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15/C40

HERITAGE STATEMENT

FOR

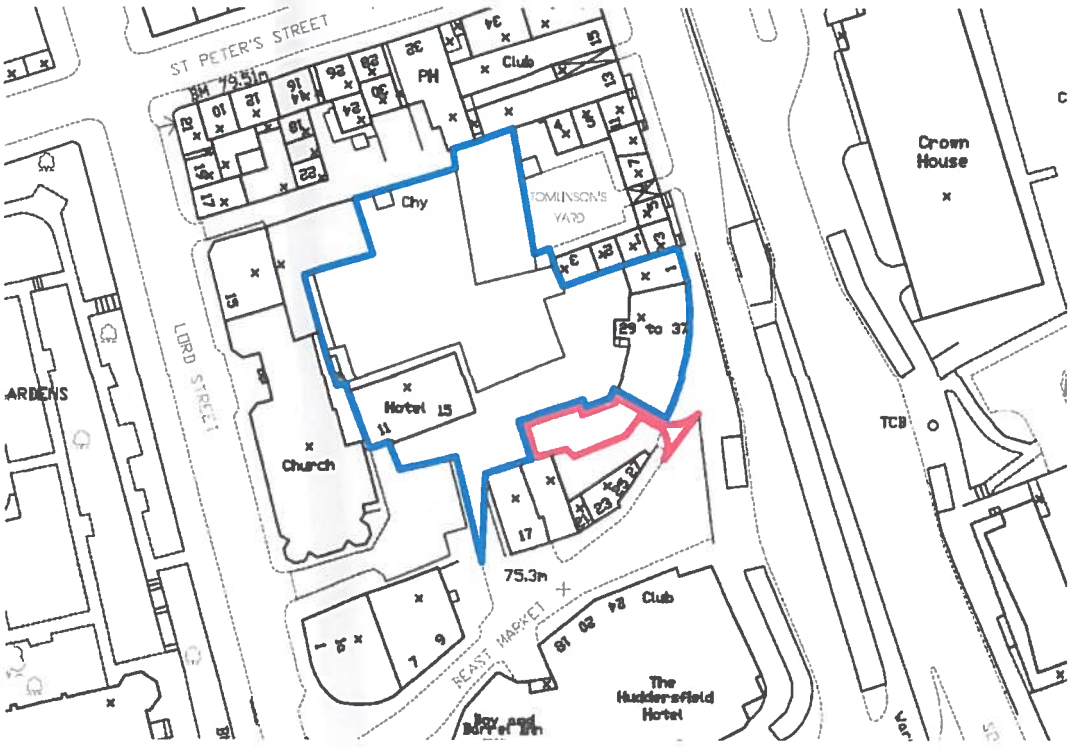
CHANGE OF USE, ALTERATIONS & EXTENSION TO CREATE SELF CATERING GUEST ACCOMMODATION TO BE USED IN CONJUNCTION WITH THE HUDDERSFIELD CENTRAL LODGE

AT

29 BEASTMARKET, HUDDERSFIELD

Location

29 Beastmarket is located to the rear of 21 - 27 Beastmarket, Huddersfield, but accessible from the Huddersfield Central Lodge complex. The complex is accessed via the cobbled road between No. 9 and No. 17 Beastmarket. The hotel complex consists of the Lodge at 11 to 15 Beastmarket; the Mews, which are first and second floor bedrooms over 31-37 Beastmarket & 1 Southgate and the secure car park.



No. 29 is currently a workshop and store at ground floor with storage at first floor level. In the past the first floor was used for cultivating plants used around the complex.

The property is located within the Huddersfield Town Centre Conservation Area, see map extract below.



Description

11 – 15 is visible on the 1851 historic map for Huddersfield Town Centre, No. 29 is shown on the 1890 Ordnance Survey Map but 31 – 37 Beastmarket does not appear until the 1907 map.

No. 29 is not listed.

11 – 15 is Grade II Listed with the entry number 1220303 and was first listed in 1976. The details of the listing are:

BEASTMARKET 1.5113 (North Side) Nos 11 to 15 (odd) SE 1416 NE 2/67 4.2.76. 11 2. C18. Hammer-dressed stone. Pitched stone slate roof. 2 storeys. Tall brick stacks. Gutter on cut stone brackets. 6 ranges of C19 sashes in plain raised surrounds. Rear has 1 range of 4-light stone mullioned sashes with glazing bars (ground floor one has one mullion removed), another range of stone mullioned sashes (ground floor are 5-light with glazing bars, 1st floor one 4-light with 2 mullions removed), continuous vertical staircase window over door with 6 moulded panels, and one range of C19 sashes.

No mention is made of other buildings surrounding 11 – 15.

No. 29 has 3 distinct parts, a two storey section to the west, the middle section has a first floor within the roof space and the eastern end is single storey with a roof terrace linking it to No. 31 Beastmarket.

The western section has rendered walls under a stone slate roof with stone steps. The central section has rendered walls with slate roof to the southern face and polycarbonate sheeting to the northern face. The eastern section has rendered walls with a stone coping. All doors are painted timber.

The proposal replaces the polycarbonate sheeting to the northern face of the roof with slates to match the southern face and incorporates a timber dormer in the same style as the dormers on the listed building 11 – 15. The dormer will have timber windows and timber cladding to the cheeks.

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, BE5-8 Conservation Areas and BE13 Extensions.

Assessment of Significance

The building has little archaeological, artistic or historic importance despite its age. On historic mapping buildings are shown abutting the western and northern elevations from the turn of the century until the 1950's when the building to the west is no longer shown on maps and the building to the north is no longer shown in the 1960's.



The roof structure of the centre section has been modified in the past to create the required headroom, the slates removed and replaced with polycarbonate roof sheeting. The building is in a poor state and it has a negative contribution to the Conservation Area.

Contribution of Setting to the Significance

The building with its neighbours creates the enclosure to the courtyard around 11 – 15 Beastmarket and its retention would be desirable. No. 29 is subservient both in scale and design to its neighbours being a mixture of single and two storeys adjacent 3 storey buildings. It is a very simple building with little detailing.

Assessment of Impact on Significance

Bringing the building back into use as part of the hotel complex will be an improvement over its use for storage. Our proposals replace incongruous roofing materials with blue slate which are better suited to its location. The design of the dormer matches those on the rear of the listed building and will only be visible from within the complex courtyard. The proposal will have a positive contribution on its setting within the Conservation Area.

Justification

The proposal has a positive impact on the setting within the Conservation Area, it is an expansion of an existing business set within a listed building and the proposal has been previously approved on two occasions.