

WELLSFIELD ASSOCIATES

HERITAGE STATEMENT

**19 NORTHGATE,
ALMONDBURY,
HUDDERSFIELD, HD5 8RX**

22nd JUNE 2020

INTRODUCTION

Wellsfield Associates have prepared this statement in support of the Full planning & demolition in a conservation area application for the demolition of the existing supermarket and creation of a new block of flats (6no. 2 bed flats), with associated parking to-

19 Northgate, Almondbury HD5 8RX

This statement is intended to address any heritage issues associated with the above application, and should be read in conjunction with the other documents submitted, particularly the Design & Access Statement, in order to assess the proposal and its justification, together with the benefits provided by the proposed scheme to this location and the area in general.

REQUIREMENT UNDER CURRENT POLICY

National Planning Policy Framework NPPF (adopted February 2019), para 189, states the following –

189

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

This statement is intended to comply with paragraph 189 of the National Planning Policy Framework, as noted above.

PLANNING POLICY

NATIONAL PLANNING POLICY

National Planning Policy Framework (NPPF) (adopted February 2019) is the most up to date policy and contains the following relevant extracts-

193

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

195

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 195 above notes the most relevant advice. The proposal will cause no substantial harm to or loss of any heritage assets within the area.

LOCAL PLAN

The local plan for the area containing the site is the Kirklees Local Plan (KLP) which was adopted in February 2019.

The site lies within the Almondbury 'large local centre' and within the Almondbury Conservation Area.

POLICY LP35 of the KLP states the following-

3 – Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

- a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*
 - b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;*
 - c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;*
 - d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;*
 - e. accommodate innovative design where this does not prejudice the significance of heritage assets;*
 - f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted*
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HISTORIC AND LISTING INFORMATION WITHIN LOCAL AREA

LISTING INFORMATION

Rose & Crown



47-51 Northgate

Grade II Listed

List UID: 1279072

Date first listed 29 Sept 1978

National Grid ref: SE16715 15338

NORTHGATE 1. 5113 (East Side) Almondbury Nos 47 to 51 (odd) SE 1615 40/1052 II GV 2. Mid C19. Ashlar. Hipped stone slate roof. 2 storeys. Moulded eaves cornice. Continuous 1st floor sill band. On street side there are 3 1st floor windows (blocked) and 2 modern ground floor windows in original openings. On south side there are 6 ranges of sashes (one blocked).

Police Box



NORTHGATE 1. 5113 (east side) SE 1615 Almondbury SE 1715 40/1400 Police Box on roadside next to No 55 II GV

2. Police box. 1920s/30s. Timber. Rectangular plan. Boarded, sunk-panelled sections on plinth with moulded string above, plain frieze and domed roof. Road front has 2 sections, each with glazed panel at top with margin glazing bars; left section is door; at mid-height on right is a small door to public telephone cupboard. Returns have 3 sections. On top of roof light with (?) bell above.

The buildings are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

THE PROPOSAL & ASSESSMENT OF IMPACT

The proposed development scheme at 19 Northgate has been put together with great care and consideration toward the existing site, surrounding buildings, and the surrounding/Conservation area as a whole. Currently the site contains a Co-operative supermarket, which is in poor condition, is too small for the requirements of local residents, and is due to be relocated. While considering the design of the proposed development great effort was taken to provide a new building that would fit seamlessly within the Conservation Area, without any unnecessary juxtaposition to the traditional design themes and materials found within the area. The design goal was to achieve a practical, functional building that would also provide a positive element to the area and create an attractive street scene.

CONSERVATION AREA

- The site is located within the Almondbury Conservation Area (no appraisal currently available).
- The scale of the proposal and its design will have a positive impact on this part of the conservation area as they reflect the character of the area and surrounding properties
- The proposed scheme incorporates the use of materials in keeping with the conservation area in general.

OTHER LISTED BUILDINGS

- There are listed properties to the south of the site, which are –
55 & 55a Northgate, ING House, 59&61, 63&65, and Thorpe Villa
 - 14 Northgate
 - None of the above buildings are physically connected to the site or building. The proposed alterations will have no impact on them, but may affect their settings.
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JUSTIFICATION & CONCLUSION

NPPF 196 advises-

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

As shown above in the Assessment of Impact section, the proposed scheme will have no impact on –

Listed buildings within the vicinity of the site

Almondbury Conservation Area

NPPF 8 advises-

8

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

In this respect there will also be public benefits for the proposal, which firstly includes the positive impact the redevelopment of the building and site will have on the local area by creating a high quality residential facility.

The existing store located upon the site is too small for the requirements of the residents, and suffers from restricted access, when entering and exiting and within the building, particularly for those with restricted mobility. It also has severely limited parking facilities and is thus being relocated.

In this way the proposal can be seen to be complying with national and local planning policies, and providing a significant improvement to the local area.
