



WYJS, Nepshaw Lane South, Morley, Leeds LS27 7JQ
t: 01135350300
e: dhunter@wyjs.org.uk
www.wyjs.org.uk/archaeologyadvisory

CONSULTATION RESPONSE TO PLANNING APPLICATION

To Planning Services, Kirklees Metropolitan Council, PO Box B93, Civic Centre, Huddersfield HD1 2JR

For the attention of **David Wordsworth**

Application No. 2018/62/92647/W

Development Hybrid Planning Application for mixed use development - retail/office and 239 residential units (Use Classes C3/A1/A3/B1a). Full Planning permission for the partial demolition of the former Kirklees College, erection of a food retail store with residential above and erection of two mixed use (retail/residential) buildings, alterations to convert grade ii* listed building to offices and creation of vehicular access from Portland Street, New North Road and Trinity Street. Outline application for erection of four buildings mixed use (residential/office) (Listed Building within a Conservation Area)

Site Address Former Kirklees College, New North Road, Huddersfield, HD1 5NN

THANK YOU FOR YOUR CONSULTATION. AS KIRKLEES DISTRICT'S OFFICIALLY RETAINED PROFESSIONAL ADVISORS ON THE HISTORIC ENVIRONMENT, THE WEST YORKSHIRE ARCHAEOLOGY ADVISORY SERVICE WOULD MAKE THE FOLLOWING COMMENTS –

Statement of Significance

The application site comprises the buildings and grounds of a Georgian and later infirmary which is grade II* listed and a designated heritage asset (National Heritage List for England No 1,228,645 and West Yorkshire Historic Environment Record PRN 16301). The applicant has supplied a heritage statement summarising the history and development of the former hospital and college and identifying some of its significant features.

The Huddersfield and Upper Agbrigg Infirmary opened in 1831 and can be characterised as having a modified pavilion plan with a central grand entrance and, it is presumed, wards in wings to the rear. To modern sensibilities the scale and style of main façade is out of balance with the infirmary's initial provision of only 24 beds. However, this block also provided accommodation for the principal medical officers, consulting rooms etc..

Additional accommodation for both staff and patients continued to be built or created throughout the 19th century. The addition of a suite of medical baths, including Russian and Turkish, in 1876 was an unusual enhancement to the hospital. During the 20th century the hospital continued to grow both organically as additions were made to the original facility and new free standing buildings and air heating system.

The WYAAS do not object to the proposed change of use to the original and 19th century infirmary buildings. However, the infirmary and in particular the original Oates Pickergill phase and the unusual baths block, should be subject to an appropriate level of archaeological and architectural recording prior to development taking place to record features of significance.



Impact of Proposed Development

The application seeks to selectively demolish later buildings within the hospital and convert the listed elements of to commercial uses with new build retail and domestic accommodation within the historic estate. Conversion of the historically significant infirmary buildings may reveal and destroy important evidence of the original form a and development of the hospital in the mid-to-late 19th century.

Recommended Course of Action

The WYAAS recommend that should the application be approved then an appropriate level of archaeological and architectural recording should be carried out prior to and during demolition (a building record).

This work can be secured by a suitably worded condition being placed on any grant of planning consent awarded by Kirklees Council.

Relevant Policies

In relation to the recommended archaeological and architectural recording the National Planning Policy Framework paragraph 199 states that local authorities “should require developers to record and advance understanding of significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”.

This is further supported by Kirklees UDP policy BE10 clause ii “PROPER PROVISION FOR EXCAVATION AND RECORDING NEEDS TO BE MADE BEFORE DEVELOPMENT PROCEEDS”.

Publication Draft Local Plan, Strategy and Polices (November 2016)states with reference to listed buildings that “it is important that this historic character is protected by new development “(paragraph 8.23) Policy PLP 35 .2 that developers should conserve those element [of a site] which contribute to their [its] significance and “When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.”.

Recommended Planning Condition

The WYAAS recommend that recommend that the application should be modified to retain the most significant multi-storey mill buildings.

Should permission be granted the former infirmary should be subject to an appropriate level of archaeological and architectural recording prior to demolition and conversion. This work can be secured by the attachment of a suitable condition to any grant of planning permission awarded. In accordance with the Department of the Environment's Circular 11/95, we recommend that the condition be worded as follows:



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"No demolition or development to take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological & architectural recording. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority."

Or, as an alternative to the above model condition which was first introduced in 1990, the following condition is suggested by Historic England in their Historic Environment Good Practice Advice, Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015 paragraph 37:

No demolition/development shall take place/commence until a written scheme of archaeological investigation (WSI) has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI*

Detail of Archaeological Investigation

Details of the necessary archaeological work, in the form of a specification, will be provided to the developer on written request, by the WY Archaeology Advisory Service in our capacity as Kirklees Planning Department's advisors on archaeological matters. The WY Archaeology Advisory Service will also be responsible for monitoring the work of the archaeological contractor commissioned by the developer to undertake this work, on behalf of the Planning Authority.

The WY Archaeology Advisory Service can also provide a list of archaeological contractors who may be available to tender for the work. In order to aid the developer to meet the requirements of the above condition I would suggest that it might be helpful to add the following as a note to the planning permission:

"For further information please contact: David Hunter, West Yorkshire Archaeology Advisory Service: 01135350300."

We would strongly suggest that the developer be advised that a reasonable period of time for the execution of the necessary archaeological work **must** be allowed for within the overall site timetable. Any commencement of work on site prior to the approval and implementation of an archaeological specification, and/or any failure to schedule work properly that results in



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inadequate archaeological recording, should be deemed by the Planning Department to be a breach of the planning condition.

Copy of decision notice required? Yes

Date of Response 11/09/18
WYAAS Contact Officer David Hunter
Telephone 01135350300

E-mail David.Hunter@wyjs.org.uk

WYAAS ref. P/K/2018(13.08)

David Hunter **Senior Archaeological Officer – WYA Advisory Service**