



heritage statement

application: Proposed replacement of existing Kitchen fittings and services etc and creation of Pantry and Utility Room in existing Garage, including replacement of garage door with timber boarded wall and pedestrian door
2 High Royd, Northgate, Honley, Holmfirth, HD9 6QL
Listed Building

applicants: Mr Tom Kershaw and Mr Alex Mason

document nr: 20100DA-100-P01-Kershaw/Mason, 2 Highroad - Kitchen Etc. Alterations

date: 4 June 2021

Background to the proposed development

1. Number 2 High Royd, ("the application property") lies to the north of the village of Honley near to Holmfirth in West Yorkshire, it is a Grade II Listed Building forming part of a large 18C house that in the last 30 or so years was sub-divided into 4 separate residences, all of which are included within the listing. The house lies within open countryside designated as Green Belt
2. This application seeks Listed Building Consent for alteration to remove existing kitchen furniture and appliances and also to convert the adjacent garage which was formerly a house maids sitting room adjacent to the original house kitchen. The garage appears to have been created when the original house was divided into four separate dwellings at some time since 1957, on the basis of a drawing of that date in the Architect's possession, which shows the maids sitting room still in place in 1957. On the same drawing the current kitchen is shown as part of what was a library.

Significance of the Heritage Asset

3. The Listed Building notice for High Royd states:

Statutory Address: HIGH ROYD, NORTH GATE

The building or site itself may lie within the boundary of more than one authority.

District: Kirklees (Metropolitan Authority)
Parish: Holme Valley
National Grid Reference: SE 14782 12688

Details

SE 11 SW NORTH GATE 1/227 (Honley)

Date of Listing Survey: 16.1.67 High Royd

Classification: Grade II

Large detached house. Late C18 with alterations and additions. Ashlar. Hipped stone slate with large ashlar stacks and moulded eaves cornice. Wing to north-west with twin hipped roof. Two storeys. South-east elevation: central door with fan and slender light to each side and 2-light window over. Two storey canted bay to each side with hipped roofs and sashes with centre mullion. Addition to right, in keeping, with doorway with semi-circular fan with radial glazing bars. South-west elevation: 6 bays. Large sashes to ground floor smaller casements, to first floor, with glazing bars. Second bay from right has single window, through both floors, with glazing bars. Entrance to right with round arch, in stone porch (C.20). Stone stairs to entrance. Iron gates to porch. C.20 extensions to north-west of no interest.

Listing NGR: SE1478212688

4. A history of the Armitage family of High Royd and Milnsbridge House, forming part of a study by historian Nicholas Kingsley of the "Landed Families of Britain and Ireland", provides significant information on the history of High Royd. This, states that the younger, George Armitage (1674-1742), of the Armitage family that gave its name to nearby Armitage Bridge was left a property which Joseph Armitage (1617-89) his uncle had acquired called High Royd at Honley. It is not clear what sort of house existed at this time, but elements of it may have been incorporated in the present building, which was presumably built for a later George Armitage (1737-1815) soon after he inherited the property in 1785.
5. George Armitage (1674-1742) may have been principally a farmer, but his son, Joseph Armitage (1716-85) is consistently described in the parish records as "Salter" and presumably drew most of his income from that source. His son, George Armitage (1737-1815) moved into the burgeoning West Yorkshire woollen trade and in the early 19th century was described as a merchant, which probably implies a role as a middle-man sourcing wool to meet the needs of the woollen manufacturers in the area. It is likely that this move into commerce over two generations provided the increased wealth that enabled George to rebuild or remodel High Royd at the end of the 18th century. Shortly before his death, George handed over High Royd to his son and heir, Joseph Armitage (1778-1860) and moved to a nearby house called Park Riding, which the family used as a dower house.
6. Joseph Armitage was the man who most significantly increased the family fortune and moved decisively into the gentry. In 1822 he built the first woollen manufacturing mill at Milnsbridge, two miles west of Huddersfield, and to provide a convenient base to supervise the new works he first rented and then about 1823 purchased Milnsbridge House from Sir Joseph Radcliffe, 2nd bt., whose great-uncle had built it in 1756. Milnsbridge House now stands largely derelict in an industrial landscape, it is hard to appreciate that was once an elegant if modest country house, almost certainly designed by James Paine, with views over a designed landscape including a large pool.
7. With Joseph Armitage's acquisition of Milnsbridge House, High Royd was let for much of the 19th century. It passed in 1860 to Joseph Taylor Armitage (1809-80), his second son, who lived at Birkby Grange on the outskirts of Huddersfield and continued to let High Royd. However, his son, Charles Ingram Armitage (1849-1917) moved back to High Royd in about 1884 and remodelled it a few years later. It was finally sold after his death to George Pepler Norton (1858-1939), who, as a partner in the accountancy firm of Armitage & Norton in Huddersfield and was a connection of the Armitage family. He made further changes to the house refitting the house internally, in about 1895, including the creation of a new entrance hall with mural paintings by Sir George Clausen. Norton also it seems commissioned interiors from J H Sellar who was partner of Edgar Wood who famously designed Banney Royd, at Edgerton, Norton would presumably have come into contact with Edgar Wood when he lived at Birkby Lodge, where Wood himself had designed alterations to two of the rooms.
8. It seems that when Norton sold High Royd he and his sister moved across Northgate into High Royd Cottage a house that he had built adjacent to a large barn and what appear to have been the stables, coach houses and maybe groom's accommodation, all I assume to be part of the High Royd estate at the time. I have found no record of the date when Norton sold High Royd or who the new owner was. I am aware that a Mr John Clifford who was owner of Sidney Clifford paper tube makers, they made bobbins for the textile industry in Fartown, Huddersfield, lived at the property around the late 1950's early 1960's. I met John Clifford who was a member at Woodsome Hall Golf Club where I worked in my spare time around 1960 as a caddy.
9. I have in my possession copies of drawings prepared by Abbey and Hanson, Chartered Architects, the first of which shows the layout of High Royd as existing in February 1957, when it clearly was still one house. The second, which unfortunately is undated, shows a different existing layout to that of 1957 together with a layout of proposed works to split the property into separate dwellings. These drawings came into my possession in 1985 when ADP were commissioned to prepare designs for the fit out of a new kitchen and bathroom by Michael Broderick who with friends Sam Gledhill and Malcolm Greenhalgh had each purchased one of the dwellings into which the house had been converted. Mr Greenhalgh and his wife still live in one of the other dwellings at High Royd.
10. From what the history I have been able to discover it is clear that there have been many changes to the building at High Royd over the years since 1785 or thereabouts.

The impact of the proposed alterations on the significance of the Heritage Asset

11. From the study of the history of High Royd set out above it is clear that the property has been altered and added to many times since 1785. The current proposals which are the subject of this statement concern only a very small part of the building and are predominantly internal. The removal of the garage doors and their replacement with timber panel infill with a central pedestrian door will be the only evidence seen from outside. The garages are themselves a relatively recent addition created in the area which I can see from the plans I have, were as late as 1957 originally the house main kitchen and adjacent kitchen maids sitting room. From the plans I have and the type of existing garage doors I am of the opinion that the garages were formed in the early 1960's, and as such are of minor historical relevance, evidence only of how with the advent of widespread ownership of motor cars older buildings were often altered and extended to store them securely. The timber panel infill proposed will not be significantly different in appearance to the garage doors to the extent that when viewed from outside the overall form of the integral garages extension will still be clear and little changed.
12. The internal alterations and additions proposed will change the use of a garage to a Utility Room/Boot Room and Pantry, this area was the maids sitting room until around 1957 however there is little evidence of the earlier use still in place. The changes to the adjacent kitchen will remove the kitchen fixtures and fittings but these were installed in or around the late 1980's and as such nothing of significant historical interest will be removed. The new fittings and fixtures to be installed in both areas will in my opinion be more in keeping with the character of the earlier phases of the building and what remains of the earlier internal appearance within this part of the property than fixture and fittings installed in the late 1980's

Whether the proposed alterations would preserve the Grade II Listed Building and any features of special architectural or historic interest, which it possesses

13. As noted above, the application property forms part of what originally was a large single dwelling that has historically been subject to many changes. Relatively recently it was been subdivided into four separate dwellings, this application only concerns one of those parts and in turn only a very small part of that part.
14. From the listing notice, it seems to me that the significance of this Listed Building stems predominantly from its overall form, architectural detailing and materials. The ashlar stonework, hipped stone slated roofs, large ashlar stacks and moulded eaves cornices and the classical proportions of the canted bays and related symmetrical setting out of the fenestration to the principle South East and South West elevations. It is of relevance that the notice states that the C20 extensions to the north west are of no interest.
15. The proposed alterations do not impact on any of the significant features of the heritage asset as summarised in the preceding paragraph as the alterations are not on those principal elevations. The alterations are predominantly internal and relating to parts of the building that have already been significantly altered in the past 60 years, significant amounts of historic building fabric will not be removed.

Conclusion

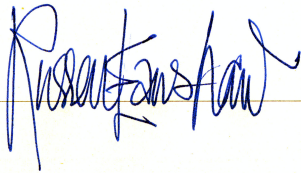
The National Planning Policy Framework states as follows in respect Heritage assets:

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.*

196. 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.

16. The proposed alterations at High Royd, are as described above very minor and as such do not constitute substantial harm as defined in para 195 of the NPPF, there are no reasons therefore why this application should be refused on the grounds of substantial harm.
17. As these proposals at High Royd constitute less than substantial harm to a Heritage Asset, as defined in para 196 of the NPPF, what harm may exist, though it is doubtful that any does, in securing its continued occupation as a dwelling, ensure its viable future upkeep and maintenance, weighing the balance heavily in favor of public benefit via continuation of opportunity to appreciate its positive contribution to the landscape and its historical interest, thus this application I contend should be approved.
18. Kirklees Local Plan Policy PLP35 requires development proposals affecting a designated heritage asset to conserve those elements, which contribute to its significance, and retain those elements of the historic environment, which contribute to the distinct identity of the Kirklees area. My conclusion is the proposed alterations being of a very minor nature do not conflict with the requirement to conserve those elements of High Royd which contribute to its significance and would not therefore conflict with Local Plan Policy PLP35.



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