



Design and Access Statement and Heritage Statement

for

Proposed Refurbishment of Toilets, provision
of a new Wheelchair Accessible Toilet and
Office/Reception and new Storage Area and
Fire Escape within the present External Well at
the rear of the Civic Hall and including a new
Flag Pole and Defibrillator Unit

for the

Holmfirth Civic Hall Community Trust



July 2019

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Proposed Refurbishment of Toilets, provision of a new Wheelchair Accessible Toilet and Office/Reception and a new Storage Area and Fire Escape within the present External Well at the rear of the Civic Hall and including a new Flag Pole and Defibrillator Unit.

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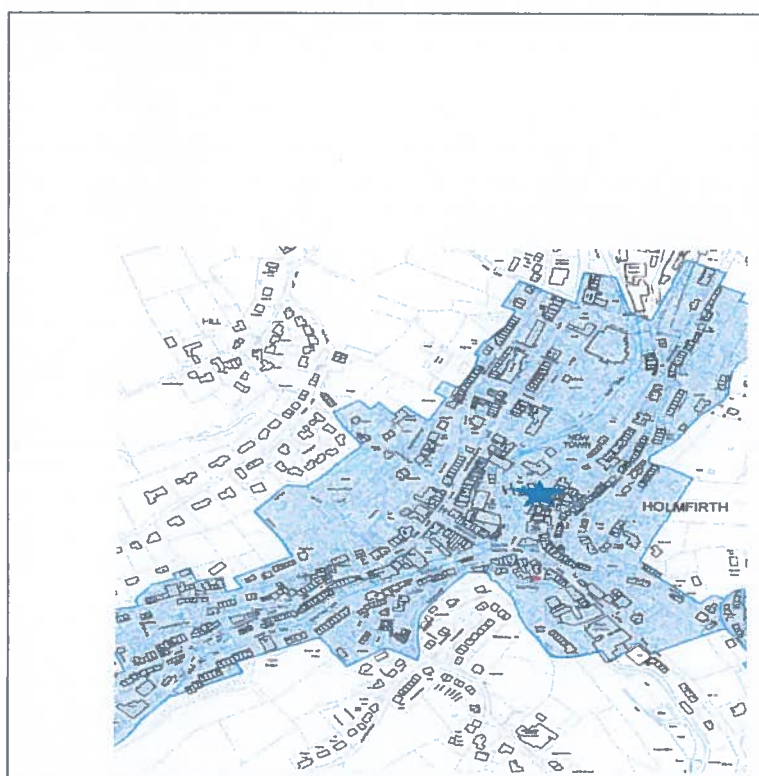
Holmfirth Civic Hall Community Trust

DESIGN and ACCESS STATEMENT and HERITAGE STATEMENT

The Holmfirth Conservation Area

The Civic Hall and Drill Hall are towards the north of the Conservation Area.

The character of this particular area of Holmfirth, known as High Town is stone built terraced buildings with stone flagged roofs opposite the imposing Civic Hall with attached Drill Hall.



The location of the Civic Hall and adjoining Drill Hall is shown by ★ in the Conservation Area map on the left side.

A Conservation Area is an area of special architectural and historic interest and character which is desirable to preserve or enhance.

It is an important part of the Conservation Area particularly defined by the Civic Hall/Drill Hall, the terraced housing opposite with some arched window heads, but early Victorian in design which diminishes further along the road towards Honley with a large modern building up the steep Town Hall Street, with a Public House opposite and further along the Fire Station but finally the listed Victorian Technical College building at the northern boundary.

The other side of the Civic Hall and Drill Hall is a pair of large semi-detached Georgian style houses, listed Grade II.

Other terraced housing continues both sides of the main road towards the centre of Holmfirth.

The late Georgian/early Victorian style Civic Hall, listed Grade II and the adjoining Drill Hall, together with nos 81 and 83 Huddersfield Road, listed Grade II can be designated key buildings in the High Town area and are considered to make a particularly strong contribution to the character of the this part of the Conservation Area.

Heritage Aspect of the Building

The Civic Hall is listed Grade II and includes not only the main building but the boundary wall and gate piers leading to the steps in the centre. The attached Drill Hall is not described in the listing details which are;

Statutory Address:

CIVIC HALL, BOUNDARY WALL AND GATE PIERS, HUDDERSFIELD ROAD

District:

**Kirklees (Metropolitan Authority) Parish: Holme Valley NGR: SE 14257 08441
SE 1408 HUDDERSFIELD ROAD 12/169 (Holmfirth)**

Civic Hall, Boundary Wall and Gate Piers II

Civic Hall. 1842. Ashlar. Flat roof with moulded eaves cornice and blocking course. Two storeys. South-east elevation: 3 central bays of tall windows, with glazing bars, to each floor, the upper floor having stone surrounds and set in shallow recessed panels. Between floors is deep ashlar string course. To each side of central part of side wings of one bay which breaks forward and has a single light to each floor. Two entrances: one to inside of each projecting wing. North-east elevation: ground floor has 5 blind window openings. First floor has tall, central, 3-light window with moulded decoration. Boundary wall returns to building. Two massive, square ashlar corner posts with moulded caps. Two similar gate piers with iron overthrow.

Listing NGR: SE1426308452

Next to the Drill Hall and separated by an area of garden is a pair of semi-detached Georgian Town Houses which is the nearest listed building before reaching the centre of Holmfirth and is of particular interest as it is of a similar period.

The next building of interest is the grade II listed Technical College at the northern boundary of the High Town area. It is the last listed building on this boundary of the Conservation Area.

Nos 81 and 83 Huddersfield Road have a listing as follows;

District:

Kirklees (Metropolitan Authority) **Parish:** Holme Valley **NGR** SE 14237 08384

SE 1408 HUDDERSFIELD ROAD 12/165 (Holmfirth) Nos 81 and 83 II

Handed pair. Mid C19. Ashlar fronted. Stone slate roof with moulded eaves cornice and blocking course. Three storeys. Four bays with first and second floor sill bands. A flight of stone steps leads to 2 central 6 panelled doors with ashlar surrounds and semi-circular fanlight with glazing bars. Three engaged slender Doric columns support frieze, cornice and blocking course. To each side is single sash set in round arched recess. Four single sashes to first and second floors.

Listing NGR: SE1423708384

The proposed scheme will not affect the front elevation or side elevation and will have minimal effect on the rear elevation as the proposed new store is set within the 'unseen' rear well and the fire escape in the corner. The defibrillator unit is situated on the wall by the main entrance and is a vital part of the improvements and social viability of this ongoing project. The flag pole at the front will only display the Union, England and Yorkshire flags.

Internally the alterations are of an improvement nature and will respect the existing layout of the main rooms and previous alterations and concern mainly a re-vamped toilet area accessed down the rear corridor and revisions to the area at the rear of the main hall to form a more easily accessible wheelchair compliant toilet and an enlarged reception office with a view into the hall.

With the increasingly popular 'Art Week' every year at the Civic Hall and the Drill Hall, the area of existing storage within the building is becoming more stretched each time and the proposed use of the rear well will not only provide the necessary additional storage but provide a scheme of much needed improvement and repair to this part of the building.

The Heritage aspect of the building will therefore be respected and the improvement beneficial for the long term enhanced use of the building.

Building History

The building now has a new management team who intend to promote the continued use of the facilities which exist in the Civic Hall and Drill Hall.

The building is in need of repair and general maintenance and this project is an important part of a continuing program of improvement to ensure the long term and viable use of this important Community Asset. Kirklees have already provided a lift and certain roof repairs.

Design

Context

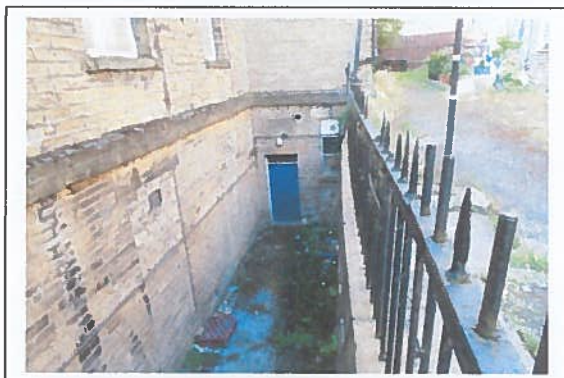
Generally, Conservation Area does not mean that there will be no new developments or building but puts the duty on the Council to make sure that all changes increase the attractiveness of the area and does not harm its special character.

The proposed refurbishments and rearranged toilets and office accommodation together with the additional storage area at the rear, all within the existing footprint of the building will be beneficial to continued and successful functioning of this Community Asset and the Heritage Aspect will be retained.

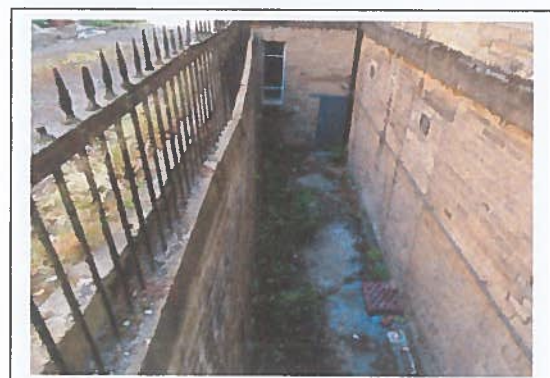
The Proposed Works in Detail

The existing access into the Civic Hall is on the left, up the steps (or via the new ramp) to the main (automatic opening) door leading into the main Entrance Hall.

All rooms are accessed from this Hall with steps on the left leading up to the Drill Hall area and a corridor on the right leading to the present toilets and storage beyond.



View into rear well towards office area



View into rear well towards stairs



View of the main entrance



View of end wall in Entrance Hall

The alterations to the Entrance Hall are concerned with the end wall which currently has a large door and panel to the right side with timber paneled dado extending up to the lift wall on the left and with a commemorative plaque above.

The commemorative plaque is to be repositioned and a new wheelchair accessible toilet door fitted with a set of double doors to replace the single large door and the dado detail will be refitted within the wall spaces left as indicated on the drawings. At present the wheelchair accessible toilet is only accessed through the doors and to the left and these improvements will make it much easier for wheelchair users. This area will provide a good size reception/office area and lead into the new store. The wall will be reinstated as before.

The toilets are accessed along the corridor to the right and presently have individual door access which is to be changed to a common lobby area, which will slightly improve the area available and give access to re-arranged toilet facilities.

The rear well is presently bounded on three sides by the Civic Hall and a rough stone wall, in between, providing support to the raised land in front of the cottages to the rear.

The retaining wall is bellying and a cause for future concern and as part of the conversion of this area into a new store it is proposed to provide a reinforced concrete retaining wall which will also support the new 'lead effect' metal profile roof. A new concrete floor will also be provided following the drainage works associated with the revised toilet layout.

The fire escape will improve the fire safety of the building providing an alternative means of escape from the second floor office (the present Council Chamber). This is an important aspect of the refurbishment works and long term viability of the building.

Energy efficiency is an important part of the refurbishment programme for the proposed works and the walls to the office, store and toilet will be dry-lined with an agreed proprietary insulation material prior to finishing with plaster and wall tiling.

The new defibrillator unit is situated on the wall by the main entrance and is a vital part of the improvements and social viability of this ongoing project. The flag pole similarly reflects the continued usage of the building and will only display the Union, England and Yorkshire flags.

Scale

The scale and appearance of the works is indicated on the submission drawings and is sympathetic to the heritage aspect of the Grade II listed building within this Conservation Area.

Access

Policy Framework

Access to the Civic Hall is already provided with a compliant ramped area to an automatic door and a lift has been installed which provides wheelchair access to all other floors in the building.

The new wheelchair accessible toilet will now be more easily available directly from the lobby and next to the lift. (Previously only accessible through the side lobby).

Conclusion and Compliance with Policy

Within a Conservation Area all development should be of good quality design such that it contributes to a built environment which:

1. Creates or retains a sense of local identity;
2. Is visually attractive;
3. Is energy efficient in terms of building design and orientation

Proposals for new development within conservation areas should respect the architectural qualities of surrounding buildings and their materials of construction, and contribute to the preservation or enhancement of the character or appearance of the area.

The internal alterations will in keeping with present decorative appearance and respect the existing materials and new provided on a like for like basis. This is particularly relevant to this refurbishment of the Grade II listed Civic Centre.

The new rear store provides a much needed additional area general storage associated with the 'Art Week' and also benefits from preserving this part of the building which is presently in a poor state of repair.

External materials for the roof are presently proposed as a lead coloured profiled steel covering which imitates a lead roll roof but is more economic in construction and does not offer an incentive to steal (as has been already carried out on the roof).

The alterations as shown on the drawings and described in this design and access statement addresses all of the above points relative to the proposals.

Following grant of planning permission and listed building consent a full set of working drawings will be produced which will include detail internal elevations and material specification.

*This design and access statement has been prepared by DB. Architects (Yorkshire) Ltd.,
In accordance with the recommendations contained in CABE publication 2006*