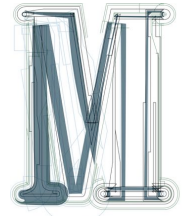


m b Heritage

Former Batley & District
Cottage Hospital
Carlinghow Hill, Batley

Built Heritage Statement



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Former Batley & District Cottage
Hospital, Carlinghow Hill, Batley

Built Heritage Statement

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1.0 INTRODUCTION

1.01 This Statement, prepared on behalf of Fernbrook Associates Ltd, sets out an assessment of the potential impacts upon the built historic environment predicted to arise from the redevelopment of buildings and land comprising the former Batley & District Cottage Hospital on Carlinghow Hill in Batley, West Yorkshire. The extent of the relevant site (Figure 1) includes buildings and fabric associated with a former hospital established during the late 19th century. The statement considers the heritage significance of the extant buildings and associated structures comprising the site within the national and local context. It also considers the historic setting of the buildings and the contribution they make to the historic environment. The statement has regard to relevant assessment guidance produced by Historic England and that contained within the National Planning Policy Framework 2018.



Figure 1: Site Plan

- 1.02 The Statement has been produced in order to inform the consideration of proposals for the residential re-development of the site, including demolition of a number of standing buildings and structures.
- 1.03 The Statement is structured to initially set out the relevant policies and guidance at national and local level which inform assessment and decision-taking in respect of the historic environment. It then describes the significance and heritage values of the site having regard to Historic England guidance and sets out national policy guidance central to the consideration of re-development options. It finally assesses the predicted impacts upon significance arising from the development proposals.
- 1.04 The document, Conservation Principles¹ relates to the assessment of heritage significance and the relative importance and value of those elements which contribute to this significance. It indicates that such an assessment should be proportionate in scope and depth to the decision to be made. This reflects guidance contained within the Framework which defines significance as:
- “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from an asset’s physical presence, but also from its setting.”*
- 1.05 Conservation Principles and the Framework provide definitions and guidance in respect of the assessment of archaeological, architectural, artistic and historic interest within the national and local context. This guidance has informed the assessment set out below.
- 1.06 Site survey visits were made during September 2018. Whilst some internal inspection was possible much of the interior was inaccessible due to structural and health and safety issues following a series of fires and acts of vandalism. As such this assessment is based upon a rapid visual survey and review of archive records. Recommendations are made below regarding future building recording and assessment.

¹ Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, English Heritage (now Historic England), 2008

2.0 POLICY AND ASSESSMENT GUIDANCE

2.01 The policies contained within the National Planning Policy Framework (hereafter the Framework), taken together, comprise the Government's view of what sustainable development should constitute in practice. The protection and enhancement of the built historic environment is an over-arching environmental objective within the Framework (paragraph 8).

2.02 A heritage asset is defined within the Framework as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)"

2.03 Significance, for heritage policy, is defined in the Framework as:

"The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

2.04 In undertaking any heritage assessment the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance in the national and local context. In considering heritage interest the Framework defines the nature of the particular archaeological interest a heritage asset may hold:

"There will be archaeological interest in a heritage asset if it holds, or may potentially hold, evidence of past human activity worthy of expert investigation at some point."

2.05 The Framework does not provide a definition of what constitutes architectural, artistic or historic interest. Guidance can however be derived from Paragraph 9 of Principles of Selection

for Listed Buildings (DCMS March 2010) which provides definitions of architectural and historic interest in the national context:

“Architectural Interest. *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

Historic Interest. *To be of special historic interest a building must illustrate important aspects of the nation’s social economic, cultural or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.”*

- 2.06 Further practical guidance informing the understanding of significance can be taken from Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008). This sets out a heritage value driven approach to the assessment of significance. These values are inter-related and fall into four categories:

Evidential Value:	<i>The potential of a place to yield evidence about past human activity</i>
Historical Value:	<i>The ways in which past people, events and aspects of life can be connected through a place to the present</i>
Aesthetic Value:	<i>The ways in which people draw sensory and intellectual stimulation from a place</i>
Communal Value:	<i>The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory</i>

- 2.07 Conservation Principles advocates a systematic and consistent approach to the assessment of significance which is appropriate and proportionate in scope and depth to the decision to be made or the purpose of the assessment (paragraph 61). It sets out a number of stages to assessment which may not be applicable to all places to be assessed but which provides a framework through which heritage significance can be articulated:

- *Understand the fabric and evolution of the place*
- *Identify who values the place, and why they do so*
- *Relate identified heritage values to the fabric of the place*
- *Consider the relative importance of those identified values*
- *Consider the contribution of associated objects and collections*
- *Consider the contribution made by setting and context*
- *Compare the place with other places sharing similar values*
- *Articulate the significance of the place*

2.08 In any assessment it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and, conversely, the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

2.09 In determining the scope and extent of assessment the Framework, at paragraph 189, states that, in describing significance:

“The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

2.10 The assessment of significance of a place provides a baseline from which to assess the impact of development proposals. Paragraph 192 of the Framework indicates that, in determining planning applications, local planning authorities should take account of:

- *“The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness”*

2.11 Further discussion of Framework policy relevant to the re-development proposals for the site is set out in the concluding section of this Statement.

2.12 Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Paragraph 195 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset, authorities should refuse consent unless it can be demonstrated that:

“The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss.”

2.13 Where less than substantial harm is identified to the significance of a designated heritage asset the Framework advises, at paragraph 196, that authorities should weigh the public benefits of the proposal against the harm identified.

2.14 The Framework does not provide a definition of ‘substantial harm’ but National Planning Practice Guidance (NPPG) does consider the process of assessment and states that:

“Whether a proposal causes substantial harm will be a judgement for the decision-taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases It is the degree of harm to the asset’s significance rather than the scale of development that is to be assessed, the harm may arise from works to the asset or from development within its setting”.

2.15 The NPPG also considers what is meant by the term ‘public benefits’ and states that:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (paragraph 7)” [Paragraph 7 is now replaced, in terms of broad principles, by paragraph 8 of the revised Framework]

2.16 Paragraph 197 of the Framework indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications, a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset affected.

2.17 Where development falls within the setting of heritage assets, the Framework indicates that authorities should look for opportunities for new development to enhance or better reveal their significance. Where proposals preserve those elements of setting that make a positive contribution to the asset (or which better reveal significance) they should be treated favourably (paragraph 200).

2.18 As regards the consideration of what constitutes the setting of a heritage asset the Framework provides the following definition:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

2.19 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

2.20 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19).

2.21 The setting guidance provides a narrative framework for the consideration of potential development impacts upon the significance, within views and setting, of individual heritage assets. This is adopted within the assessment set out below.

Guidance on Building Typology

2.22 Historic England has produced a series of thematically arranged listing selection guides which provide detailed guidance on buildings eligible for statutory listing within the national context. The original building use was as a hospital and the thematic guidance provided in the selection guide on Health and Welfare Buildings (December 2017) is therefore relevant in assessing the significance of the buildings.

2.23 The guide sets out a number of over-arching principles for assessing health and welfare buildings:

- All medieval hospitals and welfare buildings and most dating from the 16th to 17th centuries will be eligible for listed if they survive in anything like their original form
- Pre-1840 general hospitals, pre-1868 hospitals with pavilion plans and workhouses prior to 1845 will be listable unless heavily altered
- Greater selection will be required for later examples given the vast increase in building numbers. Architectural interest, planning and intactness will be crucial considerations.
- Some building types were treated with particular architectural embellishment and should be assessed on their own merits, with quality of design being the most important factor
- Good modernist inter-war hospitals and health centres and those reflecting major innovations in medical practice, are eligible
- Very few post-war examples of health and welfare buildings have been designated to date but those displaying outstanding architecture and historic interest may qualify

2.24 Cottage hospitals emerged during the 1860s to provide hospital care for patients near their homes and family and were often run on a subscription basis. Around 300 had been constructed by 1895. They were not built to any particular planned form or size and were initially of domestic character. Later success did lead to an increase in size and the adoption of the pavilion plan and they are a feature of planned developments, notably Port Sunlight in Liverpool. The generally domestic scale of the cottage hospitals lent itself to the vernacular, Queen Anne Revival and Arts and Crafts styles. With changes in health provision many became redundant or were substantially extended, often rendering the building unlistable.

Summary

2.25 The assessment guidance summarised above can be drawn together to provide an assessment framework based upon a number of recognised heritage values. These can be defined as follows:

A. Archaeological

Derived from the potential of a place to yield evidence about past human activity and the extent of physical remains that have been inherited from the past. The ability to understand and interpret this evidence can be diminished dependent upon the extent of any removal or replacement.

B. Architectural

Principally relates to the aesthetic qualities derived from the conscious design of a building, structure or landscape as a whole. Regard should be had to the quality of composition, materials, decoration, detailing and craftsmanship including any planned landscape or planting.

C. Artistic

Derives from the value ascribed to the creation of a work of art by a designer or craftsman to the extent that it remains the product of the artist's hand. Artistic values may develop over time in response to particular cultural frameworks.

D. Historic

Derives from the meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory. Also the ways in which past people, events and aspects of life can be connected through a place to the present. Historic value tends to be illustrative, evidential or associative and is therefore closely related to architectural or artistic values.

E. Group

The relationship a place may have with others of whatever type or era. It can include contextual or associative links due to complimentary uses or character. Group value will often inter-relate with architectural or historic values.

F. Setting and Views

Concerned with the manner in which the place sits within and is connected with its environment. This is often primarily, but not exclusively, understood by how it can be seen from fixed and dynamic viewpoints. Regard should also be had to views from a particular place which may hold value and the way in which a place may contribute to the significance of other heritage assets.

- 2.26 The consideration of these values allows for the relative heritage significance of a particular place to be assessed within the national, regional and local context. Whilst a narrative approach to this assessment is preferred, where appropriate different elements within a place can be ascribed significance ratings. For example a principal façade may hold a high level of significance within the context of a wider site whereas modern additions, or heavily altered buildings, may hold no or low levels of significance.
- 2.27 The above framework is adopted in considering the heritage significance of the site below.

3.0 ASSESSMENT OF SIGNIFICANCE

Site Context

- 3.01 The assessment site (extent shown on Figure 1, above) is located to the west side of Carlinghow Hill and north-west of Batley town centre. The principal elevation of the standing building orientates towards, and is elevated above, the Hill from where vehicular and pedestrian access was historically taken although is now blocked off. A second access to the rear of the building and former parking areas is available via Transvaal Terrace to the south. The Terrace also provides access to a row of late 19th century houses, latterly adapted to form a nursing home, currently undergoing refurbishment (LPA ref. 2017/62/9021/E refers) and located west of the hospital building.
- 3.02 To the north-east of the site is the Batley Grammar School campus separated by a mature tree belt. To the south, beyond Carlinghow Hill, is later 20th century residential estate development on Lansdown Close and Chinewood Avenue. Land to the north of the former hospital building comprises areas of hardstanding and open scrubland enclosed by woodland. The boundary to the site comprises a stone wall with capping to the Carlinghow frontage which continues along Transvaal Terrace and encloses an area of open garden land. Boundaries to the west and north are open with an area of hardstanding historically used for car parking.
- 3.03 The building was historically used and purposed as a hospital and subsequently a nursing home which closed in late 2011 and the building has remained vacant since. Permission was granted in 2014 for the change of use of the building from the nursing home to a school (LPA ref. 2012/62/91697/E). Whilst some minor internal works have been undertaken no substantive alterations are apparent in connection with this approval and the new use was not implemented. Subsequently the building has been subject to significant fire damage, partial collapse and loss of fabric through vandalism.

Heritage Assets

- 3.04 The former hospital building does not comprise a designated heritage asset although a number of listed buildings, identified on the National Heritage List for England (NHLE), fall within the vicinity of the site:

Church of St. John: Grade II Listed Building (list entry number 1134643)

Located on Ealand Road (NGR: SE23378 24972) and comprising a gothic revival church by Michael Sheard erected in 1879.

Church of St. Mary: Grade II Listed Building (list entry number 1183965)

Located on Cross Bank Road (NGR: SE23719 24580) and comprising a gothic revival church erected in 1870.

521 Bradford Road: Grade II Listed Building (list entry number 1313693)

Former National School on Bradford Road (NGR: SE24042 24675) dated 1848.

Carlinghow Mill: Grade II Listed Building (list entry number 1419722)

Located on Bradford Road and comprising a late 18th century multi-storey corn mill and associated barn range.

- 3.05 The former hospital site is not identified by the West Yorkshire Historic Environment Record (WYHER) although a number of sites, relating to the 19th century industrial expansion of the area, are recorded:

Carlinghow Mills (PRN3587)

Separate building to the similarly named listed corn mill. Carlinghow Mills were established as a woollen mill by John Nussey in 1826 although buildings were replaced following fire in 1831.

Victoria Mill (PRN3608)

Woolen mill operating between 1850 and 1900.

Bulrush Mill (PRN8308)

Textile mill established in 1868 by Talbot, Senior & Company. Main building now demolished.

Former Tram Depot, Bradford Road (PRN7092)

Horse and steam depot, part of the Yorkshire Woolen Tramways. Build later incorporated into Wilton Mills.

Victoria Mill (PRN8333)

Steam powered mill dated to 1871 and occupied by Joseph Jubb, woollen manufacturer. Demolished in 1986.

- 3.06 The National Register for the Historic Environment (NRHE) similarly documents the industrial foundation for the growth of settlement in the area during the late 18th and 19th centuries. These include a number of late 19th century textile mill sites at Park Mills (NMR SE22 SW181), Fountain Mill (NMR SE22 SW204), Prospect Mill (NMR SE22 SW180) and Providence Mill (NMR SE22 SW182).
- 3.07 The NRHE records the Batley & District Cottage Hospital (NMR SE22 NW36) as being built in 1883 in a renaissance style to designs by W. Hanstock. The hospital was subsequently enlarged 1906-8 and 1925-7. At the time of the record the building was noted as being in nursing home use.
- 3.08 The site falls within the Upper Batley Conservation Area which was first designated by Kirklees Council in 1979 with review and extension in 2006. The hospital building is referenced as a key unlisted building within the conservation area holding architectural merit and historic importance to the character of Upper Batley and the growth of civic pride and wider social awareness in Batley.

Historic Mapping

- 3.09 The first edition Ordnance Survey (OS) plan, published in 1854 and surveyed 1847-51, shows the site as part of two agricultural fields running to the north side of Carlinghow Hill Lane. The London and North-Western railway line runs to the south west. Whilst the context of the site remains largely agricultural industrial activity is evident with *New Hall Quarry* (sandstone) shown immediately to the north-west of the site and two other sandstone quarries to the north and east of Carlinghow Hill Lane. Both Carlinghow Mill (woollen) and Carlinghow Mill (corn) to the south and north of the site respectively.
- 3.10 The 1890 town plan of Batley and 1894 OS plan shows the original layout of the hospital, annotated simply as *Cottage Hospital*, with a single pavilion block extending centrally from the principal range addressing Carlinghow Hill Lane. Landscaped grounds are shown to the south and south-west of the building and main access corresponds with the position retained today off the Lane. A yard area is shown to the rear with a number of ancillary buildings and structures shown likely including laundry block and mortuary. Transvaal Terrace, then known as *Ridley Street*, has been laid out and a range of terraced houses has been constructed to the

west of the hospital site. To the north-west the Grammar School has been constructed and *Carlinghow Station* is shown immediately south of the site. Significant industrial and residential growth is highlighted to the south of the site although to the north and south land-use remains predominantly agricultural. To the immediate north-west New Hall Quarry is no longer shown although worked areas remain clearly shown.

- 3.11 The 1907-8 OS map shows a small extension to the north side of the pavilion block of the hospital but otherwise the plan form of the building is largely unchanged. Ripley Road is now renamed as Transvaal Terrace. Craven House, a detached residence to the north-east, is shown as constructed on Carlinghow Hill although the context of the site to the north and south/south-east remains predominantly agricultural. This setting remains unchanged by the time of the publication of the 1922 OS plan although this is notable in showing a second wing extension to the south side of the hospital building and fronting onto Transvaal Lane. Further, more substantial extensions, are shown on the 1933 OS plan these effectively doubling the size of the building and eroding original plan form. Expansion is also shown to the Grammar School to the north-east and playing fields laid out to the north.
- 3.12 The 1956 OS plan shows a further detached building constructed to the north-west of the main hospital building and tennis courts area shown on land to the north. Further buildings are shown to the north by the time of the 1968-72 plan which also shows a car parking area to the north-west, this corresponding with currently retained areas of hard standing. By this point the rail line to the south is shown as 'dismantled' and in part built upon by the Chinewood Avenue residential estate. Further suburban growth is shown along Carlinghow Hill to the north-east with the residential expansion of Upper Batley. Subsequent mapping provides limited detail of the configuration of the hospital site although does highlight the continued residential growth of the area. Batley High School is shown by the time of 1980s mapping to the east of the site. Lansdowne Close was built in the late 20th century. The hospital use ceased in 1988.
- 3.13 Copies of selected OS mapping are included at Appendix 1 to this Statement.

Building Descriptions

- 3.14 Drawing upon the mapping regression exercise and on-site inspection the building phases within the site are shown as Figure 2, below. A series of plates are included at Appendix 2.

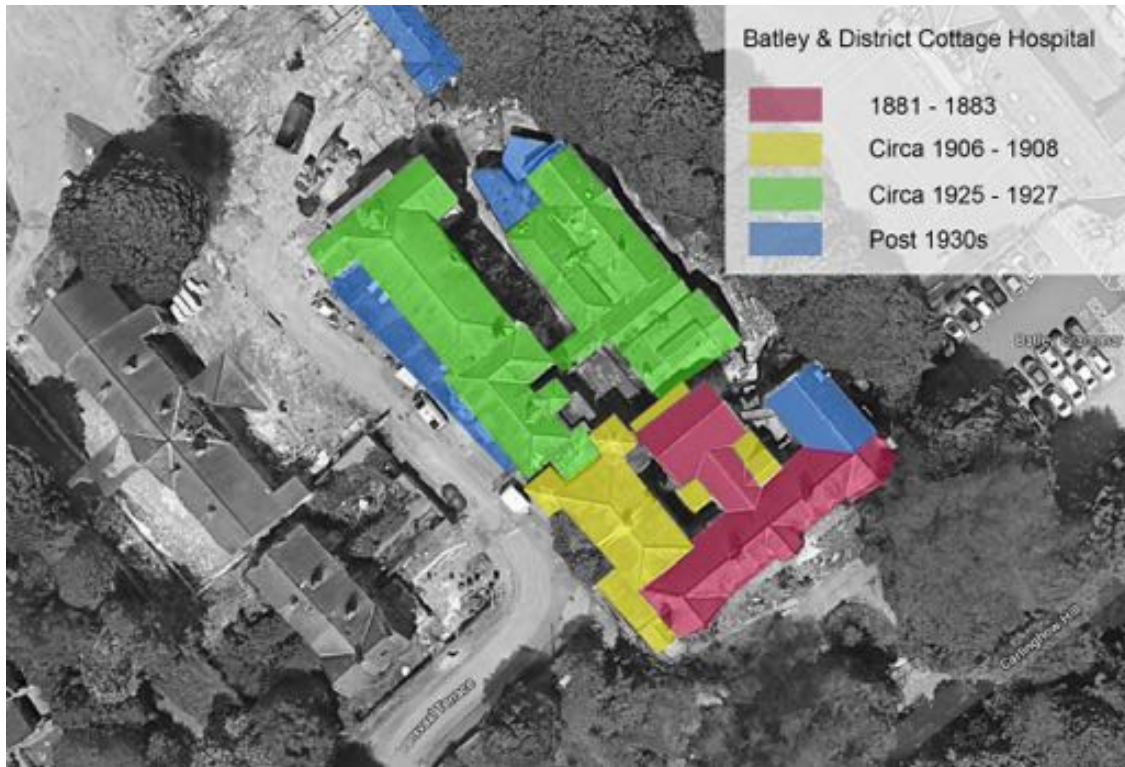


Figure 2: Building Phases

Original Cottage Hospital (1881 to 1883)

- 3.15 The foundation stone for the Batley & District Cottage Hospital was laid in April 1881 (Yorkshire Post and Leeds Intelligencer, 19th April 1881) with opening ceremony, conducted by Lord Wilton, in March 1883 (Leeds Mercury, 28th March 1883). The cost of the building had been raised by subscription and the building designed by the architect Walter Hanstock ARIBA. Plans of the building, published in *The Architect* (July 14th 1883), shows a typical symmetrical plan layout with central entrance lobby leading to a cross corridor with male ward to the south and female ward to the north. This layout is repeated on ground and first floor with sanitation areas shown to the rear of the north and south wings. Staff rooms are shown within the central section between the wards. The central block projecting to the rear provided kitchen and dining areas and was in single storey. The staircase was central and accessed from the main corridor.

- 3.16 Walter Hanstock (1834-1914) was RIBA trained and initially worked as a draughtsman under the architect Michael Sheard (who's works include the Church of St. John) before becoming a partner in the practice and later working in partnership with his son Arthur Walter Hanstock. Hanstock designed a number of notable buildings in Batley, including the Town Hall (dated 1905 under the practice Walter Hanstock and Son) (Grade II listed: 1300324), the Public Baths (1893) (Grade II listed: 1253988) and the Zion Methodist Chapel on Commercial Street (1869 in partnership with Sheard) (Grade II listed: 1313694). He also designed the Grade II* listed gothic revival mansion, originally known as The Woodlands and now the Bagshaw Museum, for the mill owner George Sheard in 1875.
- 3.17 The main range addressing Carlinghow Hill is in 2-storeys and constructed in an ashlar stone set under a grey slate roof. End bay former wards and the central entrance block are advanced and have pediments with decorative friezes adopting heraldic motifs. The entrance bay has entablature and decorative cornice with *Hospital A.D 1881* carved in relief. Neo-classical elements include the use of pilasters, triglyphs, niche moulds and decorative scroll work. Windows have stone mullions and transoms with, where retained, later metal framed inserts. Bays 2, 3, 5 and 6 have triangular cornices with moulded sea-shell motif. Window openings have stone mullions and transoms arranged in 12, 8 and 4 lights with casement inserts now with later metal or timber frames. Upper panes were originally painted but have now been replaced.
- 3.18 Side and rear elevations are more simply presented and use a rubble faced sandstone openings having stone heads and sills with no decorative elaboration. Much of the side elevations of the original building are obscured or absent following later extensions and additions to the building. Tall chimney stacks are retained and sit external to the north and south gable ends and at mid-pitch. The rear central block remains legible although was likely adapted during the late 19th or early 20th centuries with evidence of new roof covering and extensions to the west and east elevations. Cast iron roof structure is notable although is possibly of later dating.
- 3.19 Internal fabric throughout has been much altered with no decorative fabric retained. Spatial characteristics remain largely unaltered.

- 3.20 The architectural quality of the principal elevation onto Carlinghow Hill remains of relatively high order although aesthetic quality has been diminished to some degree through loss and deterioration of fabric. This has included the loss of a cast iron balcony (following theft), loss of window inserts and glazing and partial loss of roof covering.

Ward Block Extensions Circa 1906 – 1908

- 3.21 The ward block extension of the southern bay to the original building likely dates to the early 20th century and prior to 1920s mapping. The extension was constructed in 3-storeys in a coursed sandstone 'brick' set under a hipped roof with central leaded lantern. Towers to the western end of the building likely accommodated sanitation rooms on each floor. Window openings are tall and have stone heads and sills. Overall architectural elaboration is absent and the building is largely functional in character. The construction removed elements of south wing of the earlier building.
- 3.22 Much of the internal fabric has been affected by fire damage and no decorative elements are retained. The staircase is of note and retains decorative wrought iron newel posts and balustrade.
- 3.23 Other works included the extension of the central kitchen/dining block and may have included alterations to the roof structure of this section.

Ward Block Extensions Circa 1925 -1927

- 3.24 Further extensions to the hospital were made during the 1920s to provide additional ward and staff accommodation. These adopt a largely functional character predominantly using a facing sandstone or cream brick set under grey slate roof covering. These buildings have been subject to significant fire damage, vandalism and structural collapse which prevented detailed inspection. It is however evident that architectural embellishment is absent and the character of these building was largely functional. The distinctive bay pattern of the ward block fronting onto Transvaal Terrace is notable and window openings retain stone heads and sills.

Post 1930s Extensions and Additions

- 3.25 A number of extensions and additions are apparent post-1930s OS mapping and were likely added during the 1950s and 1960s. These included a two-story extension to the northern bay of the original hospital building which, similarly to the southern bay, removed or incorporated earlier fabric. Other structures, including flat roofed extensions to the Transvaal Road frontage, are largely unsympathetic and adopt a range of material and architectural treatments including the use of rendered block work. The free-standing building to the rear, possibly a laundry block, is constructed in a painted brickwork under grey slate roof.
- 3.26 These later additions have tended to mask earlier fabric and have no substantive heritage value.

Summary of Significance

- 3.54 Having regard to the assessment guidance set out above it is considered that original hospital building and, to a lesser extent the earlier 20th century ward extension along Transvaal Terrace, hold a relatively high degree of local and regional heritage value. Given comparatively late dating and absence of evidence of particular innovation in terms of plan form or architectural interest along with the extent of later alteration it is considered that the building does not hold sufficient interest in the national context to warrant statutory listing.
- 3.55 In order to more fully consider future development proposals within the assessment site a summary of significance is provided below in respect of the principal individual built elements identified. This follows the assessment criteria set out in paragraph 2.20 above. Where significance ratings are provided these are within the context of the assessment site rather than in a local or national context.

SUMMARY OF SIGNIFICANCE	
Batley & District Cottage Hospital	Original hospital building constructed 1881 – 1883 to designs by local architect Walter Hanstock
Archaeological Value	Low
Architectural Value	High Now largely limited to architectural and decorative quality of principal façade.
Artistic Value	Moderate

	Decorative detailing to the principal façade is notable. No retained internal decoration, fixtures or fittings of note.
Historic Value	High The original building was designed by the significant local architect Walter Hanstock. Local community importance.
Group Value	Moderate Whilst visual connectivity is to some degree limited the building has historic group value with the Grammar School campus to the north and terraced housing on Transvaal Terrace to the south.
Setting and Views	Moderate – High Highly prominent and significant in views from Carlinghow Hill. Relationship with the former gardens and stone retaining walls to the building frontage remain important. Landscape and woodland enclosure is significant. Condition of adjoining buildings and land to the rear of the building are negative elements to setting.
Significance Rating	High
Ward Block and Extensions 1905 – 1907	Early 20 th century extension to southern section of the original building and extensions/alterations to central rear block.
Archaeological Value	Low
Architectural Value	Low-Moderate Building is largely functional in architectural presentation although material treatment is sympathetic to original building.
Artistic Value	No significant artistic value
Historic Value	Low Comparatively late dating and no known architect.
Group Value	Low-Moderate Relationship with the original hospital building is largely sympathetic and some aesthetic value in the visual relationship with the terraced housing to the south-west can be identified.
Setting and Views	Low - Moderate Relatively significant element in views from Transvaal Terrace but largely screened from Carlinghow Hill.
Significance Rating	Low-Moderate

Ward Block Extensions 1925 - 1927	
	Ward and staff accommodation extensions undertaken during the 1920s
Archaeological Value	Low
Architectural Value	Negligible - Low Architectural treatment is largely functional with no notable elaboration. Bay pattern and material treatment to the southern elevation onto Transvaal Terrace is of some note but lower section is obscured by a later flat roofed structure. Elsewhere fabric holds no substantive interest. Large areas have been impacted by fire damage and vandalism.
Artistic Value	No significant artistic value
Historic Value	Negligible
Group Value	Negligible Later dating and limited architectural interest.
Setting and Views	Low Building is largely screened in views from Carlinghow Hill. Aesthetic value is now poor, particularly to north facing elevations.
Significance Rating	Negligible - Low
Post 1930s Additions and Alterations	
	A series of smaller extensions and additions likely post-dating 1945.
Archaeological Value	Low
Architectural Value	Negligible Treatment is wholly functional and adopts a range of material treatment.
Artistic Value	No significant artistic value
Historic Value	Negligible
Group Value	None Largely unsympathetic to earlier buildings.
Setting and Views	None Largely negative elements within the setting of the original building.
Significance Rating	None

3.63 As noted the significance ratings set out above relate to the relative values of the buildings within the context of the assessment site. Other built elements within the site have no substantive heritage value.

4.0 ASSESSMENT OF DEVELOPMENT PROPOSALS

4.01 The proposed redevelopment of site, to be submitted as an application for full planning permission, comprises the following elements:

- The demolition of the 1925-1927 ward block extensions to the rear of the original building along with the majority of later extensions constructed from the 1930s onward. The original 19th century building and 1905-1907 ward block extension along Transvaal Terrace are retained. The north-eastern extension wing, likely post-1930s, is also retained.
- The retained buildings will be converted to provide 20 no. one, two and three bed apartments. External works will be minimal with existing door and window openings retained to the principal facades. Rear elevations, following demolition, will be re-worked with a number of new window openings. New conservation type rooflights will be inserted to existing pitches.
- Parking areas will be provided within a courtyard to the north/rear of the retained buildings.
- Land to the rear of the retained buildings will be redeveloped to provide 20 no. new dwellings arranged in a linear form around a new access off Transvaal Terrace. The dwellings will be in 2-storeys and constructed in a coursed stone with grey slate roof. Rear garden areas will be delineated by timber fencing.

4.02 Full details of the proposed development will be provided with the Design and Access Statement (KUFIC, 2019), plans and particulars to be submitted with the application.

4.03 As noted above, the original Batley & District Cottage Hospital building, erected 1881-1883, retains a high level of architectural and historic interest and is considered to be a non-designated heritage asset contributing positively to the significance of the Upper Batley Conservation Area. The ongoing vacancy of the building and deterioration of fabric is clearly undesirable and the adaptive conversion to apartment use will provide an important opportunity to secure the future of the building and enhancement to significance and the character and appearance of the conservation area.

- 4.04 The proposed demolition will remove later, post 1925, extensions and additions to the building. These buildings hold limited heritage value and extend to the rear of the original structure. The original 19th century building, along with the early 20th century ward block extension along Transvaal Terrace will be retained. The removal of these later extensions, which are now in very poor aesthetic condition following vandalism and fire damage, will allow for the opening out of the setting to the original building, allowing significance to be better appreciated and understood. It will also remove elements which now contribute negatively to the significance of the building. Subject to satisfactory re-working of those elevations exposed following removal of the later extensions it is considered that the proposed demolition is acceptable and will not adversely impact upon the significance of the heritage asset.
- 4.05 The proposed external works to the retained buildings are minimal and existing door and window openings will be retained. Importantly, no significant changes are proposed to the principal elevation onto Carlinghow Hill therefore maintaining the important contribution the building makes to the appearance of the conservation area. Subject to detailing of any new door or window inserts the proposed works will enhance to aesthetic quality of the retained building and will retain those elements of built fabric which contribute positively to the significance of the original Hospital building and the conservation area.
- 4.06 The proposed new build dwellings will be set back from the retained buildings, protecting openness to setting, and will be at a scale which will remain visually subservient to the former Hospital. The linear arrangement of dwellings will reflect that of the 19th century row of houses retained on Transvaal Terrace and principal walling and roof covering material will be sympathetic. The new buildings will be on land predominantly laid to hardstanding and which currently makes limited contribution to the significance, within setting, of the former Hospital. These buildings will be set to the rear of the retained buildings and impact upon the appearance of the conservation area and setting of listed buildings in the locality, particularly given the extent of existing landscape/woodland enclosure, will be negligible. The new dwellings will contribute positively to local distinctiveness.
- 4.07 Overall, it is considered that the proposed development provides an opportunity to secure positive enhancement to both the former Hospital building and the Upper Batley Conservation Area through the renovation and re-use of the asset. The works proposed to secure the

conversation are minimal and will retain elements which contribute positively to heritage significance. Existing views towards the principal elevation of the building will be maintained and the proposed new build will be sympathetic to the character and appearance of the locality. As such, on balance, it is considered that the proposals will secure enhancement and no adverse impact upon the built historic environment is identified.

5.0 CONCLUSIONS

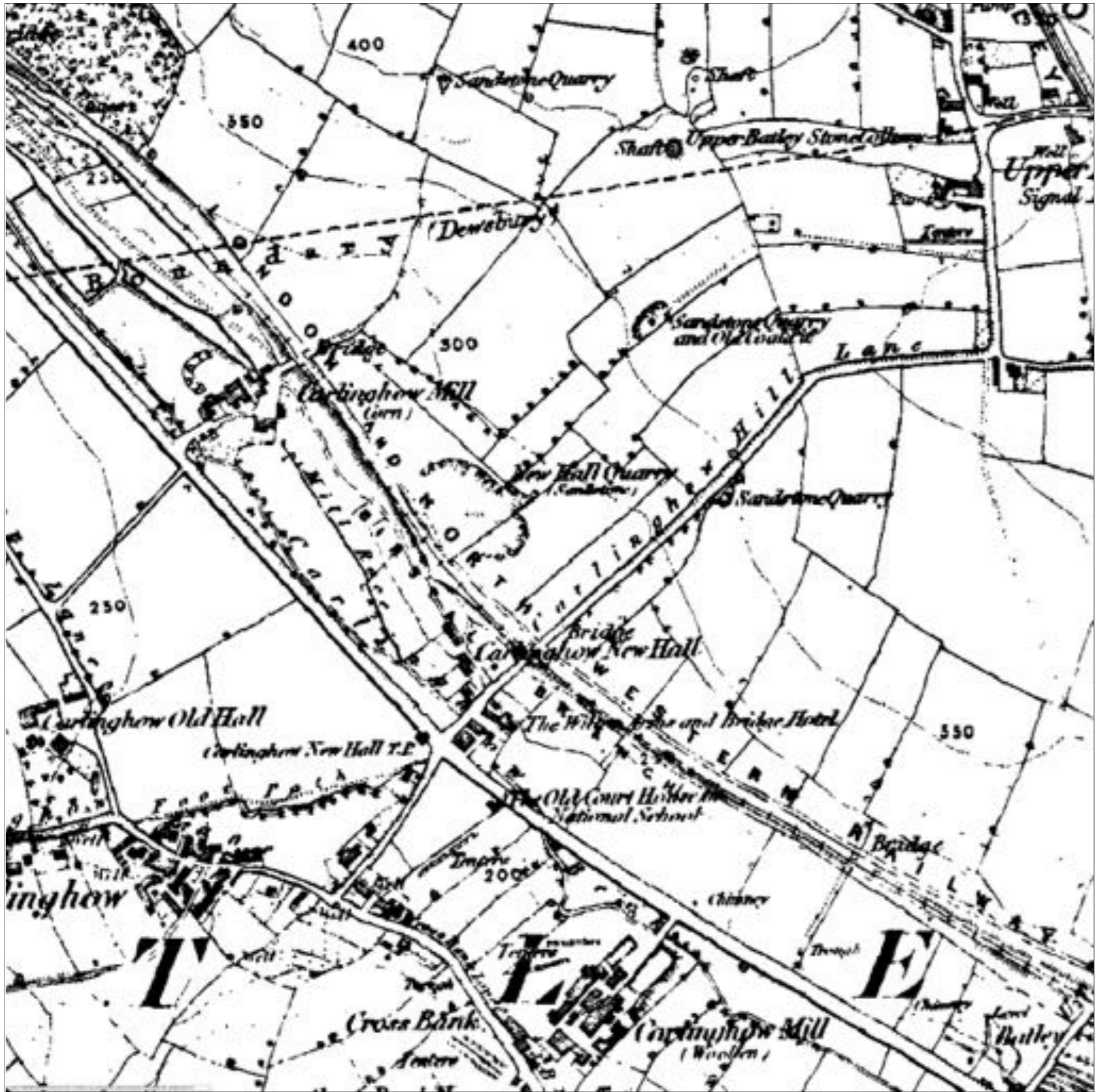
- 5.01 This Statement has set out summary of the heritage significance of retained buildings and fabric falling within the site of the former Batley & District Cottage Hospital. The site comprises the original cottage hospital, erected in 1881-1883 to designs by the prominent local architect Walter Hanstock. The retained fabric of the building, and most notably the principal façade, holds a high level of architectural and historic interest in the local/regional context. Later 20th century extensions hold more limited heritage value and works post-dating the 1930s are largely unsympathetic to the original building.
- 5.02 The current vacancy of the building, in combination with both fire damage and attacks of vandalism, has led to significant deterioration and loss of fabric with substantial areas of structural collapse. This has made site assessment difficult and much of the site is currently inaccessible due to health and safety issues. A broad building chronology can however be established and it is evident that the majority of original internal fabric has been lost.
- 5.03 There is a clear urgency to bringing forward redevelopment proposals for the site in order to prevent further loss of historic fabric. The proposed development provides an important opportunity to remove later unsympathetic built elements and better reveal to significance of the earliest structures falling within the site. This includes areas of former garden land to the frontage of the site which remain significant to the historic setting of the original building. In terms of potential demolition, it is not considered that the removal of those buildings and extensions post-dating the 1905-1907 ward extension will impact substantively upon the heritage values of the site. This reflects comparative late dating, limited architectural interest and the poor aesthetic condition of the buildings. These works will provide opportunities for enhancement in terms of the Upper Batley Conservation Area and in securing an adaptive re-use for the original hospital building.
- 5.04 The new dwellings will be sympathetic in terms of scale, layout and material treatment, to the setting of the former Hospital building. They will not impact upon significant views onto the building or the visual relationship with existing properties on Transvaal Terrace. The set back of the new buildings within the site, in combination with existing woodland enclosure, will

limit visual impact upon the conservation area and the setting of listed buildings in proximity to the site.

- 5.05 Subject to consideration of detailing to those elevations exposed following demolition of any new door or window inserts, it is considered that the development can proceed without giving rise to substantive harm to the built historic environment.

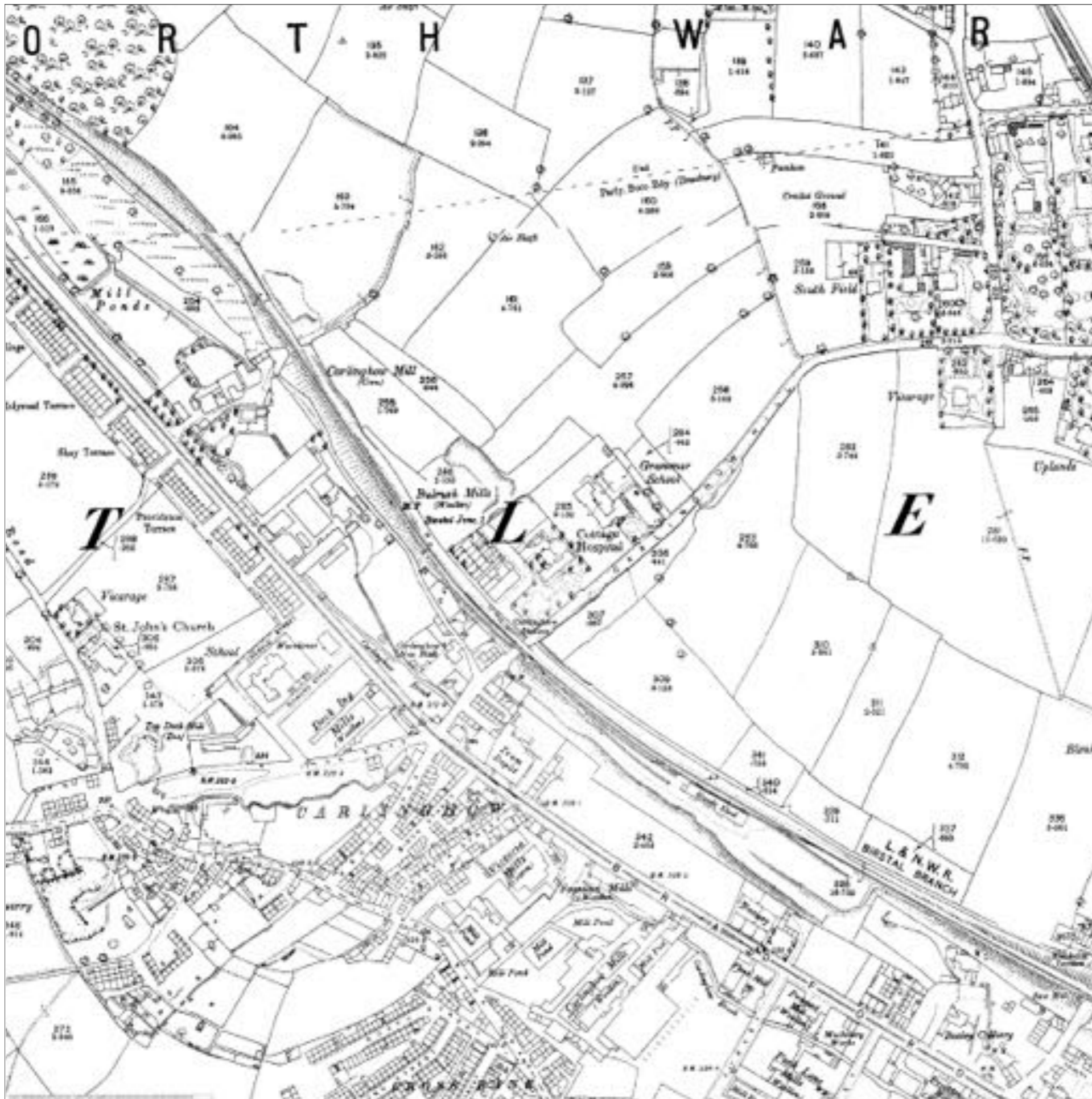
APPENDIX 1

HISTORIC MAPPING



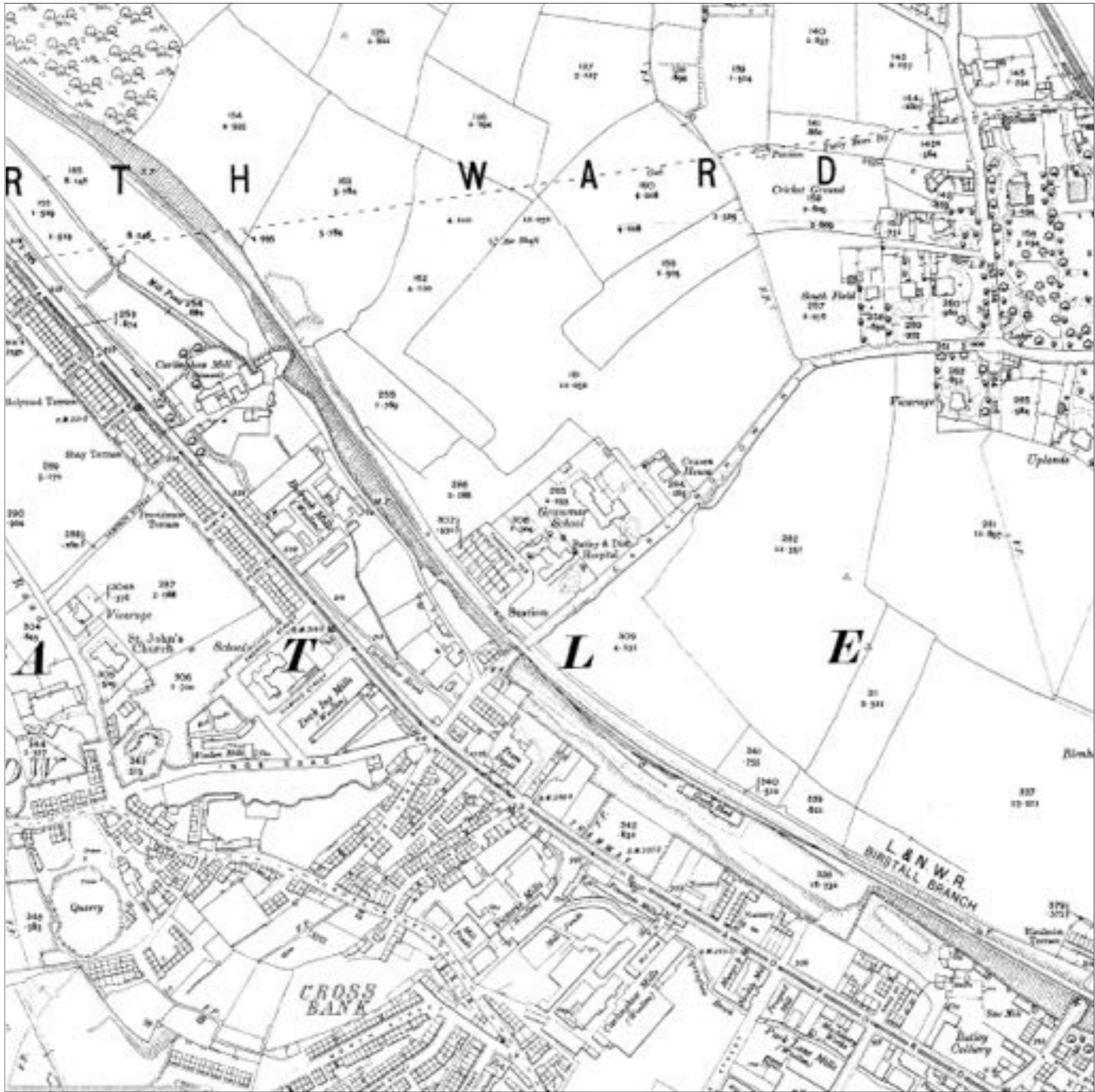
Landmark
INFORMATION GROUP

Landmark Historical Map
County: YORKSHIRE
Published Date(s): 1854
Originally plotted at: 1:10,560



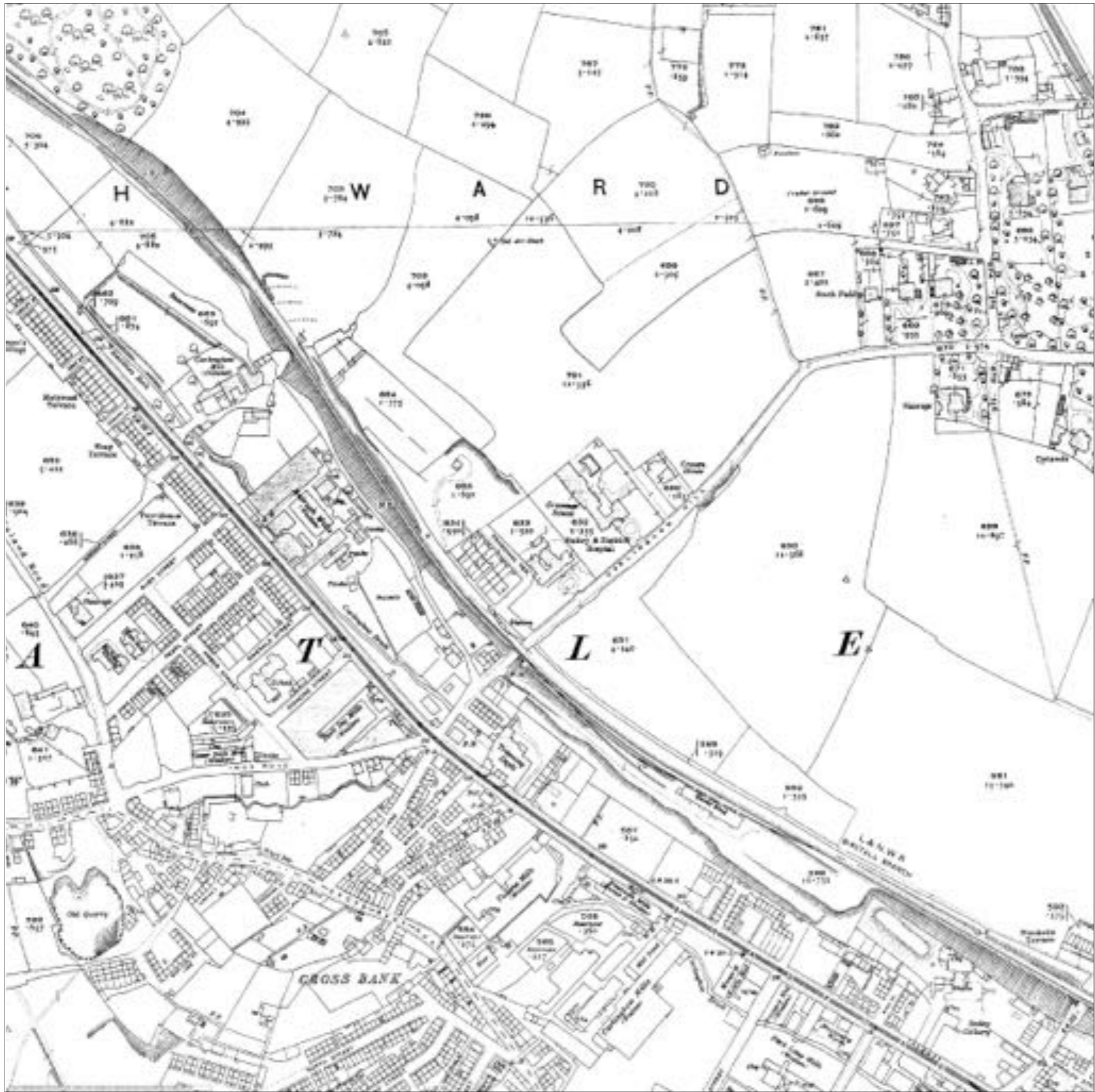
Landmark
INFORMATION GROUP

Landmark Historical Map
County: YORKSHIRE
Published Date(s): 1894
Originally plotted at: 1:2,500



Landmark
INFORMATION GROUP

Landmark Historical Map
County: YORKSHIRE
Published Date(s): 1907-1908
Originally plotted at: 1:2,500



Landmark
INFORMATION GROUP

Landmark Historical Map
County: YORKSHIRE
Published Date(s): 1922
Originally plotted at: 1:2,500



Landmark
INFORMATION GROUP

Landmark Historical Map
County: YORKSHIRE
Published Date(s): 1933
Originally plotted at: 1:2,500



Landmark
INFORMATION GROUP

Landmark Historical Map
County:
Published Date(s): 1956
Originally plotted at: 1:2,500

APPENDIX 2

PLATES



PLATE 1: Batley & District Cottage Hospital
Principal facade onto Carlinghow Hill from former garden area.



PLATE 2: Batley & District Cottage Hospital
Northern wing ward block from former garden area.

Plates (Sheet 1 of 8)

CLIENT: Fernbrook Associates Ltd
SITE: Former Batley & District Cottage Hospital
PROJECT: Built Heritage Statement



PLATE 3: Batley & District Cottage Hospital
Main entrance from former garden area



PLATE 4: Batley & District Cottage Hospital
1905-1907 Ward block extension from Transvaal Terrace. Flat roofed extension is later.

Plates (Sheet 2 of 8)

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SITE: Former Batley & District Cottage Hospital
PROJECT: Built Heritage Statement



PLATE 5: Batley & District Cottage Hospital
1920s Ward block extension fronting Transvaal Terrace. Flat roofed extension is later addition.



PLATE 6: Batley & District Cottage Hospital
End, north facing, elevation of 1920s ward block

Plates (Sheet 3 of 8)

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PROJECT: Built Heritage Statement



PLATE 7: Batley & District Cottage Hospital
Rear elevation of 1920s ward block showing use of brick facing.



PLATE 8: Batley & District Cottage Hospital
Rear elevation showing later infill extensions.

Plates (Sheet 4 of 8)

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PROJECT: Built Heritage Statement



PLATE 9: Batley & District Cottage Hospital
Part rear elevation of original hospital building near interface with the the first ward block extension.



PLATE 10: Batley & District Cottage Hospital
Freestanding building to rear, later 20th century dating

Plates (Sheet 5 of 8)

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PROJECT: Built Heritage Statement



PLATE 11: Batley & District Cottage Hospital
Central corridor to original hospital.



PLATE 12: Batley & District Cottage Hospital
Window openings, upper floor, to former ward block

Plates (Sheet 6 of 8)

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SITE: Former Batley & District Cottage Hospital
PROJECT: Built Heritage Statement



PLATE 13: Batley & District Cottage Hospital
Central rear block to original hospital



PLATE 14: Batley & District Cottage Hospital
Staircase to ward block extension

Plates (Sheet 7 of 8)

CLIENT: Fernbrook Associates Ltd
SITE: Former Batley & District Cottage Hospital
PROJECT: Built Heritage Statement



PLATE 15: Batley & District Cottage Hospital
Fire damage to later ward block extension

Plates (Sheet 8 of 8)

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SITE: Former Batley & District Cottage Hospital
PROJECT: Built Heritage Statement