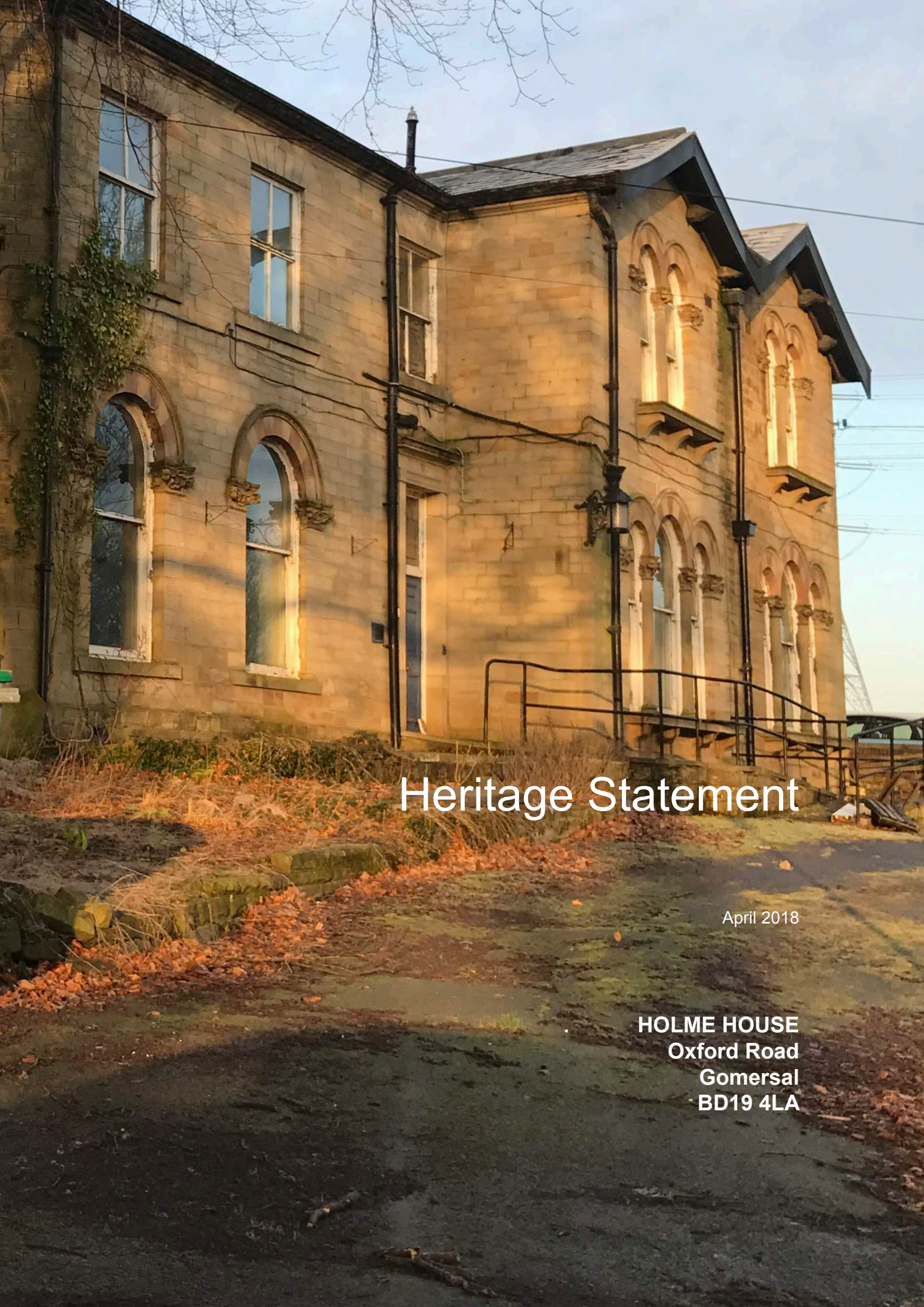




Heritage Statement

April 2018

HOLME HOUSE
Oxford Road
Gomersal
BD19 4LA

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01 Character of the Area and Location

The site is located within a residential area on the northern edge of Gomersal, close to the junction of Oxford Road and Dewsbury Road. The site already has an established access for vehicular use and has a small stone wall fronting onto Oxford Road. Set back from the road is an existing derelict building of the former nursing home and residential cottage to the rear. The site is relatively flat to the front rising slightly to the rear. Within the grounds are several trees and these form a distinct boundary along the road edge.

In terms of the local context, there is wide variation of styles across the area which mainly consist of traditional and modern detached houses. Almost all would be generally considered as traditionally built. Brick and stone are the predominant walling material throughout. Roofs are a mix of natural slate and clay tiles on both the older and modern houses along Oxford Road.

02 The Site

The site is positioned to the front of the derelict former Holme House nursing home and has roads to both the North and East boundaries with housing and the new care home to the West. There is an established vehicular access point from Oxford Road and this is used by the existing dwellings and for collection of the care home bins. There are several trees within the centre of the site with a larger concentration along Oxford Road.

Surrounding the site are larger private dwellings set within their own grounds and more noticeably the relatively new care home to the rear. This new care home is mainly 3 storeys in scale, stepping down to 2 storeys in some locations. The existing Holme House cottages are typical 2 storey dwellings and are positioned to the rear of Holme House fronting onto a cobbled street. These cottages are not visible from Oxford Road as the scale of the derelict Holme House shields them from view. The main material for all the buildings within close proximity to the site is stone and slate tiled roofs.

02



Aerial of site and surrounding areas



Aerial of site and immediate context

03 Holme House

Kirklees have identified Holme House as a non-designated heritage asset. This has identified Holme House as having a degree of significance, meriting consideration in planning decision but is not formally designated as a heritage assets.

In reviewing the significance of Holme House we have reviewed the following Historic Environment Records:

- The National Heritage list for England
- Heritage Gateway
- West Yorkshire Archeological Advisory Service
- Historic England

This research has not provided any additional detailed description or information about the building.

Extent of the Asset

Holme House is located adjacent to Oxford Road and is set back from the highway by approximately 40m. The land to the front of the house is open overgrown landscaping with mature trees. To the front and in close proximity to the house are several trees with the highest concentration of trees running along the boundary with the Oxford Road.

To the South of Holme House are large private dwellings set within their own landscaped gardens with Lowood House having its private drive access off Oxford Road. Immediately to the rear of Holme House are smaller residential dwellings known as Springfield Cottage and Holme Cottage. These dwellings have access through the site via the existing private drive from Oxford Road. Holme Cottage and Springfield Cottage overlook the back of Holme House with a separation distance of approximately 8m and have modest private gardens to the rear. Parking and pedestrian access for the cottages is from the hard landscaped cobbled road which offers a good relationship and setting for the cottages.

To the rear of this cluster of buildings sits the relatively new Holme House care home. This building is predominately 3 storeys in scale with some elements dropping to 2 storeys adjacent to the cottages. Access to this building is to the North of the development site with its main entrance to the West and associated parking areas. The scale and massing of this building is best seen on the approach from Oxford Road where it sits side by side to Holme House and demonstrates the clear changes in architectural style and materials.

Significance of the Asset

The presence of Holme house can be seen on the Historic maps dating back to 1892 but the exact date of construction is unknown. Holme House is constructed from regular coursed cut stone with slate tiles pitched roofs with some water tabling details to the rear elements and semi circular pelmet to the hexagonal side bay. The front elevation facing onto Oxford Road has a double gable elevation set forward of the side wing to the left. These gable elevations have the greatest amount of stonework detailing with three bay arched windows on the ground floor and double arched windows on the first floor. Victorian in style the separating columns between the windows have decorative Corinthian style heads. To the side wing this is slightly less decorative with single arched windows on the ground with similar detailing but Victorian proportioned square windows on the first floor. The rear elevations are void of any interesting detailing with simple stone heads and cills and a mix of Victorian / Georgian style windows.



Front elevation to Holme House

Holme House ceased being used as a care home in 2008 and has remained vacant for the past 10 years. The buildings have remained untouched over this period of time with no or little maintenance. As a result of this neglect the internal environment is unsafe with the roof and floor timbers becoming rotten with areas subject to significant failure in the structure. This can be seen on the recent internal photographs where sections of the roof have fallen into the building and floors collapsed.

Any future repairs to the building would be subject to finding a suitable use to retain its upkeep and to date no alternative use has been found for the building and it is expected to remain empty for the foreseeable future.



Views inside the vacant buildings



Views inside the vacant buildings



Views inside the vacant buildings



Views inside the vacant buildings



Views from within the site



Views inside the vacant buildings



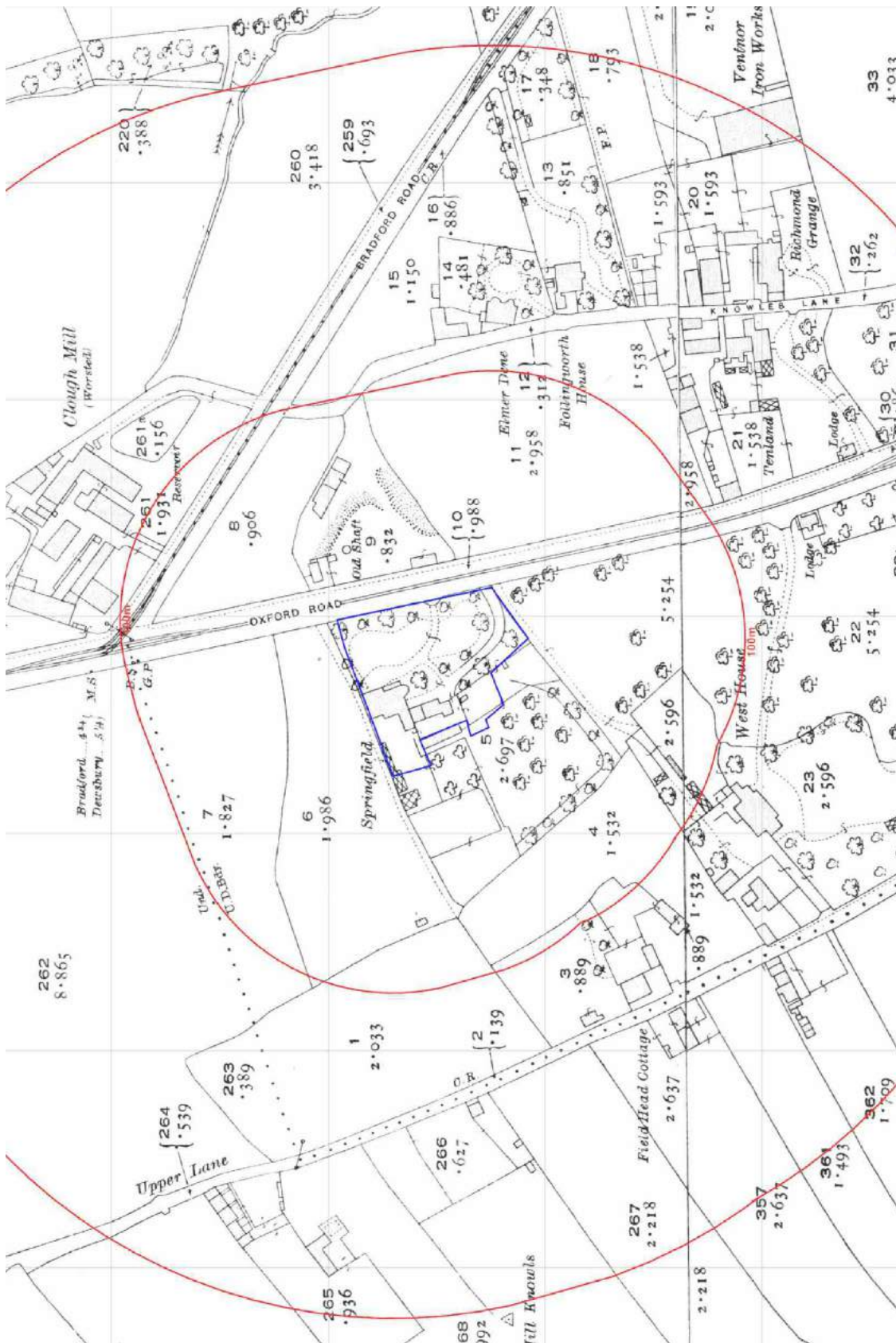
Views towards the derelict buildings



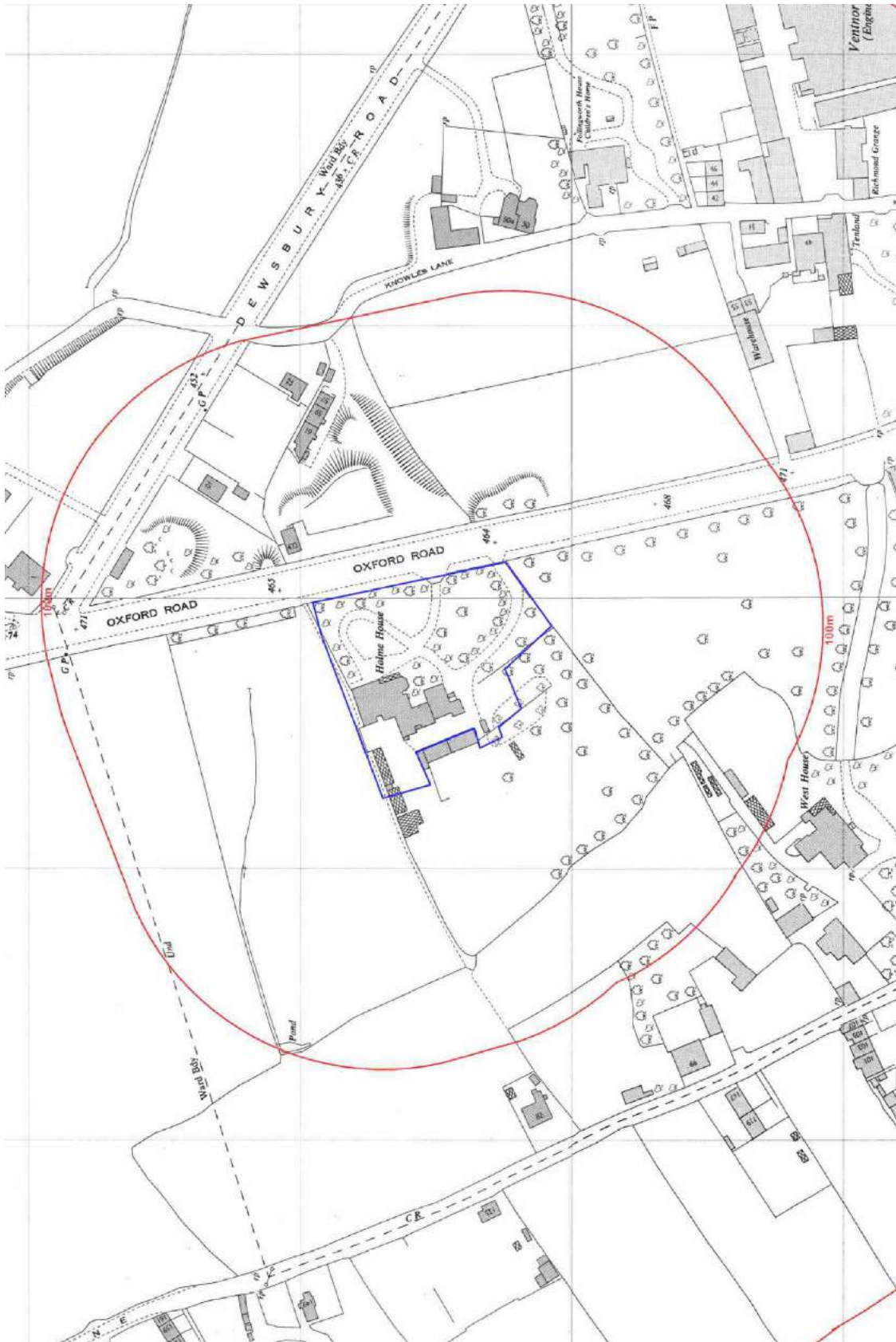
View along the access road towards the care home



Location map dating 1892 - 1894



Location map dating 1922

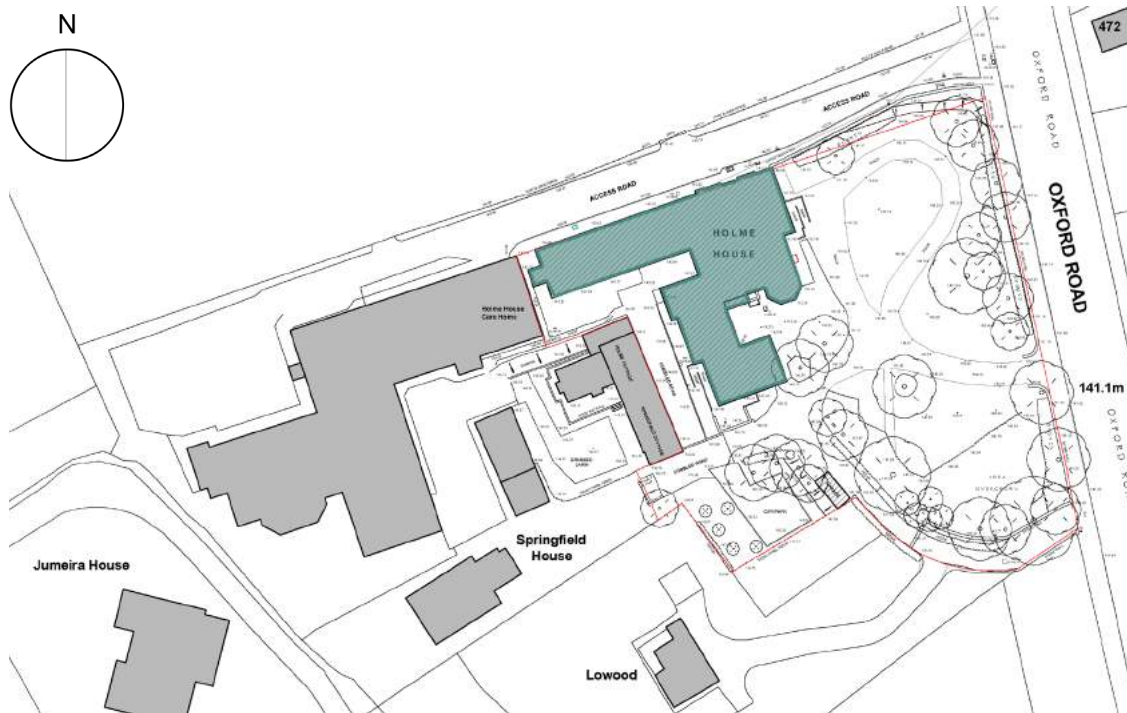


Location map dating 1956



05 Extent of Demolition

The area shaded in green highlights the extent of the proposed buildings to be demolished. This demonstrated the impact Holme House has on the developable area and its removal will bring Holme and Springfield cottages into the proposed development, reduce the bulk and massing of the North elevation when viewed along Oxford Road.



Plan showing the extent of demolition as part of the proposed development



Plan showing the proposed site layout with the area of Holme House and the impact this has on developable areas.

06 Proposals and Justification of the Works

The previous use of the building was a care home. The use as a care home was deemed to be unacceptable in terms of the accommodation standards and became economically unviable to maintain the building as an ongoing business. This resulted in the construction of a new care home to meet with current standards and to compete with other care home providers.

The size, shape and location of Holme House excludes it from benefiting from a change of use to residential as the space around the building is too restrictive in terms of private outdoor amenity space, parking and overlooking of the surrounding buildings. To split the house into separate dwellings would result in a neutral return due to the terraced nature of the dwellings and the below standard private amenity space.

The position of Holme House on the site and the relationship to the existing trees prevents all reasonable use of the site with additional housing being impacted by the retained building. Any new dwellings will have less amenity space and the central green space with the feature trees will have a significant impact on the commercial viability of any future housing and the sales values. If Holme House is retained, the potential profit from the reduced number of dwellings would not be able to offset the cost of reinstating Holme House as part of the development proposals.

By demolishing Holme House the existing cottages will front onto the new development and become an important elevation to the setting of the scheme, the cobbled road will be enhanced and extended as required.

We believe the loss of Holme House is out-weighted by the benefit of bringing the site back into use.



View towards Holme and Springfield Cottage



View towards Holme and Springfield Cottage

The existing stone from the buildings is still of reasonable quality and has a significant value. The intention will be to reuse this stone as part of the proposed development and used in part to form the boundary walls and other retaining walls within the site. Stone heads and columns can be used to form a gateway entrance into the site.

07 Proposed Site Plan



Site plan drawing submitted with the application drawings

