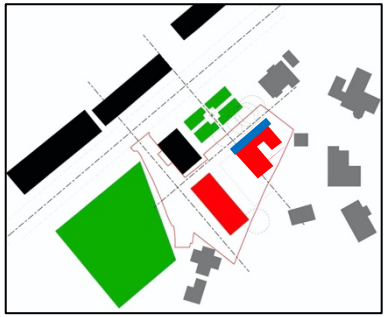
RESIDENTIAL DEVELOPMENT

BIERLEY MARSH
EAST BIERLEY
BD4 6PL

Heritage Impact Statement

December 2020



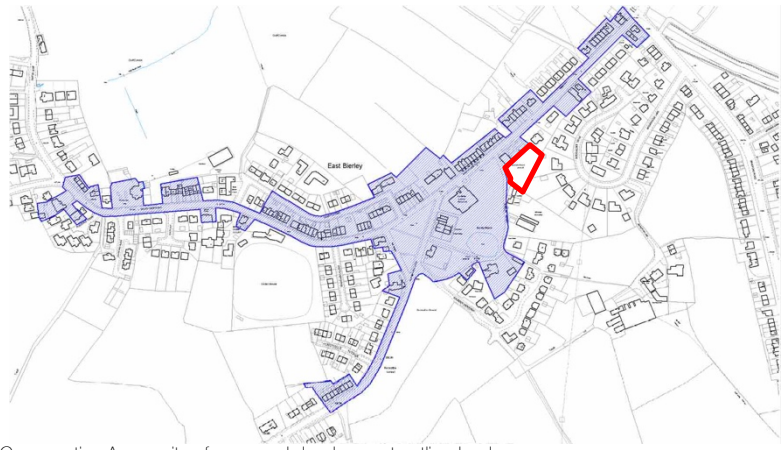




NU-A
ARCHITECTS

1. ASSESMENT





Conservation Area – site of proposed development 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:

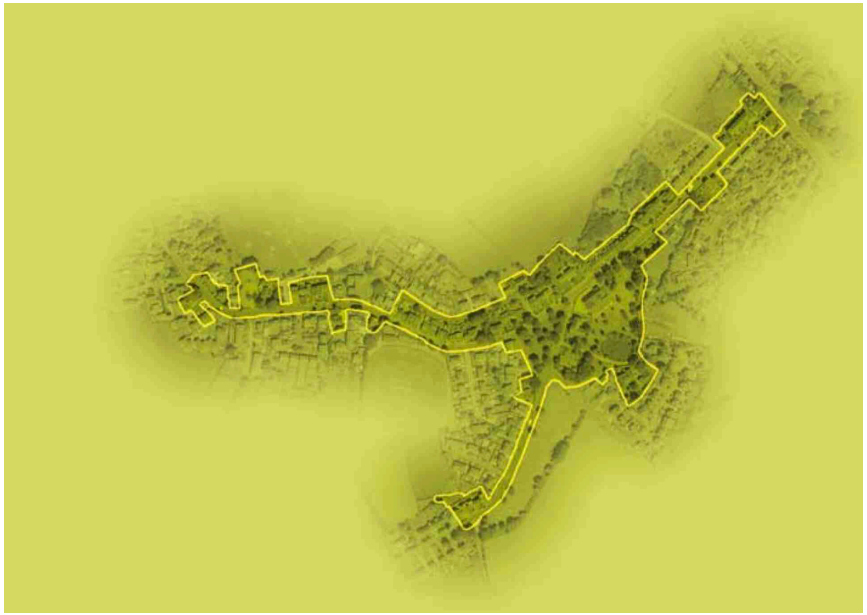
The proposed redevelopment of the site needs to be considered in relation to the following classification of 'Designated Assets'.

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.

1. ASSESMENT









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 emphasis 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



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

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.

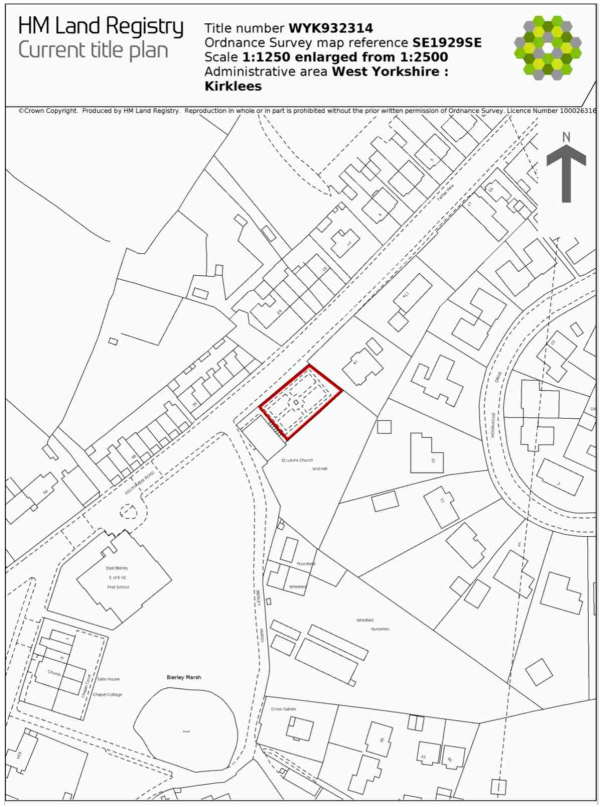
The setting of the listed structures such as the War Memorial are very important for the Conservation Area.

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 are 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.

2. REVIEW









War Memorial

Unveiled 1.1.1921, The memorial commemorates the residents of Hunsworth who were killed or missing in the First World War and the war in Iraq. Mr. Louis Ambler FSA FRIBA was the architect for the memorial, Messrs. B. Watson and sons the builder and Farmer and Brindley were the stone masons.

Research was undertaken to gather relevant background in order to inform the design process to ensure the potential impact of the new development was minimised. The War Memorials Trust, War Memorials Online and the Imperial War Museums' War Memorials Archive were consulted, together with the Local Authority records and Land Registry.

Ownership

Land Registry records the freehold ownership of the Memorial and grounds as The Council of the Borough OF Kirklees under Title Number WYK932314. The Land Registry Ownership Plan is illustrated opposite. The title is absolute.

- Custodianship of the Memorial is not recorded by Historic England or by the Memorials Trust
- The Local Historic Environment Record has not been compiled

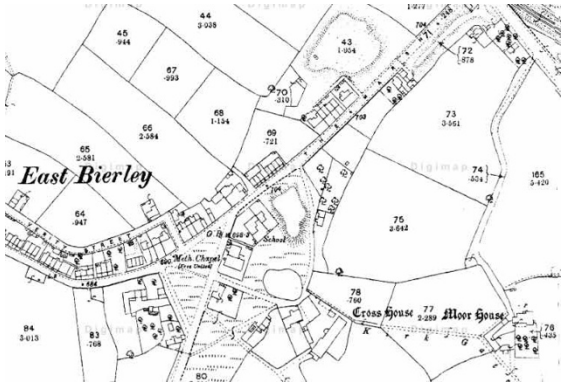
When documentation refers to 'custodians', the document is addressing anyone who has taken on formal responsibility for a war memorial, whether or not they are its legal owner.

The East Bierley Village Preservation Society we have been advised, are actively involved in the general care and maintenance of the Memorial and the garden.
The Society was formed in 1970'S. It has three stated objectives, the first being "to preserve and improve the village of East Bierley".

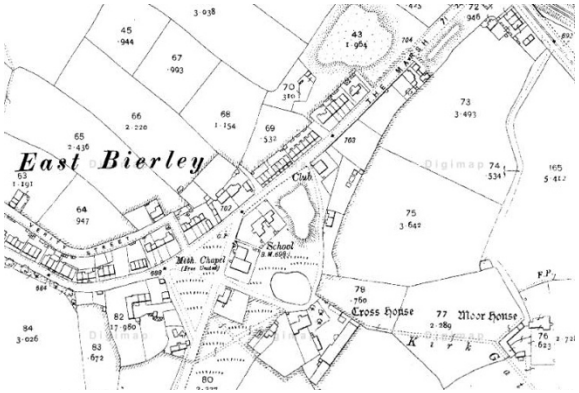
As no direct works are proposed to the Memorial or its grounds, and the development is proposed within land of clear and defined ownership, the legal consent or permission to develop the site for the dwellings is not impacted upon by ownership of the Memorial or any covenants relating to it. Covenants on the land containing the war memorial, relate solely to the memorial land as included within the red line plan held by Land Registry and illustrated opposite. Those covenants can have no impact upon adjoining legal ownership.

2. REVIEW

1.

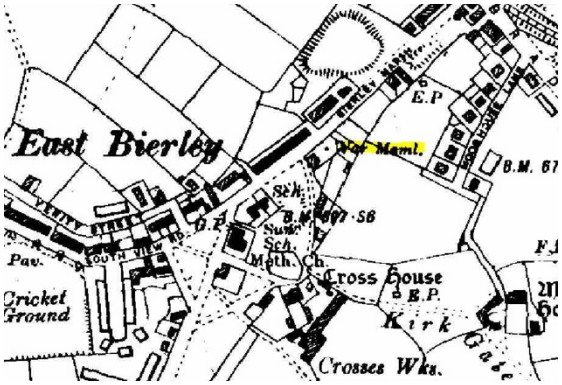


1890s – Club and Memorial yet to be built

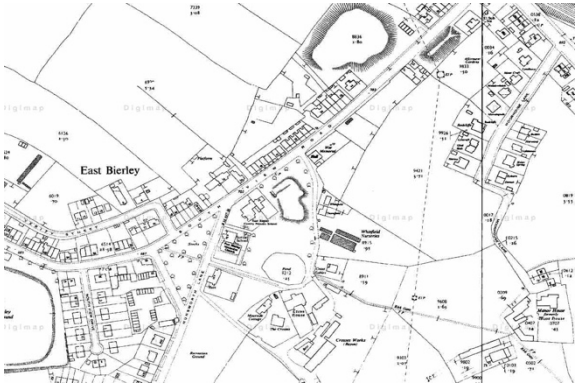


1920 – Cons" Club present – Memorial yet to be built

2.



1930s – Hall, Memorial and garden present



1950s – Hall, Memorial and garden present

Listing

The listing of the Memorial at Grade 2 was on 13th January 1984 under entry number 1135410.

Historical Background

The following are taken from Land Registry and illustrate the transfer of land;

1. "A Conveyance of the land in this title and other land dated 31 December 1897 made between (1) The Right Honourable John Savile Baron Savile and (2) The Hunsworth Conservative Club Company Limited contains restrictive covenants".

The historic maps opposite illustrate that from the late 1890s, the Conservative Club Company bought the land and developed a club building on the site. It is noted that the building is on the site of the current St Luke's.

2. "A Conveyance of the land in this title and other land dated 13 July 1920 made between (1) The Hunsworth Conservative Club Company Limited and (2) The Hunsworth Urban District Council contains restrictive covenants".

The historic maps opposite illustrate that in 1920 the then Local Authority purchased the land from the Conservative Club to erect the War Memorial and its garden. (Refer to previous page for red line of land ownership) The 1930s and 1950s boundary is now as it is today and accords with the Land Registry red line plan. The land remains within the ownership of the current local authority – Kirklees Council.

As no direct work is proposed within the ownership of the memorial or its grounds, no covenants relating to the memorial site can impact upon the development.

It is therefore the preservation of its setting that is of significance to the design proposal, as is the impact upon the Conservation area.

2. REVIEW



Example of a wall forming enclosure and screening on Bierley Marsh



Setting of the Memorial – the buildings framing the memorial garden are a non descript dormer bungalow directly overlooking the garden and the poor extension to the Chapel

War Memorial

Historic England guidance has been used to ensure that best practice has been followed and achieved in preserving the setting of the memorial.
The Memorial and garden acts as focal point for the commemoration of those killed and affected by war and as a place for reflection on the effects of their loss on a community and society as a whole. In addition to its continuing commemorative role, the memorial has become a key part of the historic environment of the village.

Setting

The listing of the Memorial at Grade 2 was on 13-Jan-1984 under entry number 1135410. As no direct work is proposed to the memorial or its grounds, it is the preservation of its setting that is of significance to the design proposal, as is the impact upon the Conservation area. The environment within which the war memorial is set is an important component of its intrinsic value, as is the way the memorial contributes to the Conservation Area. The memorial is set within a small garden, its boundary defined by railings, stone walling and hedges, and is a space for contemplation and remembrance.

The proposed development has been designed to ensure minimal harm to the setting. The memorial retains its prominence on the street and ensures the area for reflection and contemplation is retained. The formal gardens and the mature landscape elements to the boundary which frame the memorial are retained, to ensure the manner in which the memorial is viewed and the atmosphere in which it is experienced is preserved.

The setting of the War memorial is of major significance to both the village and the wider community. The formal gardens of the memorial are preserved along with the boundary treatment and mature trees and hedging. Additional planting is proposed to further soften the edge between the development site and the memorial.
The orientation of the new buildings has been informed by the axis of the memorial gardens and the buildings have been set at 90deg to the memorial to maintain an open view of trees and sky. The new terraced houses have been positioned to continue the framing of the garden that St Luke's already does as illustrated opposite. The small bungalow is positioned behind a stone “garden wall” and the mature trees to minimise its impact.

2. REVIEW



View of new terrace facing Bierley Marsh

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 – refer to image opposite.

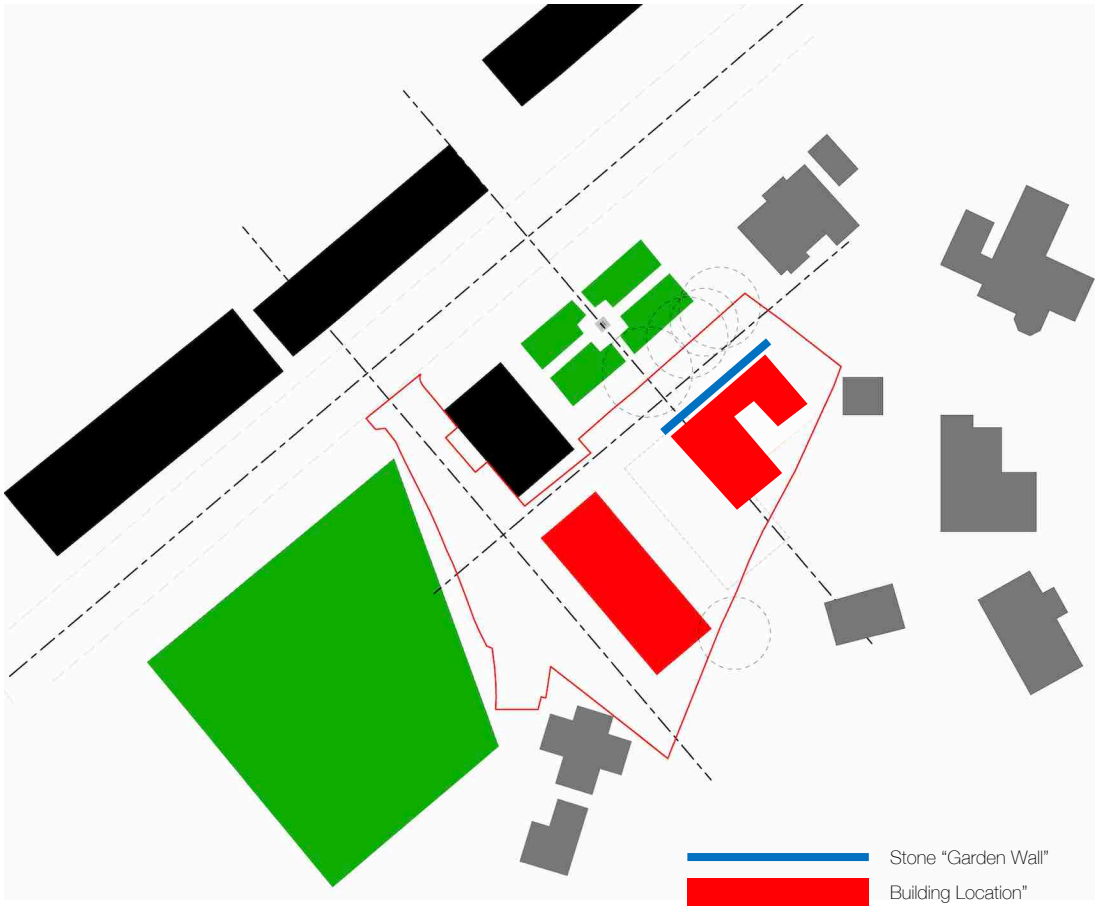
The proposed elevation is contemporary and elegant, referencing the scale and form of its Victorian neighbours.

The terraces on South View Road are a simple solid and void pattern of windows and front door. This patten of solid and void within a strong stone façade has been followed for the new development.

The proposed elevation draws on this Victorian simplicity but reinterprets it to create its own architecture;

- Windows are powerful openings within a stone building
- Openings are framed with detail – stone surrounds, lintels and cills
- Strong floor band
- A chimney to add visual detail to the roofscape
- Eaves that are expressive and form deep shadows

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 to the site, with views through 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 bungalow 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 bungalow building, which is positioned to be concealed behind a "garden wall" has a low eaves facing the Memorial gardens and is not felt to have significant impact.
Indeed it could be argued that the introduction of this wall, improves the setting by enhancing its sense of enclosure.

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





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 within 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 trees growing around their edge and sparsely spotted through their open space.

The proposed development has no negative impact upon these open spaces. The terrace block enhances Bierley Marsh by removing a derelict parcel of land.

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 of 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 however felt that the use of natural stone was an appropriate material for the new development in terms of scale and modulation, to closely reflect the richer more textured nature of historic neighbours.

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 stone 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 and railings proposed.

Windows

Windows contribute significantly to the character and appearance of historic buildings and conservation areas. 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 or timber 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

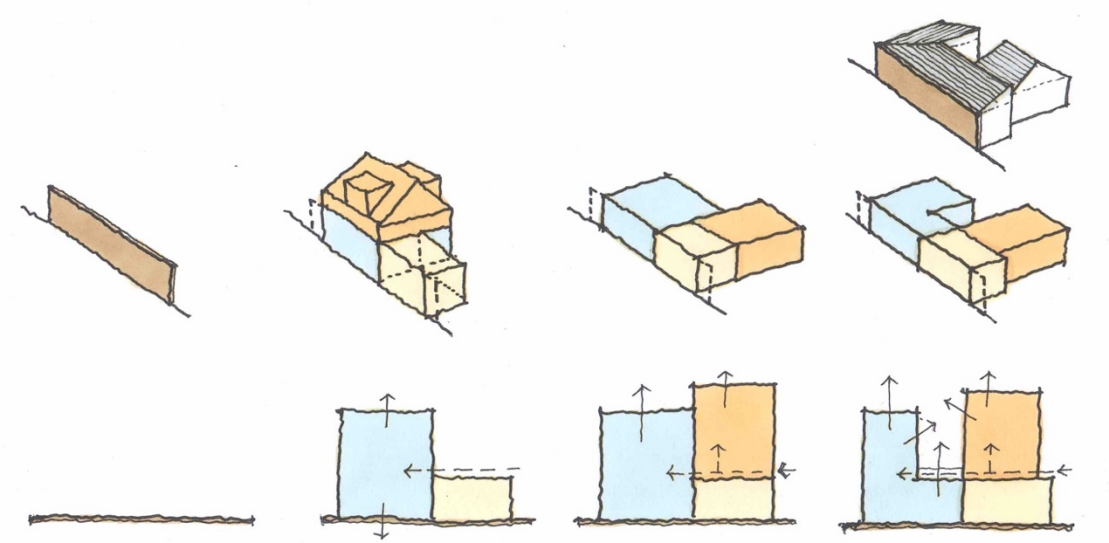
The site is surrounded on three sides by buildings and extensions of different periods, which have introduced a variety of building materials. Taking the cue from the surrounding broader context, the proposal incorporates the use of natural stone, natural blue/grey slate roofing to match the predominance of surrounding roof materials, natural stone surrounds to windows, high performance aluminium or timber 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 neighbouring residences, creating 4no. 2 storey units. By careful use of scale, the single bungalow to the rear, will be concealed behind a “garden wall” relating well to the adjacent bungalows and limiting its impact on the Memorial and gardens.

3. PROPOSAL

Building Mass
Related to scale, the proposed mass of the buildings 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.



The evolution of the concept – a wall to the Memorial with the rearrangement of a single storey dwelling to work behind the wall and create a courtyard residence



Example of a wall forming enclosure and screening on Bierley Marsh





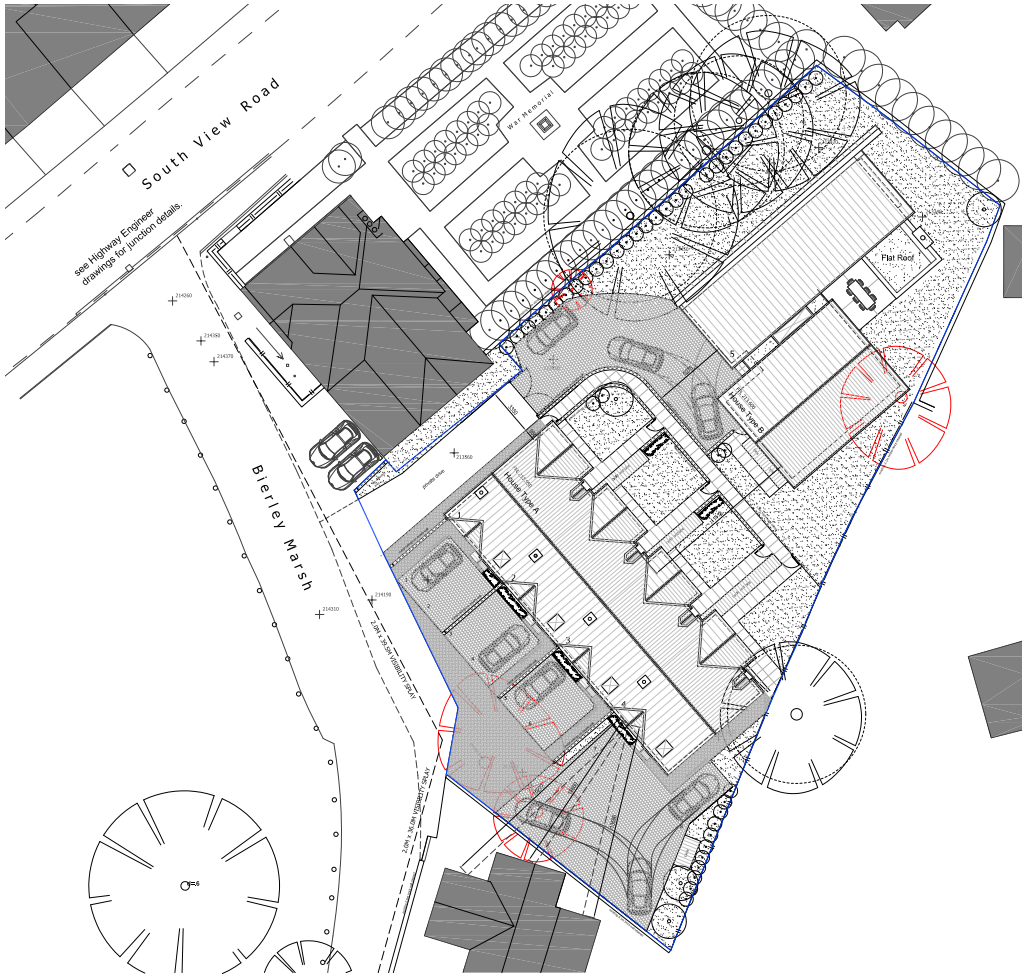






Examples of walled gardens – with development behind and formal gardens to the foreground

3. PROPOSAL



Proposed Masterplan indicating buildings, vehicle parking, sight lines and distances

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



Terrace Front Elevation



Terrace Rear Elevation

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.

The proposed elevation of bot buildings draws on this Victorian simplicity but reinterprets it to create its own architecture;

- Windows are powerful openings within a stone building
- Openings are framed with stone dressings – stone surrounds, lintels and cills
- Strong floor band
- A chimney to add visual detail to the roofscape
- Eaves that are expressive and form deep shadows
- Steep pitched roofs
- 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 bungalow 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”.

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.

3. PROPOSAL



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. 3bed houses and 1no. 3bed bungalow, 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.

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

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.