Farrar Bamforth Associates Ltd

Chartered Architectural Technologists

51 Trinity Street Huddersfield HD1 4DN
Tel: 01484 424008 Fax: 01484 512305
E-mail: design@farrarbamforth.co.uk
Website: www.farrarbamforth.co.uk

PROPOSED CHANGE OF HOUSE TYPE ON PLOTS 3 & 4 ON PREVIOUSLY APPROVED DEVELOPMENT

AT

**3, 5 & 7 WESTGATE
ALMONDBURY
HUDDERSFIELD
FOR**

KING JAMES TRUST

HERITAGE STATEMENT

(16/D53)

1.00 Introduction

1.01 Planning Approval was granted on 24th July 2015 for the conversion of existing buildings within the site into 3 dwellings along with the construction of 2 pairs of new build semi-detached houses, under application no. 2015/90394.

1.02 Enquiries have been made by potential purchasers if plots 3 & 4 on the approved site plan could be changed to a detached dwelling instead.

1.03 As the site is in a Conservation Area and surrounded by listed buildings, I emailed Nigel Hunston on 28th September 2016 to enquire if there was a possibility of substituting the pair of semis approved on plots 3 & 4 for a detached dwelling.

1.04 In my email, I attached a photo of a double fronted house situated at the junction of Westgate and Fenay Lane (see below) as a possible style to emulate, as it is only 30 metres from the application site.



1.05 Nigel responded that it would be ok, but to keep it simple and in keeping with the local vernacular.

1.06 The attached proposal is our interpretation of the above house, which we suggest would be appropriate for the site.

2.00 Assessment of Significance

2.01 The application site is situated off Westgate in the centre of Almondbury, within the Almondbury Conservation Area.

2.02 While the application site contains no actual listed buildings, it is surrounded by listed buildings, namely 3, 7, 9, 11, 13, 17 and 19 St. Helen's Gate, to the east of the site.

2.03 On the northern side of Westgate, situated on the internal angle created by the junction of Westgate and Northgate is situated All Hallows Church, built in the 15th Century and restored in 1872.

2.04 However, the most significant listed building can be found immediately to the west of the application site and in the same ownership as the site, namely Wormall's Hall, having a Grade 2 star listing.

2.05 The listed description states:
C16th. Timber frame. Ground floor re-faced in hammer dressed stone in 1631. Pitched stone slate roof. 2 storeys upper floor jettied. Ground floor has carriage entrance at east end, two 7-light stone mullioned windows with chamfered mullions in recessed frame, old door in simply moulded oblong frame with moulded imposts and flat arch dated 1631. 1st floor has vertical studs with a herringbone pattern of diagonal studs between. Three 7-light mullion and transome wooded oriels, with casements and contemporary glazing bars. Rear has projecting wing at west end. Ground floor C19 hammer dressed stone. 1st floor timber-framed with closely spaced vertical studs and plaster to west, stone noggin to east. One bay, arch-braced posts. C18 or C19 projection obscured by this, linking with a block of 1868 in a neo-Tudor style.

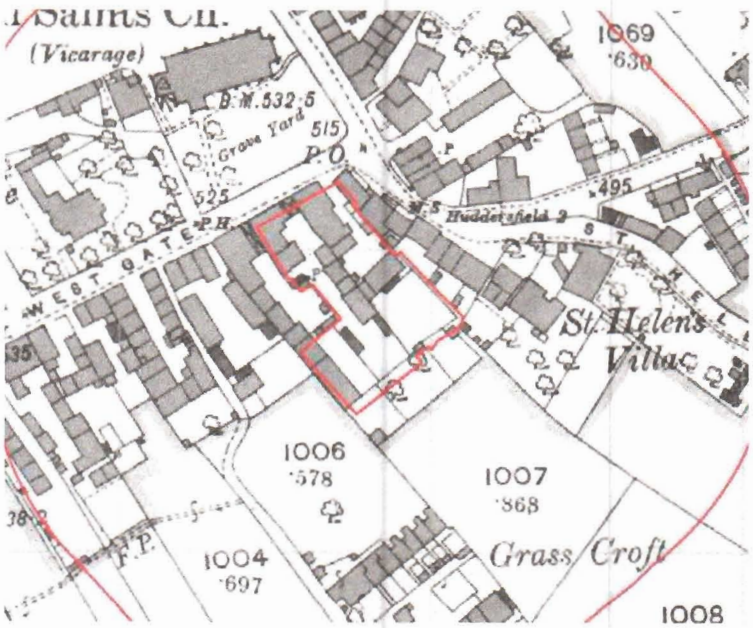
2.06 With such an array of listed buildings within close proximity, the application site is undoubtedly within the curtilage of a listed building, hence the listed building application accompanying the full planning application.

2.07 In addition to the surrounding listed buildings there is a unique pattern in the arrangement of the houses situated on the southern side of Westgate.

2.08 The report of the survey on the Almondbury Conservation area states *"The area contains a considerable variety of buildings, ranging from the close-knit stone terrace development found in the 'Folds' and 'Crofts' off Westgate….the density of the enclosed areas is still quite high. The main reason for this is the predominance of the stone terrace development. particularly along Westgate where the compact arrangement of dwellings results in a total of almost 200 houses existing along this comparatively short stretch of road."*

2.09 The report also states, *"The other dominant grouping type is that found along the south side of Westgate. Here the stone cottages are arranged in folds which are characterised by short enclosed cul-de-sacs or yards and were probably originally grouped in this fashion to afford protection from the elements."*

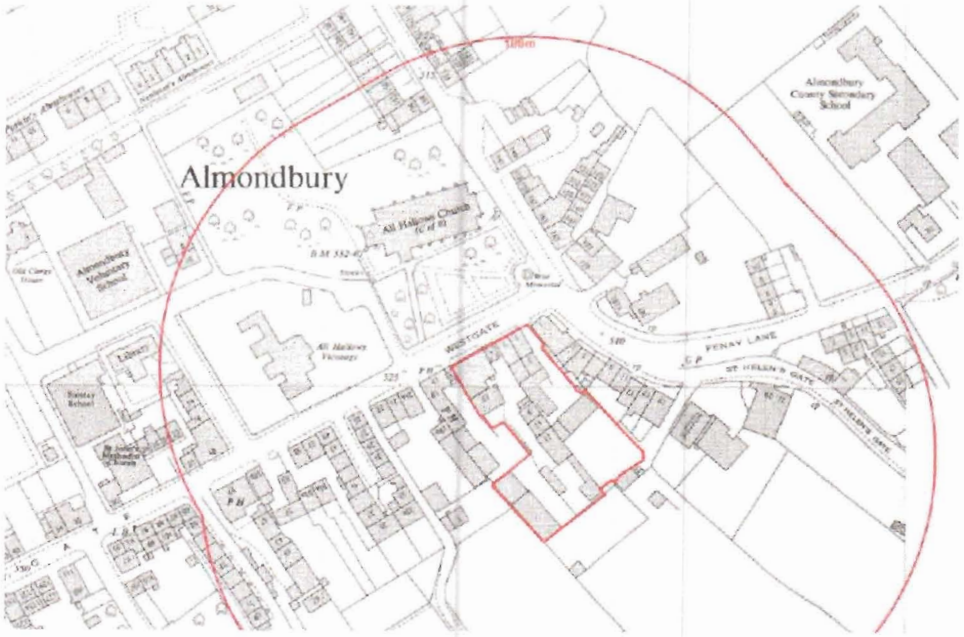
2.10 The O.S. map of 1893 shown below illustrates that the application site curtilage was made up of two such folds, with individual accesses.



2.11 The eastern fold formerly occupied the area of the current car park and was accessed between the large 3 storey houses fronting onto the rear of the pavement and the corner building which is now the wine shop. The buildings in this fold have now been demolished.

2.12 The western fold was accessed through the carriage entrance of Wormall's Hall and the majority of these buildings remain intact, including the workshop (to be converted) and the adjoining cottages, along with the barn building (to be converted). The barn appears to have a large building attached to its southern end which has now been demolished.

2.13 The extract from the 1957 O.S. map below shows both fold buildings still intact at this date.



2.14 The photo below, taken in 1910, shows Wormalls Hall, the adjacent frontage building and the entrance to the two folds.



3.00 Heritage Impact Assessment

3.01 Approval has already been granted for a pair of semi-detached houses shown as plots 3 & 4 on the approved site plan.

3.02 Reference to the old maps will show that there was a building originally situated across the bottom of the fold where plots 3 and 4 are positioned, which gave a sense of enclosure to the fold.

3.03 The siting of Plots 3 & 4 and subsequently the detached house forming the subject of this new application, seeks to re-create that original feature and add enclosure once again to the bottom of the fold.

3.04 The position and appearance of no. 179, Northgate makes a significant and positive contribution to the Conservation Area. It is also a grade 2 listed building under list entry number 1229272 and therefore worth emulating as a detached house for substituting on plots 3 and 4.

4.00 Justification

4.01 Significant resources have recently been spent on improving the visual appearance of the Westgate streetscape in order to enhance the Conservation Area.

4.02 The one remaining incongruous area which currently detracts from these improvements is the area known as 3, 5, 7 Westgate. Over the years this area has deteriorated into an unkempt car park which has attracted unauthorised usage.

4.03 The site has been actively marketed since the receipt of the original planning approval. The majority of potential purchasers have enquired whether the semi-detached houses on plots 3 and 4 could be substituted for a detached house.

4.04 It would appear that if this change of house type could be approved, it would make the site a more attractive proposition and would be the key to unlock a purchase of the site and hence enable the development to go ahead, thereby enhancing the Conservation Area by reverting back to its former pattern of development.