

Heritage Statement

Job no.	3342
Job title	57B Westgate, Almondbury
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Subject In support of Planning Application

This Statement must be read in conjunction with the full planning application documents and drawings. Illustrations within this document do not take precedence over the formal application scheme drawings and are intended primarily to illustrate points made in the text.

1.0 Assessment of Significance

Context:

The property discussed in this application is located in the village of Almondbury, two miles southeast of Huddersfield. Almondbury, which is located on higher ground than Huddersfield, was for many centuries considered the more important of its two neighbouring parishes. It was granted a market charter in June 1294 by King Edward I, becoming the trade and economic centre for the local area. It wasn't until the late C17 when Huddersfield gained its market charter and improved its transport connections in the C19 that the importance of Almondbury, as a main trade centre, began to decline. The early economic success of Almondbury allowed for an established village to be created, with a sizeable number of the properties built around the C18/19 surviving to modern day.

A relatively large number of buildings in Almondbury have been granted listed status due to their historical and architectural importance. The main areas containing listed properties are along Town End, Northgate and Westgate (see figure below showing listed properties surrounding the site).



Whilst 57B Westgate is not a listed property it is estimated to be over 180 years old, the first detailed map showing the outline of the building in 1907. The property occupies a prominent and visible position on a central route through the village and is regarded to be in a secondary commercial location.

The building is currently in a vacant state. Past uses have included a hairdressing salon and a pet grooming facility. The proposal is for the building to be used as an office space.

The Building:

The property is a traditional two storey building constructed of solid stone wall, tied laterally by way of through stones. The window and door reveals are supported with cut stone lintels and cills. The first floor window has a stone mullion with stone surround and two timber framed sash windows, painted white. The roof is a conventional pitched design with stone slates. The ground floor window is a painted teal softwood timber frame with a 150mm reveal. The front door is made from white uPVC. The building is attached to the residential dwelling (57A), which extends over the property at the first floor level, with access to this property on the eastern elevation.

The Surrounding Area:



The properties surrounding 57B Westgate are an eclectic mix of traditional timber sash with stone cills, mullions and surrounds and modern uPVC window designs. The more successful properties are those that have traditional style timber frame windows, as they fit harmoniously with the historic nature of the area. The majority of the frames are painted white/off white.

In the area close to the frontage there are several examples of door styles that reflect the character and style of their building. The most successful examples were timber door and frames that used a panelling style as the proportions suited the door openings well. The door elevation to 57A Westgate, which is on the eastern elevation of the property, uses a 6 panel timber door design with glazing in the upper two panels.



Radcliffe Arms Door



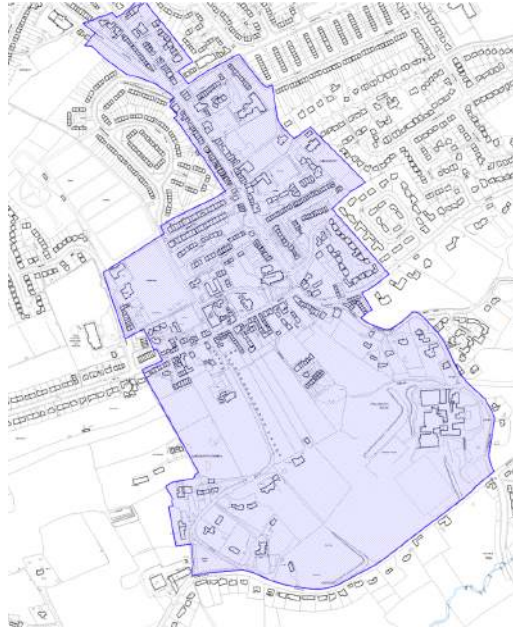
57A Westgate Door



Traditional timber door vs uPVC door

2.0 Conservation Area

The property is located within the Almondbury Conservation Area; the extent covers the historic centre of the village.



3.0 Heritage Impact Assessment

3.1 Purpose of the Application

The purpose of this application is to refurbish the property for use as an office, including the replacement of the existing ground floor window and front door.

3.02 Extent of Asset(s) Affected and Impact of the Proposals on the Heritage Asset



Existing uPVC door.



The architrave and frieze above the window will remain for historic reference. The existing uPVC door should already be considered inappropriate for the conservation area as it detracts from the original character of the building. The scheme proposes to replace the inappropriate uPVC door with a six-panel timber composite door and frame, painted colour Silk Grey (RAL 9016). The introduction of a timber door would result in an improvement to the appearance of the property, as the style is more appropriate for a property of its age and architectural design.

The current window is a painted timber frame with a large glazing expanse. Both the proportion of the window and the colour of the frame are not consistent with other window styles in the area. This proposal looks to reintroduce a traditional window style, one that will compliment the existing window at first floor level. By reinstating a central stone mullion with two sash cord windows in the ground floor, the character of the existing property can be reestablished.

As the proposal looks to improve on the existing door and window at 57B Westgate, by reestablishing historical character lost by previous inappropriate developments, it is concluded that the proposed development is appropriate within the conservation area.