within the local area.