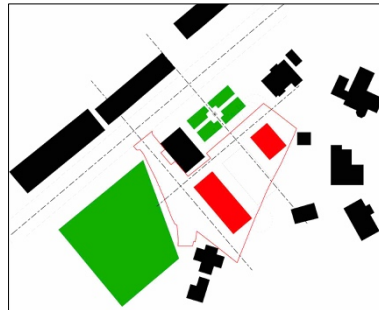
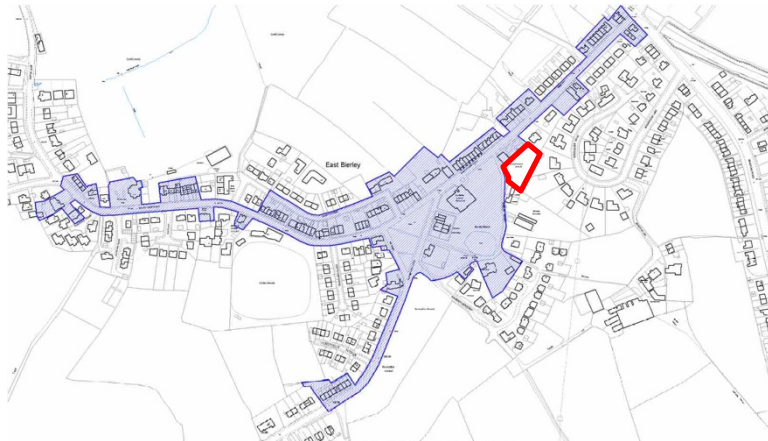


RESIDENTIAL DEVELOPMENT
BIERLEY MARSH
EAST BIERLEY
BD4 6PL

Heritage Impact Statement
March 2020



1. ASSESSMENT



Conservation Area – site outlined red

Heritage Impact Assessment

This Heritage Assessment has been produced in line with guidance provided within the National Planning Policy Framework and the practice guide for 'Planning for the Historic Environment' (PPS 5). Whilst PPS 5 policies are redundant, the Practice Guide provides a useful and relevant document to support the interpretation of the NPPF application.

Section 16 of the NPPF gives guidance on conserving and enhancing the historic environment. In particular paragraph 192 advises that Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 193 & 194 goes on to advise that when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the assets conservation.

Identification of Heritage Asset affected by proposals:

The proposed redevelopment of the site needs to be considered in relation to the following classification of 'Designated Assets'.

- a). Scheduled Monuments (Ancient Monuments and Archaeological Areas Act 1979).
- b). Listed Buildings (Listed Buildings and Conservation Areas Act 1990)
- c). Conservation Areas (Listed Buildings and Conservation Areas Act 1990)

a. Scheduled Monuments – None relevant to the proposal

b. Listed Buildings – The War Memorial and grounds are Listed Grade 2 and are considered within the overall Conservation Area assessment.

2. REVIEW



c. Conservation Area

The site borders the East Bierley Conservation area, which was designated as a conservation area in 1981.

The purpose of the Conservation Area is to identify the area of Kirklees which is of specific "architectural and historic interest, the appearance of which it is desirable to preserve or enhance".

The Conservation Area Appraisal provides further background and guidance which has been adopted within these proposals.

East Bierley is a rural village which is surrounded by picturesque countryside. The village contains a village green at its centre in which are sited ancient stocks. The green spaces in the village emphasise the rural location of the village and allow views South West over the surrounding countryside.

The street layouts in the Conservation Area are characterised by the stone built terraced properties with pitched stone slate roofs which are interspersed by stone detached dwellings. The scale and the difference in building heights also add to the character and create a varied streetscape.

Character

East Bierley is characterised by the historic buildings which line the streets and the open space which surrounds them.

The Green and Bierley Marsh create a pleasant contrast to the rest of the Conservation Area. This is due to the wide open space which evolves into the built up area of the residential properties which surrounds it. It is also the relationship that these buildings have with the open space, that defines its character.

The principles of character for this area, which directly impact on its appearance, are therefore primarily the landscape of the immediate area, and the historical terraces.

War Memorial

The War Memorial is located on South View Road and was also listed in 1984 as a Grade II listed site. It was constructed circa 1920 and is made of stone. The square plinth carries a square pedestal with attached unfluted Doric columns and full entablature. Above is a sculpted female figure carrying a wreath and palm.

2. REVIEW

Building Character

Many of the buildings in the Conservation Area have historical and architectural merit, these buildings help create the character of East Bierley and provide a high quality setting for the listed buildings in the village.

The terraces along South View Road create the identity of the historic village and have been well built. The majority are groups of a small number of terraces which are constructed of dressed natural stone. Doors have hood moulds and the windows have stone lintels and cills and many of the terraces exhibit stone corbels which hold the guttering.

The setting of the listed structures such as the War Memorial are very important for the Conservation Area.

South View Road travels from West to East through the Conservation Area and leads to Bradford. On South View Road the boundary extends Eastwards up to Bradford Road to include a number of historical properties such as the former liberal club and the Coop building and attached terraces.

The properties that surround the site to the south and east consist mainly of new build properties, built on mass in the 20th Century and do not consist of the same historical or architectural quality as the areas which have been included in the Conservation Area. The extensions to the Primary School were regarded within the Appraisal as a negative factor of the village. Their recent reconstruction has made some improvement.

The side and rear elevations of St Luke's together with the houses to the south, present a character which is out of keeping with the Conservation Area. Together with the extensions to the Primary School which were regarded within the Conservation Area Appraisal as "a negative factor of the village" and have since been reconstructed in a bland form, the primary street scene the proposal is set within is not one of high quality. The proposal however seeks to work with the positive character of the area and derives an architectural response which enhances the Conservation Area in general and the setting of the nearby listed buildings and monuments.



Terrace on South View Road directly opposite the War Memorial and St Luke's



Side of St Luke's and houses beyond



Primary School extensions

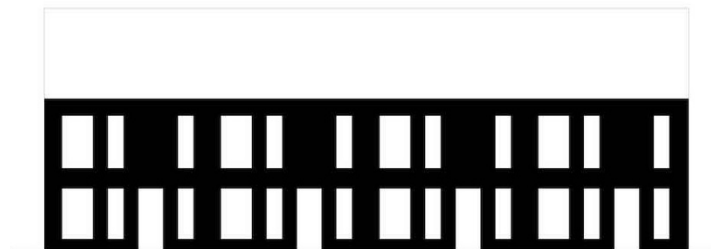
2. REVIEW



victorian terrace (east bierley)



victorian terrace (typical yorkshire terrace)



proposed terrace

Solid and Void study of Victorian Terrace and new proposal

Urban Grain

The historic street pattern throughout the village is based on the historical elements of the village.

Bierley Marsh breaks up the domination of buildings in the Conservation Area and provides a quality open space for the village.

The urban grain directly opposite the site on South View Road has a density established by the development of 19th Century terraces. The design of these terraces is simple and of a restrained style but have architectural integrity and uniformity. These terraces provide a strong silhouette and are a dominant feature on South View Road establishing a powerful geometry.

The layout and character of the proposed buildings and open spaces draw on the surrounding context; its buildings, routes and existing features, as well as the history of terraced streets and cottages.

The proposal introduces a new two storey terrace of houses facing onto Bierley Marsh.

The proposed elevation is intentionally simple, but references the scale and form of its Victorian neighbours.

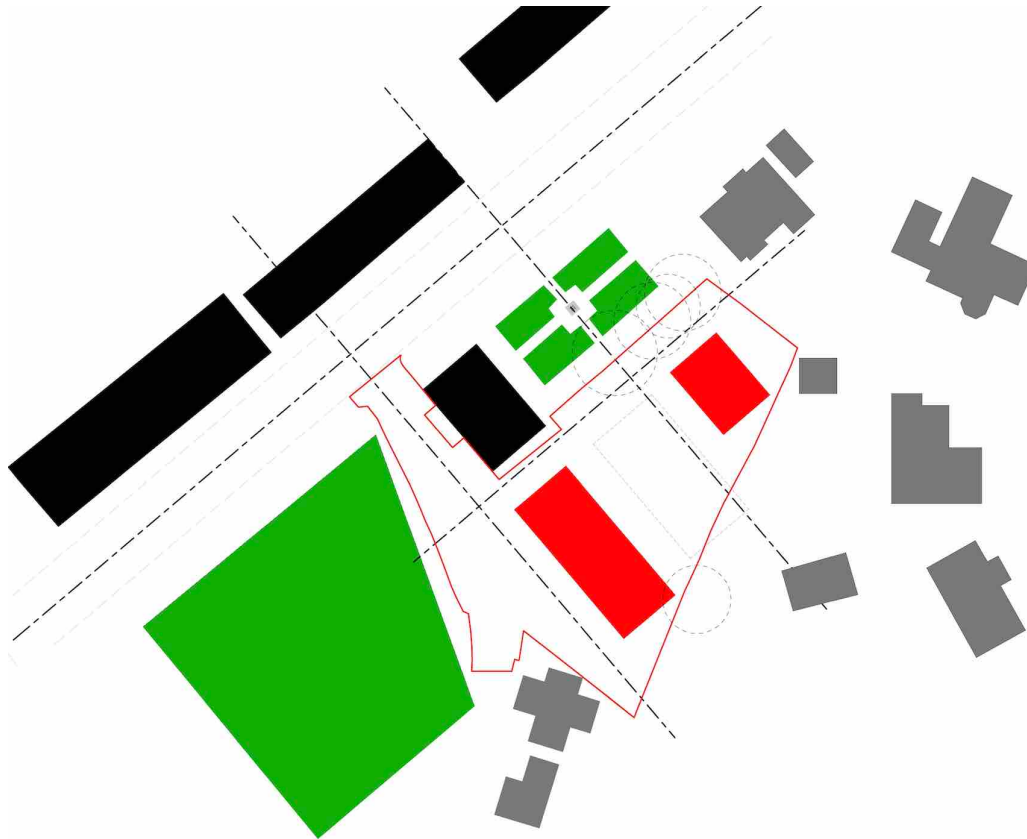
The terraces on South View Road are a simple solid and void pattern of windows and front door. The voids are all rectilinear and vertical. There are two widths of opening with consistent heights.

Victorian terraces elsewhere are often formed with a solid element over the door and a wider and sometimes bay window to the ground floor "front room". This is often broken with stone mullions.

The proposed elevation draws on this Victorian rhythm;

- two defining widths of rectilinear opening
- openings stacked on top matching in width
- Strong floor band
- wider solid to reflect party walls
- the front door opening being the tallest element
- more void proportion to reflect contemporary requirements for daylight

2. REVIEW



Urban Grain, scale, siting and geometric study - Proposed development blocks indicated in red

Urban Grain

The War Memorial and St. Luke's Church and Hall, are detached items to a degree framed by the green space of the Memorial garden. Both are on the same geometric axis as the terraces of houses and South View Road itself. St Luke's acts as a book end to the garden. The bungalow to the east of the Memorial is set on the same geometry but is somewhat incongruous in this setting, but due to its scale, has limited negative impact.

The War Memorial is within close proximity, with views through to the site from the gardens. The proposed development would not unduly affect the setting of the listed Memorial as careful consideration to the scale and positioning of the new terrace and rear cottage building, has maintained the sense of openness and the visual quality and impact of the boundary trees. The open space between the two new blocks has been positioned and orientated to maintain the integrity of the Memorial. The scale and materiality of the small cottage building, which is positioned so its side and low eaves faces the Memorial gardens, is not felt to have significant impact.

The area surrounding the site to the east and south includes groups of housing built at different times throughout the 20th Century and in different styles. The settlement pattern here differs from the layout of the streets and buildings within the Conservation Area and therefore has a different character.

The proposed development intentionally relates to the orthogonal pattern of development represented by the buildings on South View Road and in particular the War memorial and garden. This establishes a geometry into which the new development has been designed and therefore it responds well to the grain and character of the Conservation Area.

2. REVIEW



Masterplan of new development



Views of Bierley Marsh from South View Road

Open Space

There is a large amount of open space in and surrounding the East Bierley Conservation Area. This open space is an integral part of the character of the Conservation Area and should be preserved in order to maintain an important attribute of the village. The central part of the Conservation Area is soft landscaped open space, mainly The Green and Bierley Marsh and the recreation ground. All of which provide important recreational space for residents.

Bierley Marsh and the Green are the two major public open spaces in the Conservation Area boundary. Further open space in the village is provided by the recreation ground located to the South of the Conservation Area. The Green is located in the centre of the village between two major roads, Hunsworth Lane and South View Road. The Bierley Marsh is located on the South of South View Road. Both of these areas provide a unique view to the surrounding countryside. Both of these areas have many trees growing around their edge and sparsely spotted through their open space.



2. REVIEW



Brickwork of houses adjacent to site



Brickwork of bungalow adjacent to Memorial



Brickwork of St Luke's



20th Century dwellings on South View Road – an interesting mix of stone, brick and UPVC

Materials

Building materials within the Conservation Area are predominantly local natural stone. The properties surrounding the site apart from the frontage to St Luke's Church and the War memorial, do not follow the natural stone facing, with materials ranging from artificial stone to a predominance of brick. The size and style of the stone along with the choice of brickwork also differs. On the low cottage terraces along South View Road, the stone is dressed and cut to a smaller size whereas the large detached dwellings use large dressed stone.

The three buildings directly adjacent to the site are all faced in brick. It was therefore felt that the use of brick was an appropriate material for the new development in terms of scale and modulation, but that the choice of a buff brick would more closely reflect the richer more textured nature of natural stone.

Roof materials within the Conservation Area range from stone tiles to grey slates and red tiles. The choice of natural grey slates for the new development was felt to compliment the brickwork and also to relate well to the conservation area.

Boundary Walls

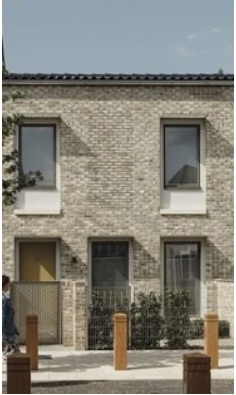
Walls in East Bierley are very important as they add a great deal to the character of the Conservation Area. Most of the walls included in the Conservation Area are below 1 metre in height and are constructed of coursed natural stone.

The plot subdivision and rear garden walling proposed relates well to this feature through the low stone walling proposed.

Windows

Windows contribute significantly to the character and appearance of historic buildings and conservation areas. It is important that the materials, construction, components and details of windows are in keeping with the period and style of any historic building. Contemporary buildings should have window designs, proportion and materials that reflect their quality, whilst respecting the historic context. The windows proposed are high performance with aluminium faced frames, proportioned to achieve quality architecture and reflective of the solid and void of the Victorian terraces. The use of natural stone surrounds directly references that of the Victorian residences, but as a contemporary interpretation of the cills, lintels and mullions of the Victorians.

3. PROPOSAL



Enhance The Conservation Area

As the site borders the East Bierley Conservation Area, careful attention has been paid to the following design criteria to minimise its affect and potential harm to the character and setting of the surrounding context and to seek opportunities to enhance the area:-

- Choice of materials
- Scale
- Mass
- Design detailing
- Layout
- Access

The proposed development has weighed up the balance of the removal of a negative impact upon the conservation area, ie the now derelict and redundant parcel of land, with the creation of the proposed new dwellings, designed to reflect the traditional design of surrounding structures, using high quality materials and developed to a scale which is in keeping with the surrounding buildings.

Development Justification

Having reviewed the Conservation Area Appraisal, this section of the Heritage Statement intends to provide a robust justification for reasons to support the proposals within the site

Choice of materials

The site is surrounded on three sides by buildings and extensions of different periods, which have introduced a variety of building materials. Taking the cue from the surrounding context, the proposal incorporates the use of buff brickwork, natural blue/grey slate roofing to match the predominance of surrounding roof materials, natural stone surrounds to windows, high performance aluminium framed windows.

Scale

The dwelling designs have been developed to be subservient to the adjoining St Luke's Church and Hall, and to relate to the scale of the 20th century residences below, creating 4no. 2 storey units. By careful use of levels, the 2no. 1.5 storey dwellings to the rear relate well to the adjacent bungalow and limit impact on the Memorial.

3. PROPOSAL



Building Mass

Related to scale, the proposed mass of building has been carefully controlled to avoid any visual dominance over the existing surrounding dwellings and has been carefully considered to limit the impact upon the Memorial.

Design Detailing

The design aesthetic chosen for this proposal has been influenced by the character and period of a high proportion of the surrounding properties, using typical Victorian features which include:-

- Steep pitched roofs
- Stone dressing to windows and door openings
- Dormer windows to the rear and low eaves
- Simple canopies to entrance doors

The proposal will fit comfortably within its context. It represents a contemporary design approach to create a modern terrace and cottage which directly references its historic neighbours and will harmonise sensitively with the key characteristics of the village. Furthermore, the proposals seek to satisfy the guidance given within the Conservation Area Appraisal document which states:

“New development should also protect the setting of the historic environment so that it enhances or preserves the appearance or character of the Conservation Area. Therefore it is crucial that future developments in the village reflect the character of the Conservation Area and contributes to this in a positive fashion”.

Layout

The proposed layout has been influenced by the geometry of the site and the existing buildings around it. Car parking is provided to the front of each unit, with careful material choice, low walling and planting, minimising the impact of vehicles upon the surrounding Conservation Area when viewed from the Marsh. The properties all have appropriate amenity space, much like the existing properties within the village.

3. PROPOSAL

Access

Access is provided by the existing roads serving Bierley Marsh which will be enhanced to Adoptable standards.

Vehicles and pedestrians can approach the site from two directions. We believe that this proposal will have at worst a neutral impact on the surrounding Conservation Area and best at provide a positive impact when considering the negative effects caused by the existing redundant nature of the site.

Sustainability

Location - The site is highly sustainable in its location within the heart of the village.

Low energy Design – The scheme proposal, whilst being designed externally using a traditional aesthetic, will be of exceptional standards in relation to an ‘envelope first’ approach to housing design.

Using a wealth of experience NJA will ensure that each property incorporates a combination of high insulation values, low thermal bridging, high levels of airtightness and low energy appliances and fittings to exceed the latest Building Regulation standards (Part L1A) for ‘Conservation of Heat Loss and Power’.

Conclusion

The design concept for this proposal emanates from the findings and background research which form part of this Heritage Statement. The design responds directly to these findings, combining the need to minimize negative impacts to the surrounding Conservation Area.

The proposal is for 4no. 4bed houses and 2no. 3bed cottages, which complies with housing types in the surrounding area and, as a result, building scale is also appropriate.

The design of the proposed development respects and reinforces the distinctive character of the Conservation Area and account is taken of Conservation Area Appraisal.

It is considered that the development would not create a visually dominant or incongruous feature in the local area and would not have an unacceptable detrimental impact upon the character and appearance of the conservation area. Therefore the proposal does not conflict with the guidance in the NPPF and Local Plan Policy.

