

**Barn to rear of Midway House, 51 & 53
Huddersfield Road, Meltham:
Heritage Assessment - Updated**



View of the barn to the rear of Midway House, Meltham

ARS Ltd Report 2021/4

January 2021

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RESEARCH SERVICES LTD**

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Prepared on behalf of: Mr Ian Gillings

Date of compilation: January 2020

Compiled by: Dr Ian Wyre

Checked by: Dr Robin Holgate MCIfA

Local Authority: Kirklees Council

Site central NGR: SE 10049 10649

EXECUTIVE SUMMARY

Archaeological Research Services Ltd was commissioned by Mr Ian Gillings to produce a heritage assessment to accompany a planning application at Midway House, Nos. 51 & 53, Huddersfield Road, Meltham, Holmfirth, HD9 4AF. Planning permission (Application Reference Number 2021/93622) and Listed Building Consent is sought for restoration and conversion of the Grade II Listed Midway House, which comprises an extant former weaver's house. The proposed development would contribute a range of residential dwellings, with associated groundworks and landscaping to the rear of the listed building. An application for Listed Building Consent details alterations to convert the former offices into two dwellings, with demolition of extensions to create parking areas (within a Conservation Area). Further to this, it is proposed (Application Reference Number 2021/93604) to construct four homes, as two new semi-detached properties, along with alteration and conversion of a small barn, to contribute a further single dwelling, to the rear of the property.

Buildings such as the structures situated on the of Midway House site contribute significantly to the quality of the area's regional aesthetic. Accordingly, any harmful modification of such buildings would be impactful. With regard to the proposed development plans, whilst it is apparent that any development into residential use can impact upon such buildings and their settings, the impact in this instance is measured as negligible. The proposals seek to maintain the external aesthetic of the buildings and repurpose a seemingly redundant site. The proposals, which will restore and preserve the site for the future, are therefore of benefit to the functional and aesthetic aspects of the site.

Consideration has been given to a partial demolition and rebuilding of the barn's western extents for access requirements. The building constitutes a mix of material of mid-19th century and later date, previously altered to provide access to the rear field, which comprises a traditional form in the local aesthetic. Justification for demolition would be provided if the development design were to retain and restore the earlier core of the building to the east, which is delineated through use of a narrower, coursed ashlar (which includes the early stone arched doorway to the north) and would require rebuilding the western gable wall to meet the original functional and vernacular aesthetic of the barn. A programme of historic building recording would ensure that both structures are preserved via record, in their current forms, in order to mitigate for the proposed alterations.

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1 INTRODUCTION

1.1 Archaeological Research Services Ltd (ARS Ltd) was commissioned by Mr Ian Gillings to produce a heritage assessment to accompany a planning application at Midway House, Nos. 51 & 53, Huddersfield Road, Meltham, Holmfirth, HD9 4AF - centred at NGR SE 10049 10649 (**Appendix 1, Figure 1**).

1.2 The proposed development site covers an area located inside the core of the historic town, within the Meltham Conservation Area (Kirklees Council 2010), set behind the main streets of Huddersfield Road to the south (in the past known as Town Gate) and Station Street to the west. Bounding the north of the site is a retaining wall, separating it from a supermarket - Morrisons - car park, which is situated at a lower level; this formerly comprised the route of the Lancashire & Yorkshire Railway Meltham branchline and the town's railway station. The proposed development site contains a range of extant historic buildings, formerly utilised as offices and workshops for Concept Refridgeration Ltd. Fronting onto Huddersfield Road the property includes the Grade II Listed Midway House (NGR 1134657: Historic England 2020). Additionally, part of the plot includes a barn (the subject of this heritage assessment report) and an area of historically undeveloped land. Access for the extents of the proposal site is gained via a narrow access along the side of Midway House and through the yard to the rear of the Listed Building.

1.3 The geology of the site is consists of Huddersfield White Rock - sandstone - sedimentary bedrock formed in the Carboniferous Period with no overlying superficial deposits (British Geological Survey 2020).

1.4 Planning permission (Application Reference Number 2021/93622) and Listed Building Consent are being sought for restoration and conversion of the Grade II Listed Midway House, which comprises an extant former weaver's house. The proposed development would contribute a range of residential dwellings, with associated groundworks and landscaping to the rear of the Listed Building. The application for Listed Building Consent details alterations to convert the former offices into to two dwellings, with demolition of extensions to create parking areas (within a Conservation Area) (**Appendix 1, Figure 2**). In addition, it is proposed (Application Reference Number 2021/93604) to construct two new semi-detached properties, to contribute four dwellings in the field to the rear of 51-53 Huddersfield Road. Alteration and conversion of a small stone-built barn, also to the rear of the property, is proposed here to improve access for the wider scheme and contribute a further, single dwelling (**Appendix 1, Figures 3 and 4**).

1.5 The consultation response from the Kirklees Council, Conservation and Design (Kirklees Council 2020a) states that both planning proposals need to be supported by heritage impact assessments which assess the significance of the heritage assets to be altered or demolished and the impact that the development proposals will have on these assets in line with the *National Planning Policy Framework (NPPF)*, paragraphs 194 and 196 (MHCLG 2019, 56).

1.6 The retention of the stone barn building within the scheme (and a revised design for the new dwellings) is in response to the consultation advice response from Kirklees Council, Conservation and Design (Kirklees Council 2020a) which included the following.

♦ ***“Demolition of the outbuilding***

The demolition of the barn is not supported. This stone building clearly has historic interest as a vernacular building constructed in coursed rubble stone with heavy quoins and historic openings, and it contributes to the character of the conservation area. The poor condition of the building is not a consideration in this assessment and no evidence has been provided to demonstrate that it is beyond repair. No assessment of the significance of the barn, or convincing justification for its demolition, has been provided in the application documents.

Policy LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset (in this case the conservation area) to preserve or enhance the significance of the asset. In this case, the demolition of the barn would not preserve the significance of the conservation area.

Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place, will be permitted only where benefits of the development outweigh the harm, having regard to the scale of the harm and the significance of the heritage asset. The barn itself is considered to be a non-designated heritage asset which forms part of a historic group within the conservation area and therefore its demolition would need to be justified.

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, ensuring that proposals within conservation areas conserve those elements which contribute to their significance, and a sustainable future is secured for heritage assets at risk and historic farm buildings.

Paragraph 194 of the NPPF requires any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), to require clear and convincing justification, and paragraph 196 of states that 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. In this case public benefits of the proposal have not been demonstrated to outweigh the demolition of a historic building within the conservation area.

♦ ***Proposed dwellings***

Two detached dwellings with integral garages are proposed in the centre of the site, set away from the retaining wall to the north and with the trees on this boundary retained so that the visibility of the development is limited when viewed from the north. As an enclosed site surrounded by other properties the view from outside is

limited and there is no impact on the setting of the listed terrace at 51-61 Huddersfield Road.

A small development on this previously undeveloped land would lead to less than substantial harm to the significance of the conservation area, although the harm is considered to be relatively low due to the enclosed nature of the space and its limited contribution to the character of the conservation area. Nevertheless, the applicant needs to assess the significance of the site and demonstrate public benefits which outweigh the harm.

LP24 requires the form, scale, layout and details of all development to respect and enhance the character of the townscape, heritage assets and landscape. Although the dwellings are set in the centre of the site, the layout raises some concerns as it does not appear to reflect the character of the surrounding buildings or this part of the conservation area.

Access and layout are included in this outline application, with appearance, landscaping and scale the subject of a reserved matters application.

Conclusion

In summary, the proposal site appears to have limited significance within the conservation area and development may be acceptable subject to amendments to the layout. The demolition of the historic barn cannot be supported at present as its significance has not been assessed and justification has not been provided to outweigh the harm caused by its demolition” (Kirklees Council 2020a).

1.7 ARS Ltd has produced this heritage assessment in order to assess the impact of the development proposal to the existing buildings on the site and the potential impact that the development might have on any features of heritage significance in accordance with Historic England guidance on assessing significance in the historic environment (English Heritage 2008; Historic England 2015) and national planning policy and guidance (MHCLG 2019a; MHCLG 2019b). The work also followed the guidelines in *Understanding Historic Buildings – A Guide to Good Recording Practice* (Historic England 2016), and the Chartered Institute for Archaeologists’ *Code of Conduct* (CIfA 2019) and *Standard and Guidance for archaeological investigation and recording of standing buildings or structures* (CIfA 2020).

2 PLANNING POLICY CONTEXT

2.1 The National Planning Policy Framework (NPPF)

2.1.1 This Heritage Statement is carried in accordance with the *National Planning Policy Framework (NPPF)* (MHCLG 2019a). The *NPPF* sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so.

2.1.2 Section 16 of the *NPPF* deals with government policy in relation to conserving and enhancing the historic environment and its role in sustainable development.

2.1.3 Paragraph 184 states that *“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites, which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”* (MHCLG 2019a, 54).

2.1.4 Paragraph 185 states that *“plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- ♦ *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- ♦ *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- ♦ *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- ♦ *opportunities to draw on the contribution made by the historic environment to the character of a place”* (MHCLG 2019a, 54).

2.1.5 Paragraph 189 states that, *“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”* (MHCLG 2019a, 55).

2.1.6 Paragraph 190 states that *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”* (MHCLG 2019a, 55).

2.1.7 Paragraph 191 states that *“Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision”* (MHCLG 2019a, 55).

2.1.8 Paragraph 193 states that *“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”* (MHCLG 2019a, 55).

2.1.9 Paragraph 194 states that *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”* (MHCLG 2019a, 55-56).

2.1.10 Paragraph 195 states that *“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 viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

b) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

c) the harm or loss is outweighed by the benefit of bringing the site back into use” (MHCLG 2019a, 56).

2.1.11 Paragraph 196 states that *“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”* (MHCLG 2019a, 56).

2.1.12 Paragraph 197 states that *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”* (MHCLG 2019a, 56).

2.1.13 Paragraph 199 states that *“Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to*

record evidence of our past should not be a factor in deciding whether such loss should be permitted” (MHCLG 2019a, 56).

2.1.14 Paragraph 200 states that *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably” (MHCLG 2019a, 57)*

2.2 Local Planning Policy - Kirklees Local Plan

2.2.1 Many local planning policies (not only those for design and conservation) can affect development with regard to heritage assets. For instance policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all have an influence on development and the quality of the environment. However, policies concerned with design quality and character generally take greater importance in areas concerning heritage assets. These policies, along with other matters, will be considered in the ongoing management of development in the area.

2.2.2 The Kirklees Local Plan, adopted on 27th February 2019, comprises the strategy and policies document. This is now the statutory development plan for Kirklees, superseding the previous Kirklees Unitary Development Plan. Planning applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

2.2.3 In regards to the historic environment there is great weight upon understanding significance, supporting information describing significance and identifying features of value, to prioritise how they will be conserved to ensure that the conversion will conserve or enhance the heritage significance of the asset. The policy is as follows.

♦ Policy LP35 - Historic environment

“Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

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

Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard

to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

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:

- ♦ *ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*
- ♦ *ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;*
- ♦ *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;*
- ♦ *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;*
- ♦ *accommodate innovative design where this does not prejudice the significance of heritage assets;*
- ♦ *preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted"* (Kirklees Council 2019, 141).

3 HISTORIC BACKGROUND

3.1 Meltham

3.1.1 The market town of Meltham lies in the Holme Valley, below Wessenden Moor. It lies c.7km south-west of the town and civil parish Huddersfield within the Metropolitan Borough of Kirklees, in West Yorkshire, on the edge of the Peak District National Park. Meltham is equally situated within close reach of several major cities. Bradford is c.22km to the north, Leeds is c.30km north-east, Manchester is c.30km to the south-west and Sheffield is c.34km to the south-east. The Peak District Boundary Walk runs past the west side of the town.

3.1.2 The valley has been inhabited since prehistoric times and there are two Iron Age sites overlooking the town. Meltham also includes the small village of Helme, which has its own school and church. Meltham has its origins in the medieval period. The origin of the

town's name is uncertain. It may originate from being a 'smelting/malting homestead/village' or 'smelter's homestead/village' (Nottingham University 2020).

3.2 The site

3.2.1 As with a number of settlements in the Kirklees district Meltham grew in the post-medieval period with the development of the textile industry. This is directly evident in several surviving weavers' cottages, some dating back to the 17th century, and mill complexes, both large and small, which developed in the late 18th and 19th centuries. Such industrial activity also spurred associated developments such as mill workers' housing and, in the denser urban centres, commercial buildings and historic canal and railway networks. The increase in population that accompanied industrialisation throughout the 19th century resulted in many other new, significant buildings, such as civic buildings, educational establishments and places of worship: all elements which helped to create a distinctive urban landscape.

3.2.2 Midway House was listed Grade II in 1984 under the following designation.

- ♦ *"53, Huddersfield Road: Weavers house. Early C19. Hammer dressed stone. Stone slate roof with 2 ashlar stacks, gable copings, and stone brackets. 3 storeys. 3-bay symmetrical facade. Central door with 4-light window to left and right. 1st and 2nd floors each have central single light with 4-light window to each side. Openings to upper floors have continuous head and sill"* (Historic England 2020).

3.3 Historic Map Regression

3.3.1 Midway House is a former weaver's house and, as such, could pre-date the 19th century. This and its respective outbuildings at 51 Huddersfield Road can be identified on a range of historic Ordnance Survey mapping dating from 1854 (National Library of Scotland 2020).

3.3.2 At the time of the 1854 OS Map Midway House was most likely part of the range of properties fronting what was then known as Towngate. These properties certainly include the three storey weaver's house and the components of the buildings around the rear yard. A rear range, which likely included part of the existing barn, is also depicted. At this time a continuous line of buildings from west to east is shown with no access to the rear field.

3.3.3 Further detail of Midway House is shown on the OS Map of 1892. The street fronted the range comprising the three storey weaver's house, which is shown as two rateable properties. The range of outbuildings to the perimeter of the buildings' rear yard has undergone several changes not least the insertion of the access lane, still *in situ*, through to the rear yard. The barn is depicted to having been significantly altered to the west and north with a large extension shown to the rear.

3.3.4 It should be noted that it was not possible to undertake further detailed analysis of historic mapping and any relevant archives at the West Yorkshire Archive Service as a result of the Covid-19 pandemic and subsequent lockdown.

4 BUILDING ANALYSIS AND DESCRIPTION

4.1 Historic Building Appraisal Methodology

4.1.1 A historic building appraisal of the extant buildings at the rear of Nos. 51-53 Huddersfield Road was carried out in November 2020 to assess the significance of the buildings and the impact of the proposed development on them. The fieldwork was undertaken by Dr Ian Wyre BA, MSc.

4.1.2 A systematic text description of the buildings is provided with an evaluation of the historical and architectural significance based on the existence or non-existence of statutory and non-statutory designations and also on the author's professional judgement formulated by substantial experience of historic building analysis.

4.1.3 A series of digital photographs were taken of the building's general areas and particular features of note in reference to this report. A 0.5m scale was included in the photography where possible.

4.1.4 All aspects of the building appraisal were conducted according to the guidelines in *Understanding Historic Buildings – A Guide to Good Recording Practice* by Historic England (2016) and the *Standards and Guidance for Archaeological Investigational Recording of Standing structures* by the Chartered Institute for Archaeologists (2020).

4.2 Buildings Description – Setting

4.2.1. Midway House fronts Huddersfield Road, c.0.8km north east of the market place (**Photographs 1 and 2**). It is set off the pavement, behind a small yard area, presently enclosed by a low wall and hedging. The building frontage complements its immediate and wider surroundings. Huddersfield Road contributes a range of the town's key historic buildings including the Town Hall (opened 1898, non-designated) and the Carlile Institute (built 1890-91, non-designated), now housing the Meltham Carlile Community Hub which incorporates the library and post office. As well as commercial premises the street offers a variety of housing. Sharing its eastern party wall, the Listed Midway House adjoins a larger row of terraced cottages, Nos. 55-61 Huddersfield Road (also Grade II Listed, NHLE 1183842), which are believed to be early 18th century in origin. This presents a framed vista westwards, towards the historic market place, of historic stone buildings, with Wessenden Head and Peak District beyond (**Photograph 1**).

4.2.2 The rear of the site is accessed via the west side of Midway House, which leads through into a linear yard area enclosed with a range of outbuildings (**Photographs 3 and 4**). A further, narrower access, which is set between a barn (Building 1) and row of cottages (Nos. 37, 41 and 45), leads to the rear of the property. This drops down towards the north to what was a natural valley side prior to construction of the railway embankment. This area of the site retains a back lane character, bounded by the rears of 19th century terraces and several larger separate cottages, interspersed by mature trees and gardens. To the west, the historic aspect is enhanced by glimpses of St Bartholomew's Church tower, built 1835 (Grade II, NHLE 1183842) (**Photograph 7**). To the north, views are punctuated by the rear ranges of the Huddersfield Road properties of which the barn is one of (**Photograph 8**).



Photograph 1: Huddersfield Road approaching from the east towards the Market Place (looking north west, with Wessenden Head in the background: yellow arrow) with the Midway House (Building 1), indicated.



Photograph 2: Huddersfield Road approaching along from the west (looking north east) east towards the Market Place (looking north west) with the Midway House (building 1), indicated.



Photograph 3: View from Huddersfield Road (looking north) through to the rear extent of the site.



Photograph 4: The rear yard area of Midway House (looking north east), the barn (Building 1) indicated.



Photograph 5: Present access to the rear areas of the property's plot (looking north), with the barn (Building 1) indicated.



Photograph 6: Rear aspect of the undeveloped portion of the Midway House property (facing north). Beyond the trees is the railway embankment, latterly the Morrisons supermarket site.



Photograph 7: Rear aspect of the undeveloped portion of the Midway House property (facing west). Beyond the terrace backs is the tower of St Bartholomew's Church (yellow arrow).



Photograph 8: View across the undeveloped portion of the Midway House property (facing south west) towards the barn (indicated).

4.3 Building Description – Building 1 (barn to rear of former weaver's house)

4.3.1 The barn structure (Building 1) contributes to a range of outbuildings at the rear of the former weaver's house. Historically, the barn would have served a supplementary function to the operation of the weaver's house, an industrial building form which came into use from the close of the 17th century, commonly combining a range of functions including the operation of the loom shops, movement of textiles and living accommodation for workers (Brunskill 1970, 162).

4.3.2 The building consists of a simple two-storey vernacular structure on a rectangular plan form composed of hammer dressed, narrow coursed ashlar with quoined corners under a pitched roof, latterly covered with corrugated, asbestos sheets (**Photograph 9**). The eastern proportion of this wall is obscured by a single storey range projecting to the south (Building 2) which links to a further barn now inside the bounds of the neighbouring property. The south elevation incorporates a single, centrally-placed full-height goods entrance (with modern metal roller shutter). To the west is a personnel doorway adjacent a single window aperture, with dressed stone frames.

4.3.3 The east (which faces outside the property boundary) and west elevations are gabled with few openings to the exposed exterior stone work (**Photograph 10**). The west gable incorporates two blocked ground floor windows.

4.3.4 The north wall presents a largely featureless elevation, apart from being distinguished with large horizontal quoins to the corners and a blocked centrally-placed entrance at ground level. (**Photograph 11**).



Photograph 9: South aspect of the barn (facing north). Scale 0.5m.



Photograph 10: North aspects of the barn (facing south east). Scale 0.5m.



Photograph 11: Stone quoined corners and east gable features (facing north west).

4.4 Building Appraisal: Building 1 (barn to rear of former weaver's house)

4.4.1 The majority of the building's extant exterior elevations exhibit the use of original historic construction materials which appear to originate within two to three principal stone construction phases. The structure (Building 1) constitutes a barn, two storeys in height with mezzanine first floor level to the east which served as a supplementary function to the three story weaver's house fronting Huddersfield Road. At some point in the past the building has undergone alteration, including significant rebuilding of its western walls.

4.4.2 The north, field elevation has a blocked entrance aperture formed by a segmental arch, with eleven stone voussoirs, and vertical and horizontal quoined jambs (**Photograph 12**). The former door presents a marine ply shutter externally although latterly it has been filled internally with aggregate blockwork due to vandalism and arson attempts (**Photograph 13**).

4.4.3 The former field door is set in a section of wall of which the north eastern corner is executed in a consistent, narrow-coursed hammer-dressed ashlar of a later construction date to the original wall. To the west of the field door a further, clearer construction joint is noted, with the adjoining wall constructed of a contrasting and poorer quality of stonework (**Photograph 14**).

4.4.4 The south elevation mirrors this definitive construction break towards the western portion of the building, along with what appear to be two former corner quoin stones still *in situ* above. Set within this section of wall is a former personnel entrance, with broken stone lintel with a large window aperture, with timber lintel and slab cill, blocked with marine ply shuttering. The later full-height goods entrance, with concertina aluminium shutter, punctures an earlier lower-headed entrance, with vertical and horizontal quoin jambs and cut stone lintel (**Photograph 15**). Internally the disused west door and adjacent window are filled again with modern aggregate blockwork, with the construction break further defined at this side (**Photograph 16**).

4.4.5 The west gable wall was constructed with two ground floor, and one loft, windows which are also filled with modern blockwork (**Photograph 18 to 19**). The east portion and particularly the east gable wall of the building were externally obscured by other buildings on the neighbouring property, although a first floor window with four light timber casement is apparent on the east-facing gable. Internally the north, field elevation showed that the west bay had been mostly rebuilt with modern aggregate blockwork (**Photograph 20**). This marks where formerly a north extension building was located, depicted on the historic mapping, which was demolished in the latter half of the 20th century.

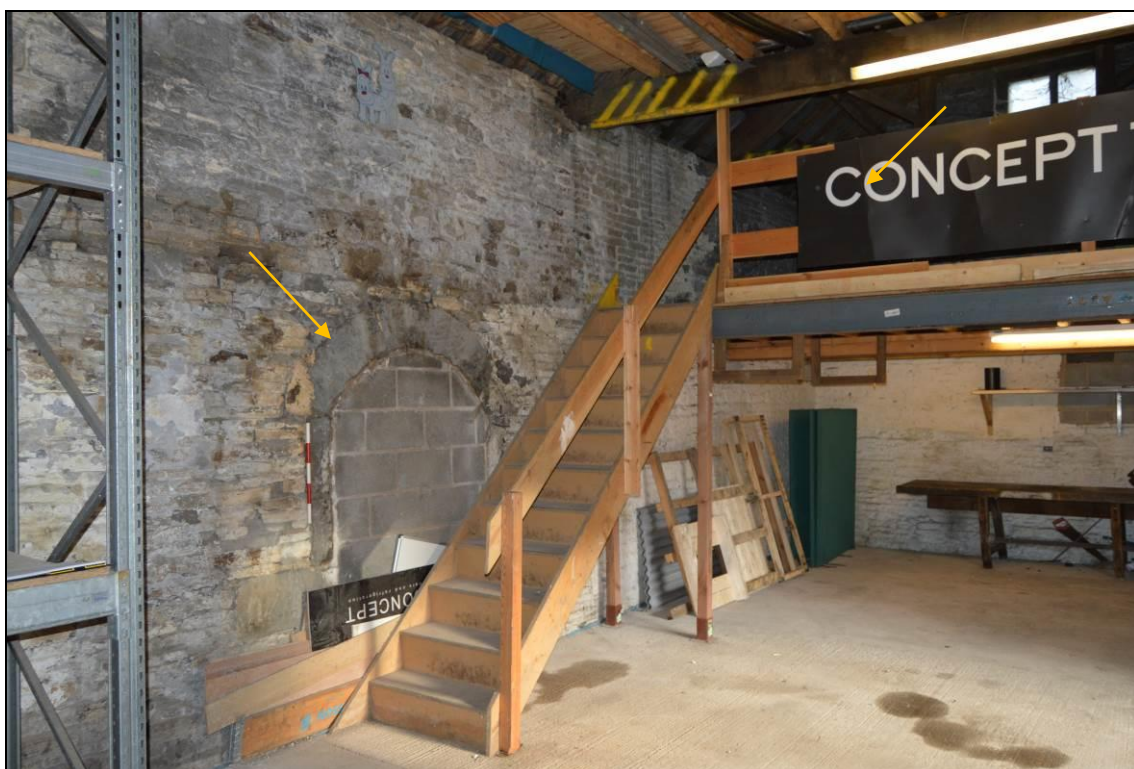
4.4.6 The ground floor is formed as a single space with mezzanine above. Joist slots in the surfaces of the westernmost bays of the building indicate that the upper floor originally extended across this area. The roof space is composed of three queen-post roof trusses with a mix of mechanically and hand-worked timbers with modern timbers supporting the underside of the corrugated roofing panels (**Photographs 21 to 22**).

4.4.7 Some of the historic fabric remains in reasonable condition and un-obscured externally, although there are numerous modern intrusions such as the full height goods door, blockwork repairs and corrugated sheet roofing. The narrow coursing is supplemented by modern beaded pointing along with other modern additions equating to later

commercial use. The majority of the building's interior reflects the mid-20th to early 21st century use of the building as workshops and general storage, with most of the internal arrangement of the building, along with its subsidiary buildings, equating to the later commercial alteration of the former weaver's house to provide offices, workshops and stores.



Photograph 12: North, field wall (facing south), with blocked stone framed doorway. Scale 0.5m.



Photograph 13: Interior view of north elevation field door (facing north: yellow arrow). Scale 0.5m.



Photograph 14: North wall (facing south) with stone arched door and construction breaks (indicated by yellow arrows). Scale 0.5m.



Photograph 15: Apertures to south elevation (facing north west) and construction breaks (indicated by red and yellow arrows). Scale 0.5m.



Photograph 16: Internal face of the barn's south elevation. Note construction break (indicated by yellow arrow) and joist slots.



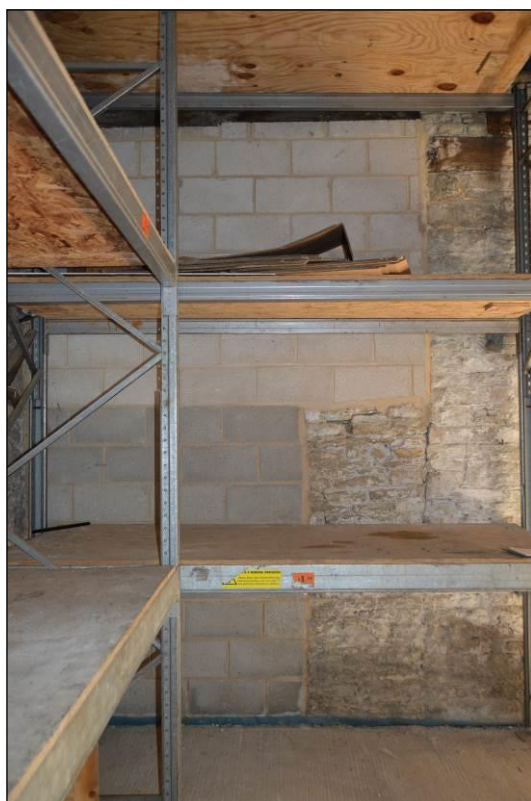
Photograph 17: Internal face of the barn's south elevation with quoin stone jamb indicated by yellow arrow: (facing south).



Photograph 18: Interior of west gable wall with window and apertures indicated by yellow arrows.



Photograph 19: View of the westernmost bays of the interior of the barn.



Photograph 20: Blocked internal doorway in north elevation to demolished north extension.



Photograph 21: Queen-post roof trusses to roof of barn. Scale 0.5m.



Photograph 22: Window to the east gable from the first floor level interior. Scale 0.5m.

4.4 Building Description/Appraisal: Building 2 (single storey extension to barn elevation)

4.4.1 The barn is structurally linked to the larger barn bounding the eastern of the perimeter of the yard (now serving the neighbouring property although retaining a blocked cart entrance on this side) via a small, single storey shed with pitched roof which retains a stone tile covering. The building has been constructed in a void formed between the two barns with a large stone lintel extending from the barns with double plank doors over a high step (**Photograph 22**).

4.4.2 The building did not serve internally as a link between the barns and may have contributed a subsidiary storage, or even a building to house machinery or stationary engine. The extension is of historic interest regarding the development of the site over time and its group value in relation to the former weaver's house outbuildings (**Photographs 23 and 23**).



Photograph 23: Building 2 from the rear yard.



Photograph 24: Building 2 adjoining the two barns (facing east).



Photograph 25: Larger barn flanking the east of the weaver's house rear yard, outside the property boundary (facing south east).

5 STATEMENT OF SIGNIFICANCE

5.1 Methodology

5.1.1 Historic England's system of values is set out in the publication *Conservation Principles policies and guidance for the sustainable management of the historic environment* (English Heritage 2008) which identifies four categories of heritage value – *evidential, historical, aesthetic and communal* – that together amount to the significance of a place. This approach draws heavily on *The Burra Charter* and the work of the late James Semple Kerr (Brown 2016, 24). Historic England commends this system of values to anyone proposing change to heritage assets because it allows the effects of change on what matters about a place to be set out clearly and any harm to be assessed. A statement of significance is one of a number of formats in which the values attached to a heritage asset might be set out.

5.1.2 Conservation Principles explains that “A ‘statement of significance’ of a place should be a summary of the cultural and natural heritage values currently attached to it and how they interrelate, which distils the particular character of the place. It should explain the relative importance of the heritage values of the place (where appropriate, by reference to criteria for statutory designation), how they relate to its physical fabric, the extent of any uncertainty about its values (particularly in relation to potential for hidden or buried elements), and identify any tensions between potentially conflicting values. So far as possible, it should be agreed by all who have an interest in the place. The result should guide all decisions about material change to a significant place” (English Heritage 2008, Paragraph 82).

5.1.3 The following assessment of significance draws on the baseline data and historical background in order to outline four key aspects of significance as defined in Historic England's guidance document *Conservation principles, policies and guidance for the sustainable management of the historic environment* (English Heritage 2008). Within these categories, significance can be measured according to hierarchical levels as follows.

- ♦ **Highest.** An asset important at national to international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- ♦ **High.** A designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. The NPPF advises that substantial harm should be exceptional.
- ♦ **Medium.** An undesignated asset important at local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- ♦ **Low.** Structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The

removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

- ♦ **Neutral.** Without strong positive or negative significance.
- ♦ **Negative.** Structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement

5.1.4 The significance of the built heritage assets was assessed using a professional judgement, with reference to Government and HE guidance (DCLG 2012 and 2014; English Heritage 2008; Historic England 2015 and 2016).

5.1.5 The following assessment of significance draws on the baseline data and historical background in order to inform on four key aspects of significance as defined in Historic England's guidance document, *Conservation principles, policies and guidance for the sustainable management of the historic environment* (English Heritage 2008).

5.2 Assessment of Significance

5.2.1 *Conservation Principles* sets out the heritage values that can be ascribed to a place grouped into the following four categories: *Evidential value, Historical value, Aesthetic value and Communal value.*

Evidential Value

5.2.2 This definition of value relates to “*the potential of the buildings and site to yield primary evidence about past activity*” (English Heritage 2008, 25).

5.2.3 A degree of evidential value rests in the nature of construction and design of the building, as well as its historical context and relative location in the town. The barn is simplistic in build and design, and is typical of an industrial, vernacular building which likely provided animal accommodation and storage. The structure has been built and developed, although at differing times and to meet different requirements, in a traditional style using local materials. The weaver's site buildings exhibit a design focussing upon function and necessity as opposed to aesthetic quality. Furthermore, the surrounding area and history within the wider landscape also provides an indication as to the former context and function of the building.

5.2.4 Although such buildings are no longer used for their intended purposes their fabric has the potential to inform the study of similar historic buildings. They still contribute a range of key indicators to past industrial activities around the area. Furthermore, the surrounding area and wider landscape retain an inherent potential to provide archaeological information about the former uses of the area.

5.2.5 The main weaver's house is assessed to hold a medium level of *evidential value* contributing toward the significance and group value of contemporary outbuildings on the site. The barn has been altered with several historic, successive re-arrangements of the original built spaces which will have reduced the potential for evidential value relating to the historical narrative of the building itself.

5.2.6 The rear ranges have been subject to a sequence of historic re-configuration over the years which have diluted the original functional aspects of the buildings. The historic integrity of the barn has been particularly subject to a sequence of historic re-configuration over the years which has eroded the original form of the building. Such alterations are assessed as comprising a low level of *evidential value*.

Historical Value

5.2.7 This definition of value relates to “*the ways in which the present can be connected through a place to past people, events and aspects of life. It tends to be illustrative or associative*” (*ibid.*).

5.2.6 The barn is at least early 19th century in date and is still situated in its urban setting. As part of the former weaver’s premises it contributes an important level of *historical value*; this type of building is an important characteristic of the urban landscape, particularly when combined with surrounding buildings. This provides an illustrative example of the historical industrialised use of the area. Equally, the building holds illustrative *historical value*. Its simplistic design indicates its former functions, and this contributes to the local distinctiveness.

5.2.7 In addition, the building respectively represents the adaption of built spaces which illustrate the impact of changes in use over time, for instance with the decline of particular types of cottage industries and changes to large-scale weaving practices which altered the surrounding urban scene. Equally prevalent are new ways of construction and new forms (i.e. the later addition to the yard buildings), which alter the settings of the building.

5.2.8 The building is assessed to hold a medium level of *historical value* contributing toward its individual significance.

Aesthetic Value

5.2.9 This category suggests that “*Aesthetic value is concerned with the value deriving from the ways in which people draw sensory and intellectual stimulation from a place*” (*ibid.*).

5.2.10 The weaver’s house and its outbuildings possess a high degree of *aesthetic value* having been built in the traditional vernacular with local materials. These types of buildings contribute an important visual component of the landscape. The overall site provides an example of the historic use of the land and contributes to the aesthetic value of the landscape in two ways: first, the association these buildings have with others in the surrounding area, all being built of locally sourced materials in a similar vernacular style; second, the way in which they represent and supplement the vernacular buildings of the town.

5.2.11 The aesthetic quality of the barn has been reduced through the degree of alteration it has undergone. As such, the outbuildings are assessed to hold a medium to low level of *aesthetic value* respectively contributing toward the significance of the listed weaver’s house building.

Communal Value

5.2.13 This definition states that “*Communal value derives from the meanings of a place for the people who relate to it, or for whom it Photographs in their collective experience or memory*” (*ibid.*). This is commonly confused with the utility value of a heritage asset, such as the use of a historic park for dog-walking which may be unrelated to the asset’s heritage qualities.

5.2.14 With a prominent street frontage, the weaver’s house contributes to this part of Meltham’s urban landscape, as well as being a picturesque focal point within the core of the historic town. The barn is only partly visible from the main road and adjacent public footpath which attracts foot traffic in the form of both residents and visitors. It can be ascertained that the building therefore possesses low degree of *communal value* contributing towards its significance.

Statement of Significance

5.2.17 Midway House and its respective outbuildings are a representative example of a late 18th/early 19th century weaver’s premises in keeping with the surrounding properties and historic built environment of Meltham. The site maintains a moderate, to high level of its developmental narrative through the original exterior building fabric which has been simply constructed to contribute a traditional and functional form which adheres well to its particular setting.

5.2.18 As a Grade II Listed Building, Midway House is a designated asset important at a regional level and also at a national level. In such cases the *NPPF* advises that substantial harm should be exceptional. However, the building, and respective outbuildings, has remained in use and subject to successive alteration over time from its original built form.

5.2.19 The significance of the barn, which facilitated other industrial functions of the site, lies within its group value amongst the former weaver’s complex. The building is therefore considered to be of *medium significance*, predominantly attributed through the *evidential, aesthetic and historic value* associated with their origins and early industrial use.

5.2.20 The western extents of the barn have been rebuilt in the past to facilitate access to the rear field. Equally, the fabric of the structures has been altered with the unsympathetic use of modern materials. These are considered to be of *low significance*.

6 IMPACT ASSESSMENT

6.1 Methodology and Approach

6.1.1 The methodology for assessing the impact on historic buildings for the proposed development has also been adopted from Government policy and Historic England guidance (MHCLG 2019a and 2019b, English Heritage 2008, Historic England 2015).

6.1.2 *Historic England Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (GPAN2) and the current Consultation Draft of the *Historic England Advice Note: Statements of Heritage Significance* both recommend a

broadly similar staged approach to the assessment of potential impacts to significance, which includes the following:

- ♦ Identify which heritage assets could be affected.
- ♦ Understand the significance of the affected assets (e.g. carry out documentary research, desk based assessment and if necessary, field evaluation. Then describe the significance of the heritage assets concerned).
- ♦ Understand the impact of the proposal on that significance.
- ♦ Avoid, minimise or mitigate impact.
- ♦ Look for ways to better reveal or enhance significance.

In addition, the *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019) includes two more stages:

- ♦ Justification for impacts – illustrate the balancing exercise.
- ♦ Offsetting impacts through recording etc. – detail any compensation proposed.

6.1.3 Sections 3, 4 and 5 above contributed to an understanding of the asset to be affected and provided an assessment of its significance. This section will provide an assessment of the impact of the proposed development (whether beneficial or adverse) upon that significance, describe elements of the design that have been incorporated in order to avoid, minimise or mitigate impact, and provide a discussion of the ways in which the development will help to better reveal and enhance the significance of the two former farm buildings. Finally, once this balancing exercise has been discussed, recommendations for mitigation to offset any adverse impacts will be outlined.

6.2 Impact Assessment of the Proposed Development

6.2.1 The impact of the proposals is discussed below and a conclusion drawn based on the framework ascribed above. The details of the proposed development plans consulted in this assessment are located in **Appendix 1, Figures 2 to 4**.

6.2.2 It can be considered that there would be a degree of heritage impact to the property arising from the process of development. Contrary to the initial proposal, in line with consultation advice received from Kirklees Council, the scheme aims to retain the integral vernacular quality of the site through the proposed conversion of the barn to residential use; this will likely result in low level harm to significance through loss of historic fabric and features. On the site as a whole, the historic stone elevations are to be retained with replacement doors and windows being fitted where existing apertures are present to ensure a useable building. This will, therefore, not significantly alter the external appearance of the site. Equally, the proposed changes, along with considered design for the two new dwellings, would not constitute a negative impact on the settings of the Conservation

Area/other Designated Heritage Assets, including the adjoining Grade II Listed terrace and nearby St. Bartholomew's Church.

6.2.3 Facilitating access for new dwellings to the rear of the site can be accommodated through rebuilding of the westernmost bay of the barn (considered to be of *low* significance), prior the historic core of the building (assessed to be of *medium* significance, as defined in this report. The west gable would require reinstatement (with re-use of the stone) to reflect its current appearance, along with repair of the return walls to reflect the quality of the older structural components. Accordingly, the proposed development has the potential to better reveal the significance of the heritage asset if consideration is given to restoring the layout of the original building. In this case the adaptation would also look to reinstate the west gable wall and adjoining return walls, as well as reopening the blocked historic apertures (particularly the segmental arch headed doorway in the north elevation), to meet the historic aesthetic.

6.2.4 The site has ceased to be in commercial use and is no longer required for this purpose; alteration for residential use is beneficial to future preservation of the building. In this case, the impact on the external vernacular character of the building, including loss of legibility of historic industrial functions, is negligible and will not have a detrimental impact on the historic significance of the site. Equally, residential re-use of the building should allow a sympathetic redevelopment of the building's curtilage and contribute an enhancement to the identified heritage assets and Conservation Area as a whole.

6.2 Summary

6.2.1 Buildings such as the structures situated on the site of Midway House contribute significantly to the quality of the area's regional aesthetic. Accordingly, any harmful modification of such buildings would be impactful. With regard to the proposed development plans, whilst it is apparent that any development into residential dwellings can impact upon the buildings and their settings, the impact in this instance is measured as negligible. The proposals seek to maintain the external aesthetic of the barn and repurpose a seemingly redundant site. Although changes to the fabric are proposed, these are primarily restricted to the interiors of the building, meaning they will not be harmful to the building's vernacular aesthetic. The proposals, which will restore and preserve the site for the future, are therefore of benefit to the functional and aesthetic aspects of the site, along with and the conservation area as a whole.

6.2.3 Consideration has been given to part-demolition and rebuilding of the barn's western extents for access requirements. The building constitutes a mix of materials of mid-19th century and later dates, previously altered to provide access to the rear field, constructed to a traditional form in the local aesthetic. Justification for demolition for part of the building with *low* significance would be provided if the development design is to retain and restore the earlier core of the building, which possesses *medium* significance, to the east; this is delineated though use of a narrower, coursed ashlar (which includes the early stone arched doorway to the north) and would require rebuilding the western gable wall to meet the original functional and vernacular aesthetic of the barn.

6.2.3 A programme of historic building recording would ensure that the structures are preserved via record, in their current forms, in order to mitigate for the proposed

alterations. In this case, it is recommended that a historic building recording is undertaken of the extant building to Historic England (2016)'s Level 2 standard, thereby assisting in understanding the typology of similar adapted buildings. Furthermore, depending upon the extension of ground works across the site, it may be appropriate for archaeological monitoring and recording during ground works to be undertaken in order to record any potential features relating to the development and former industrial and domestic use of the site over time.

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9 ACKNOWLEDGEMENTS

10.1 ARS Ltd would like to thank Paul Briggs of Northern Design Partnership for commissioning the heritage statement on behalf of Ian Gillings, as well as for his assistance in providing both access to the site and information on the property.

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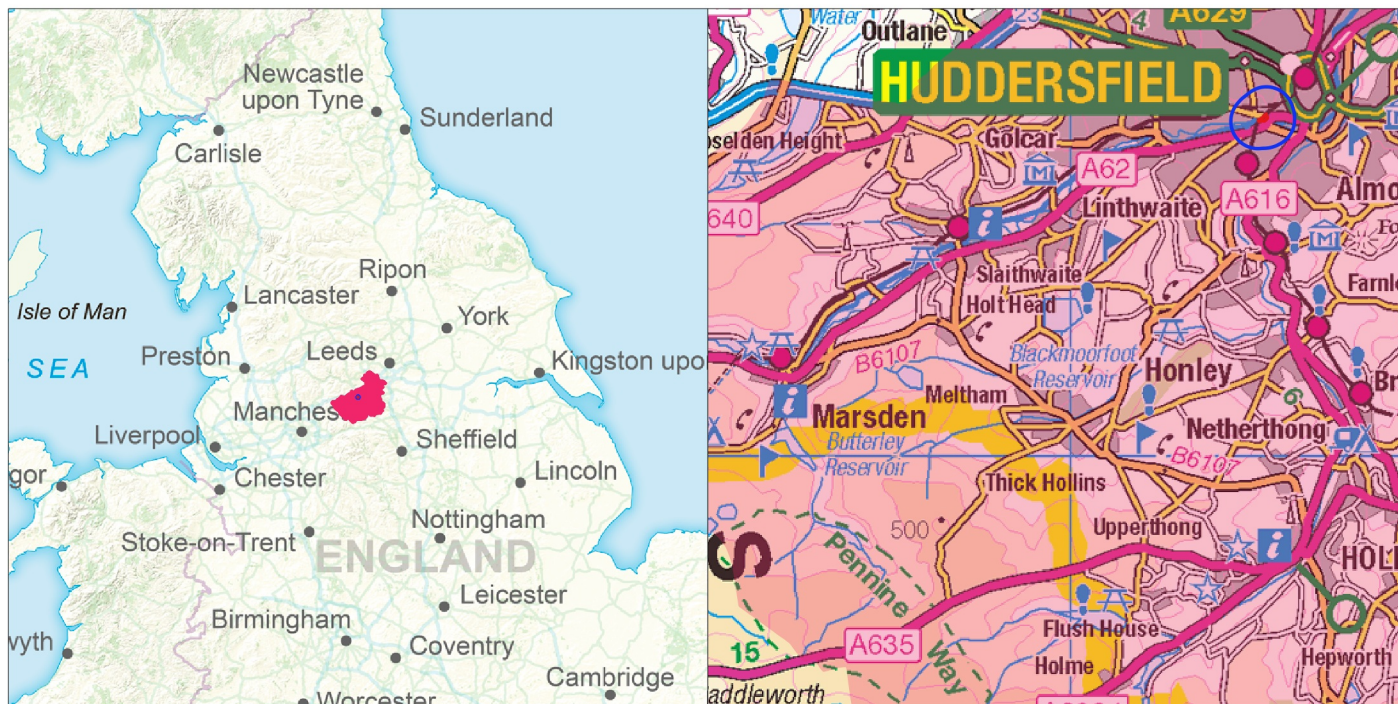
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APPENDIX 1: FIGURES



Site name: 51/53 Huddersfield Road,
Date: Meltham
Drawn by: November 2020
Scale: IW
Varies

**Figure 1:
Site location**



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 Site Boundary

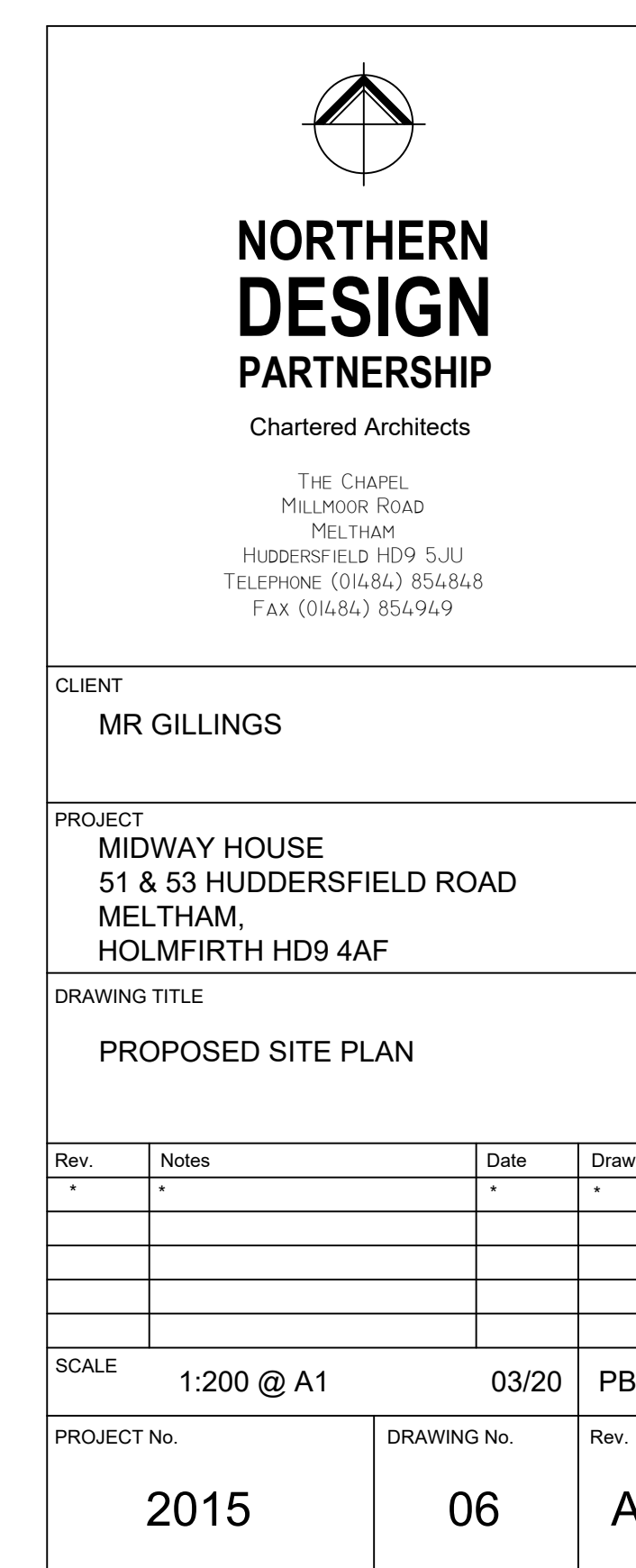
 Kirklees District Council Boundary



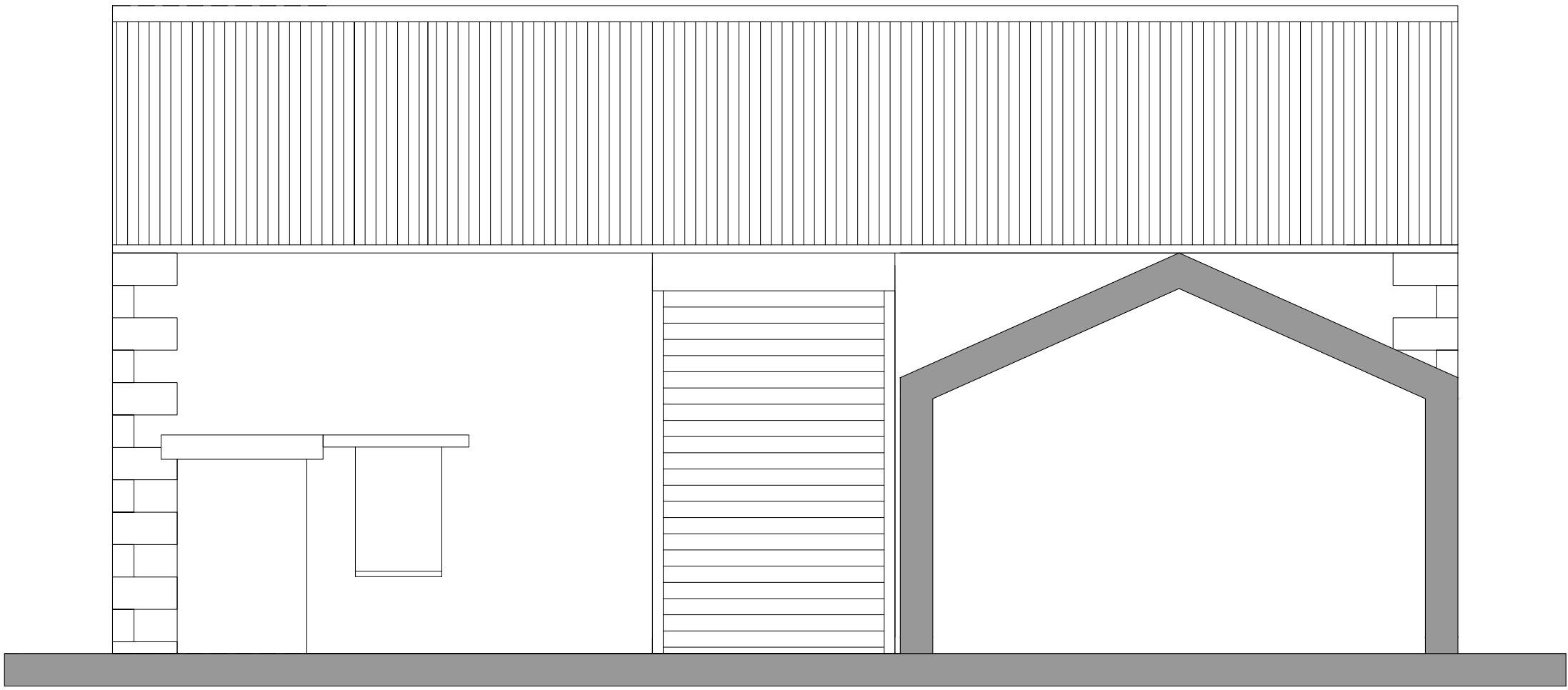
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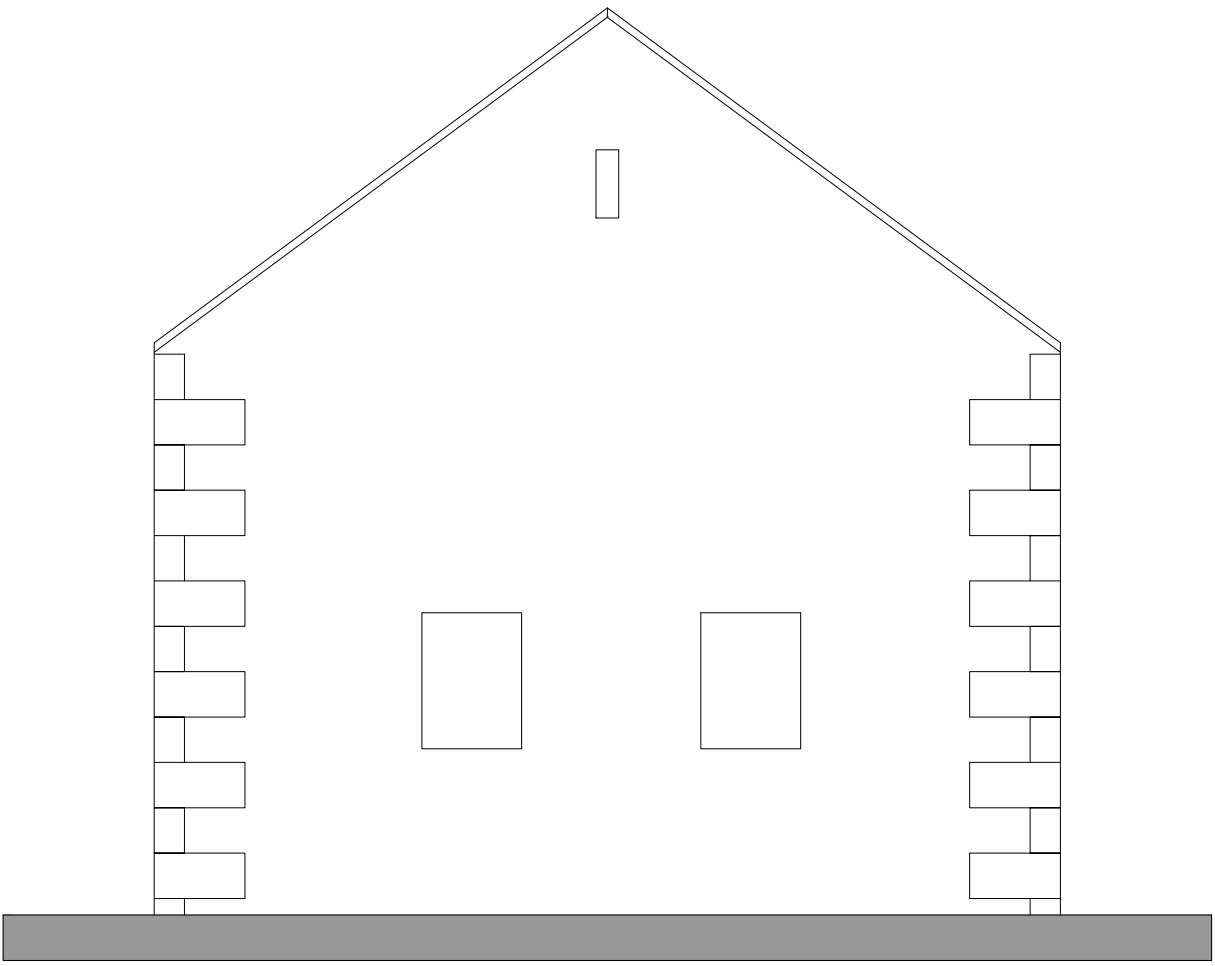
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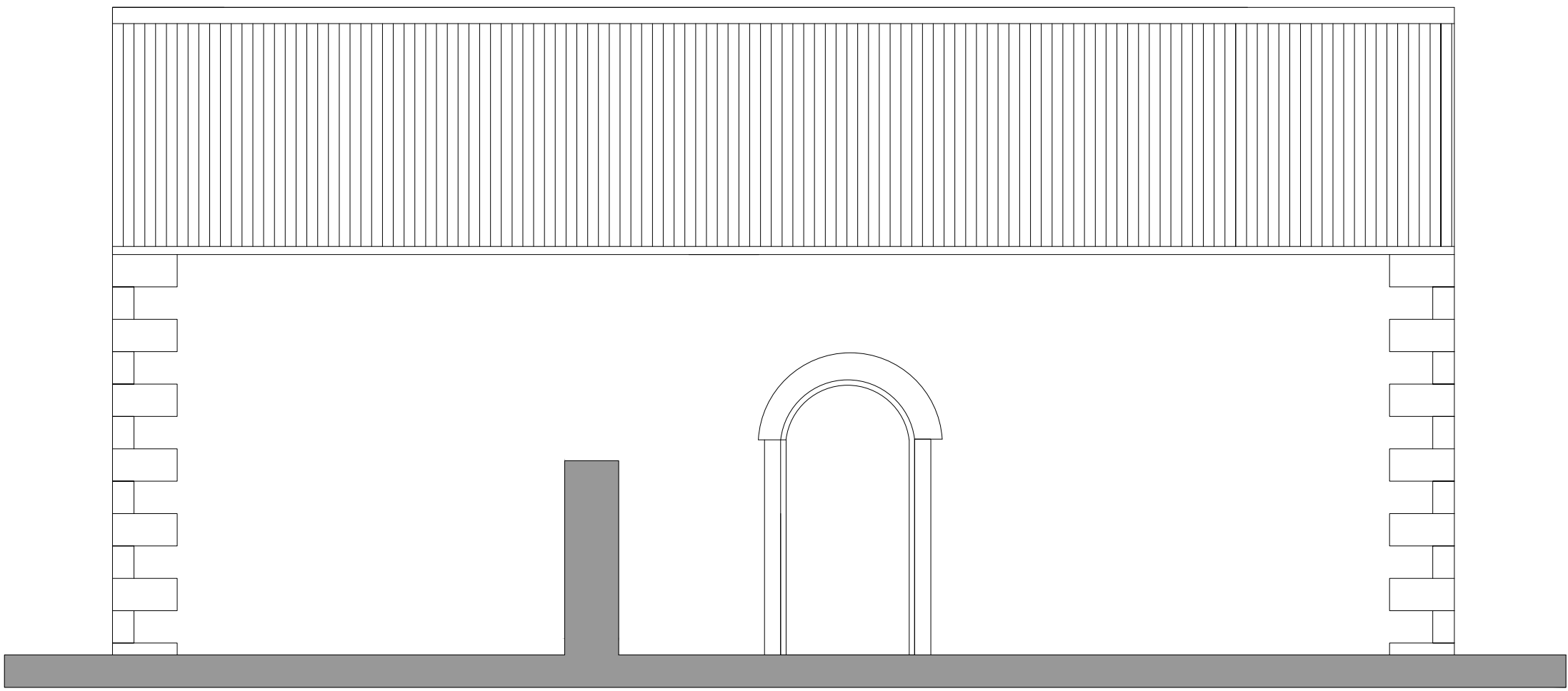
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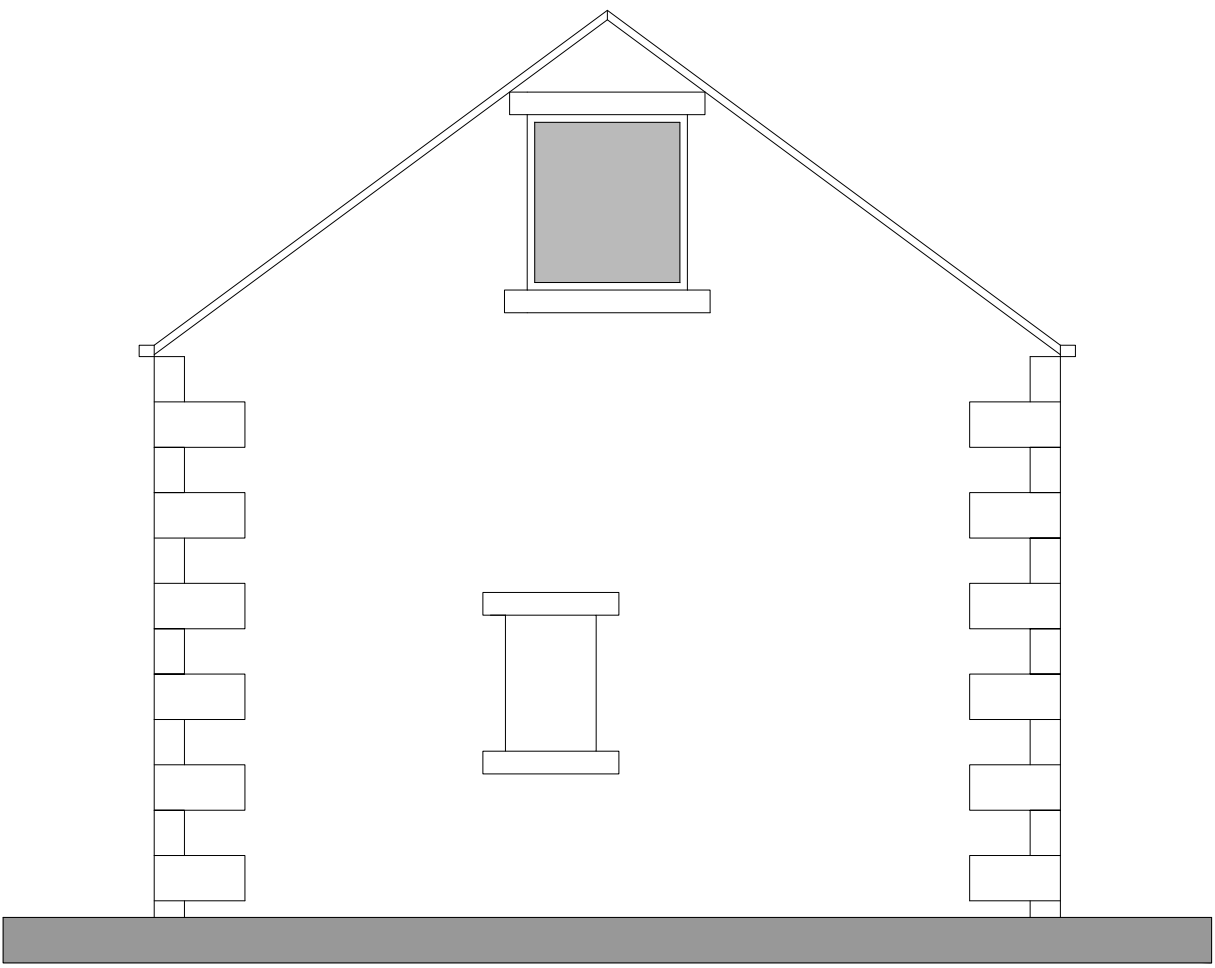
SOUTH ELEVATION



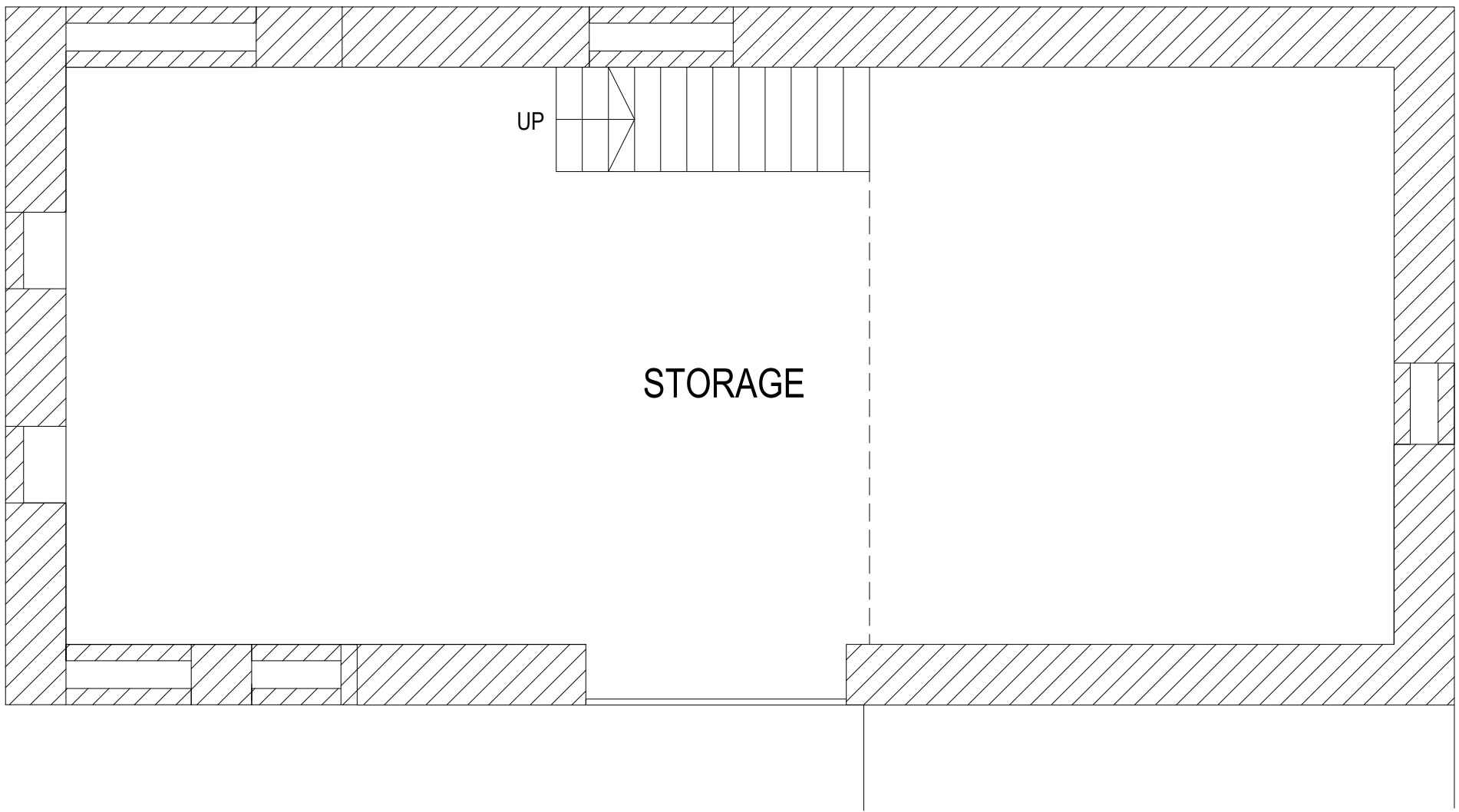
WEST ELEVATION



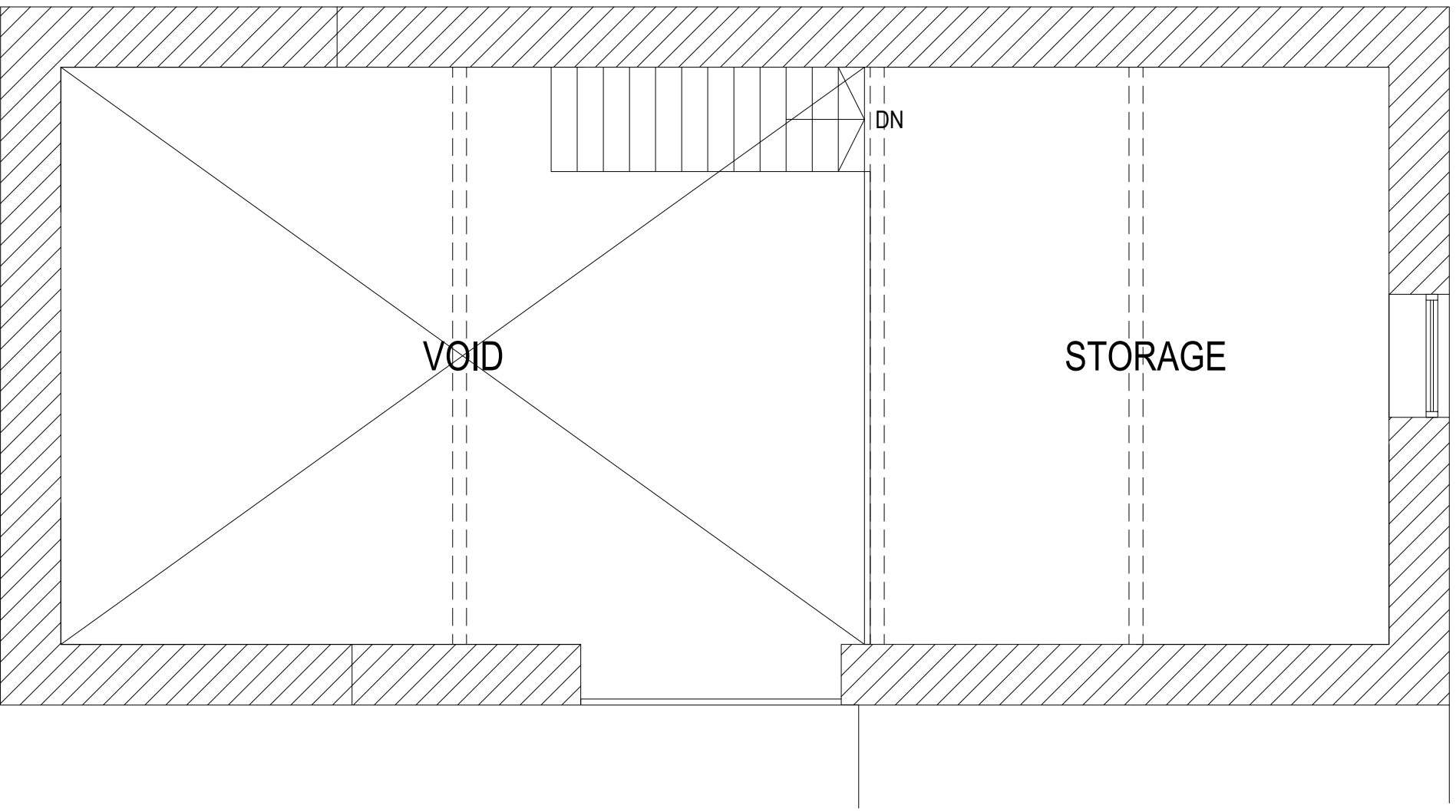
NORTH ELEVATION



EAST ELEVATION

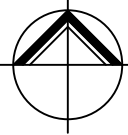


EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

Figure 3: Midway House Barn – Existing Plan



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CLIENT

MR GILLINGS

PROJECT

BARN TO THE REAR OF
MIDWAY HOUSE
51 & 53 HUDDERSFIELD ROAD
MELTHAM, HOLMFIRTH, HD9 4AF

DRAWING TITLE

EXISTING BARN
PLANS AND ELEVATIONS

Rev.	Notes	Date	Drawn
*	*	*	*

SCALE

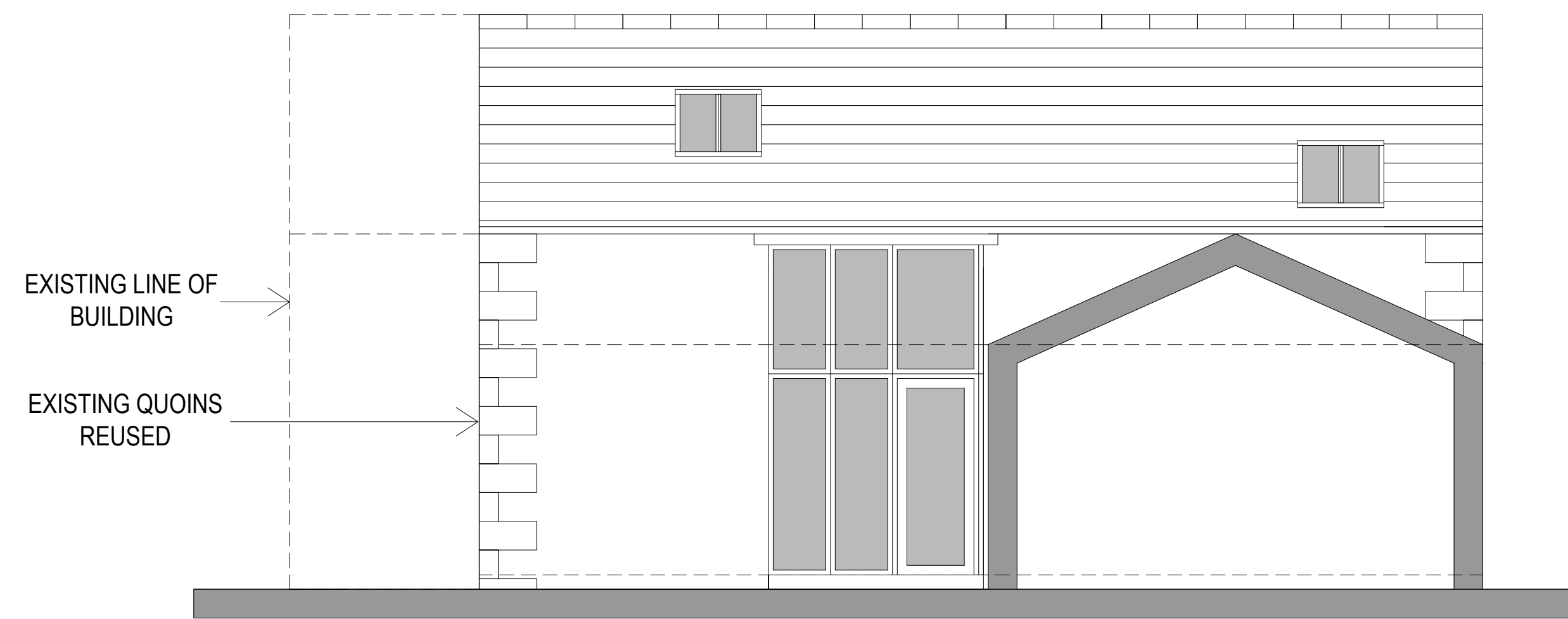
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02/21

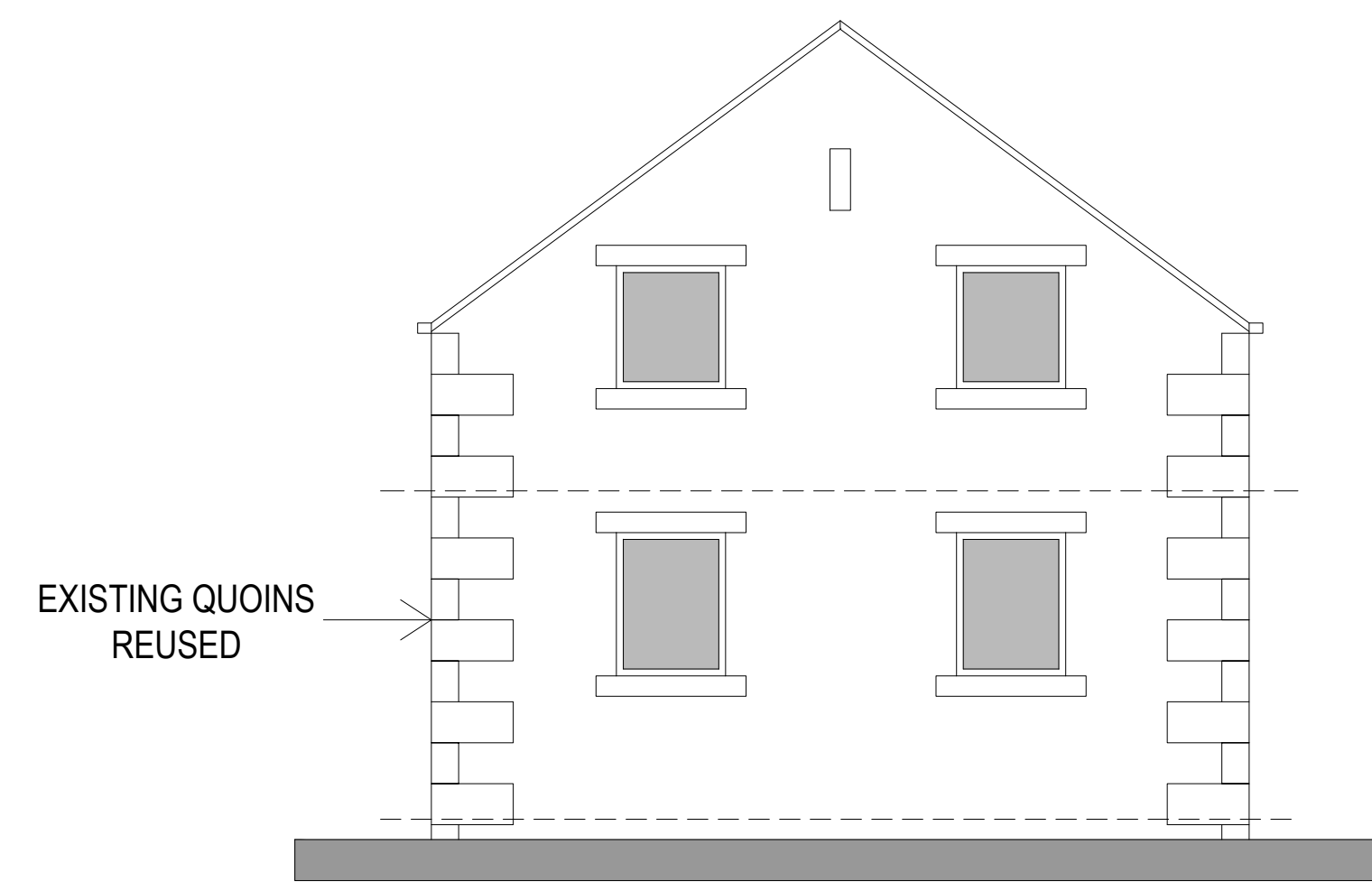
M.G

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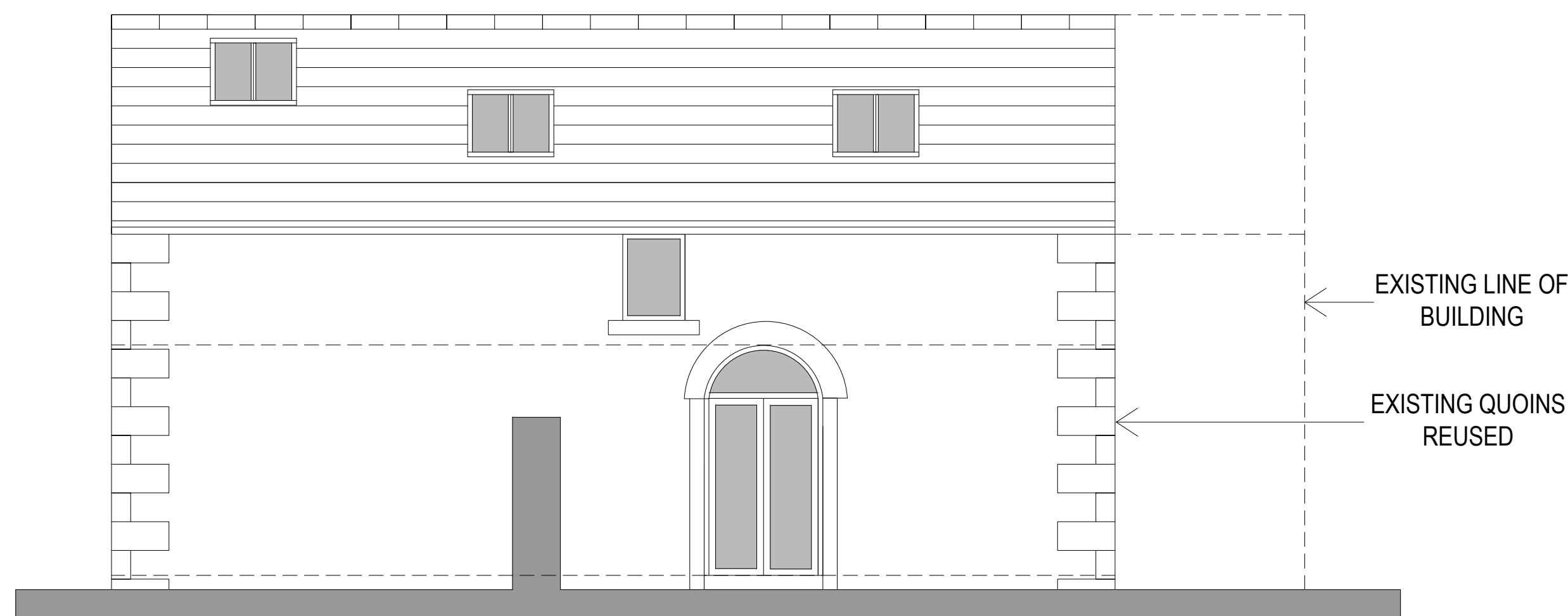
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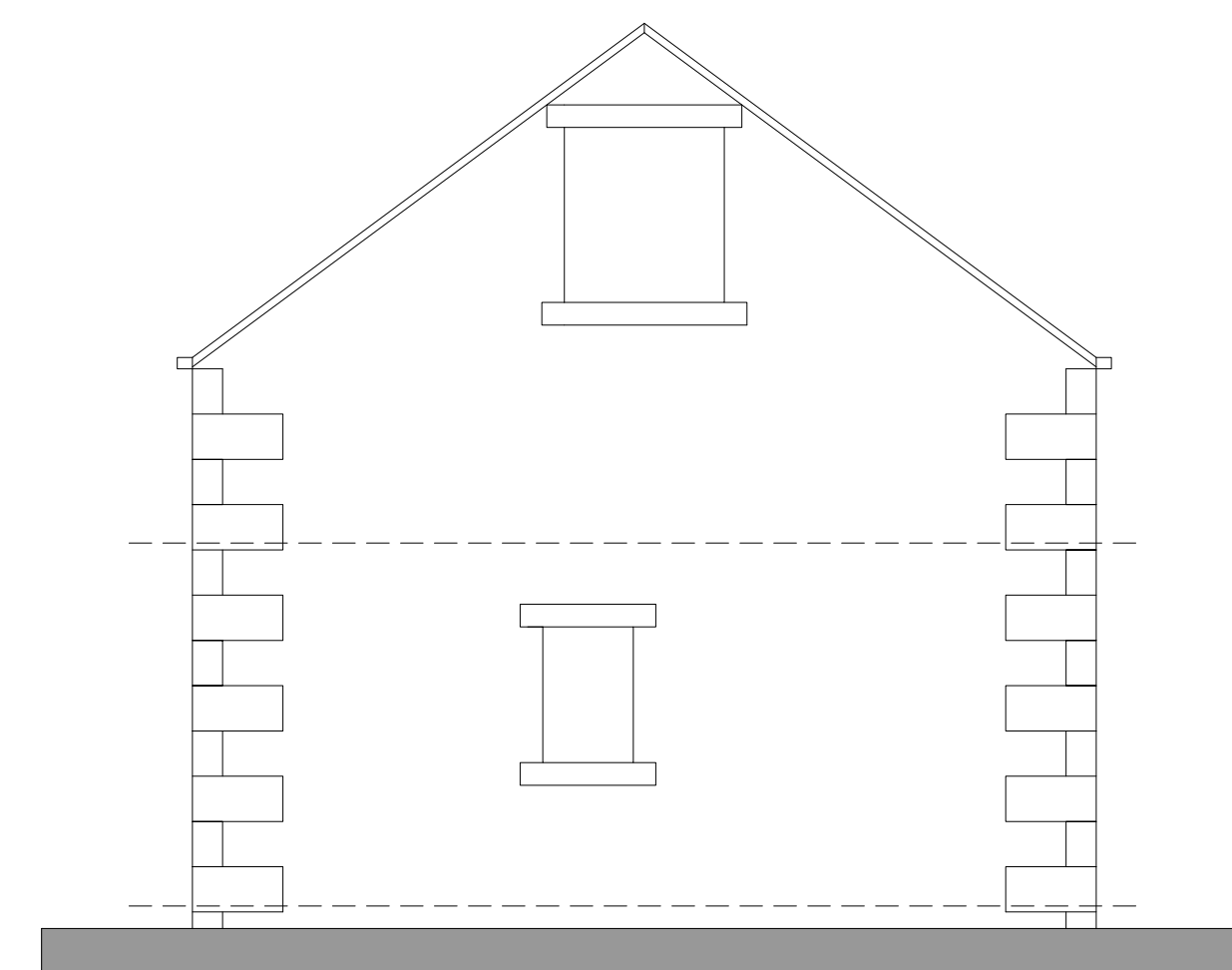
SOUTH ELEVATION



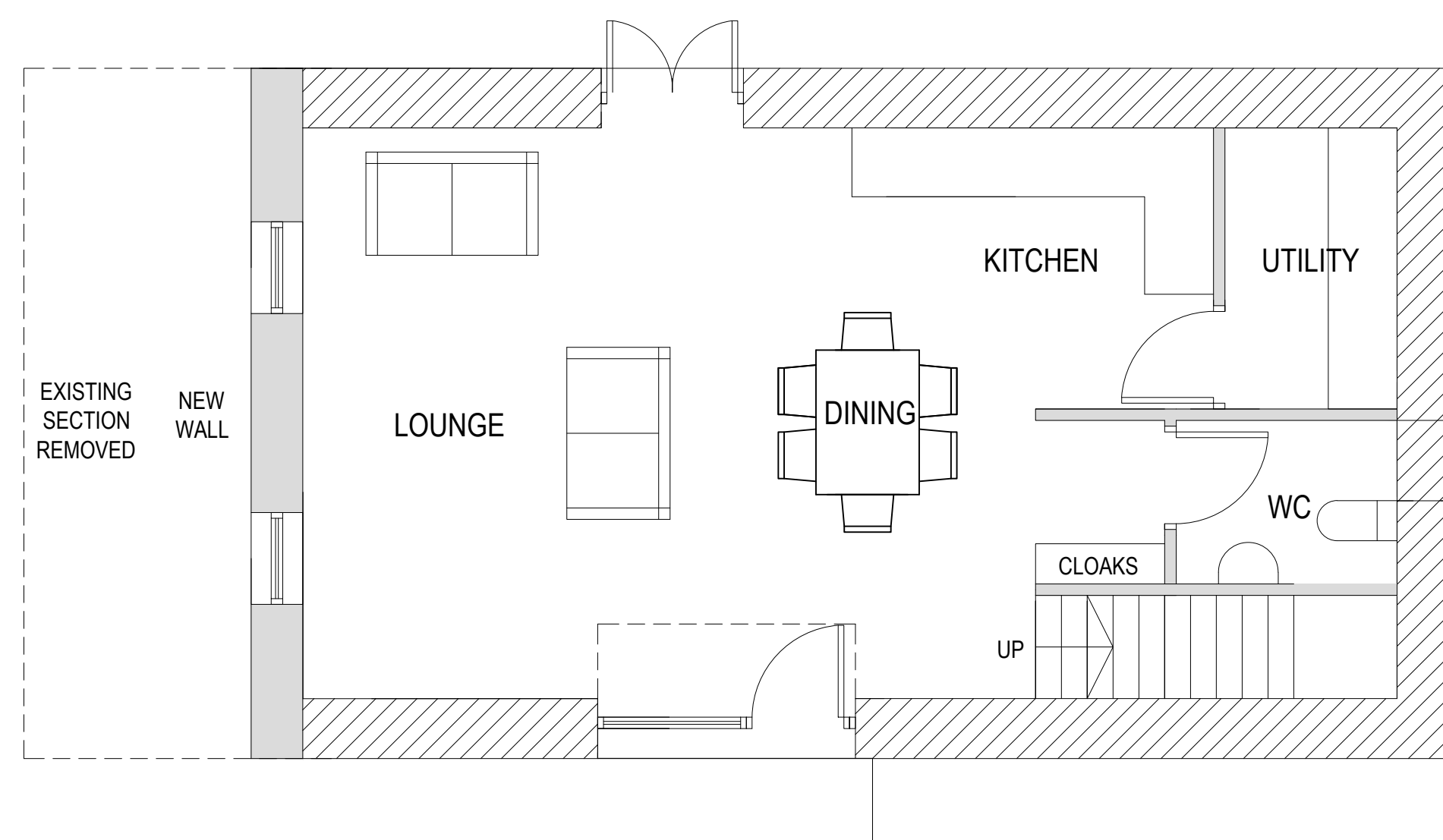
WEST ELEVATION



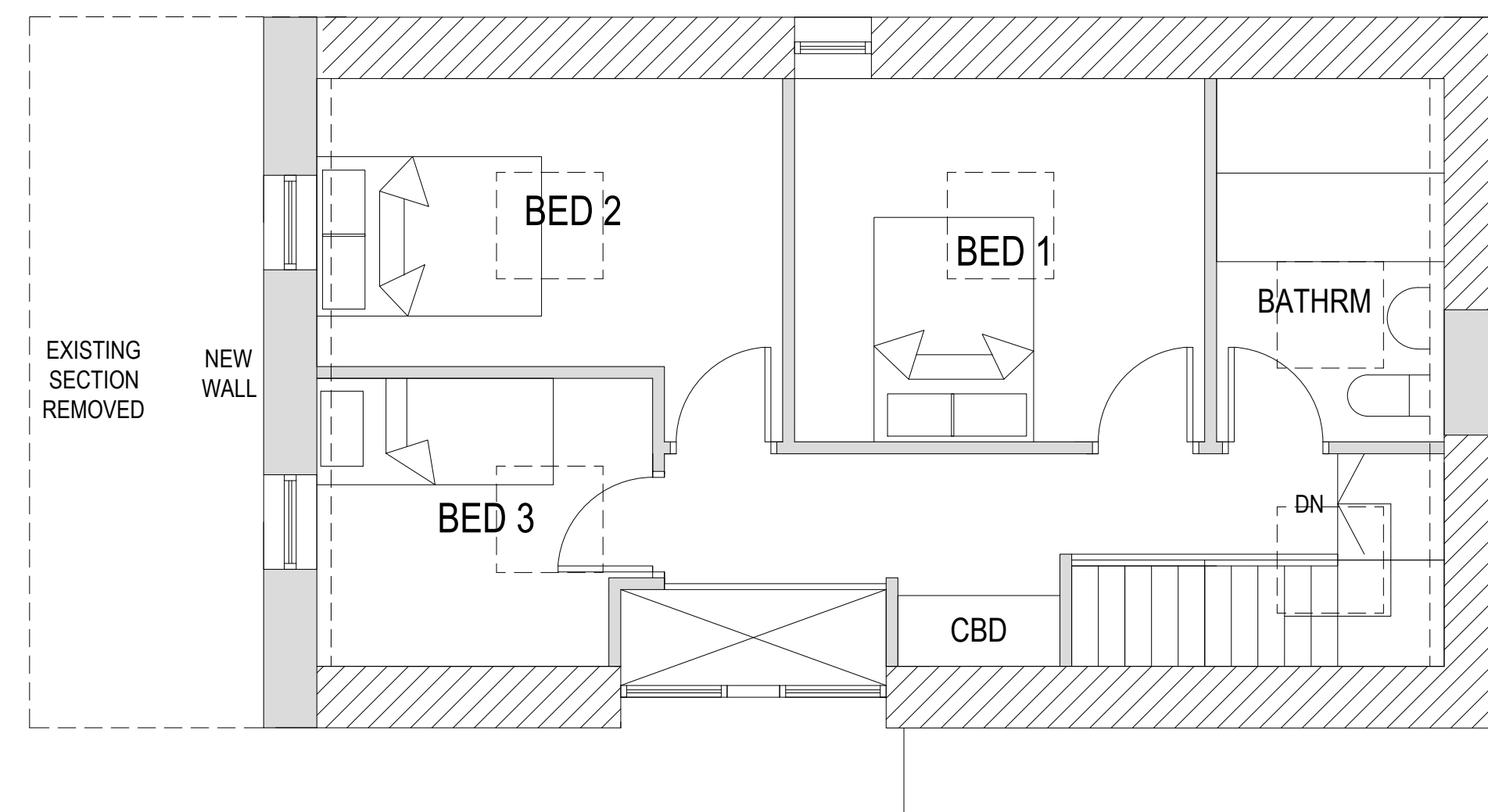
NORTH ELEVATION



EAST ELEVATION

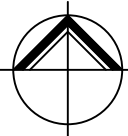


PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Figure 4: Midway House Barn – Proposed Plans


**NORTHERN
DESIGN
PARTNERSHIP**
Chartered Architects
THE CHAPEL
MILLMOOR ROAD
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CLIENT
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PROJECT
BARN TO THE REAR OF
MIDWAY HOUSE
51 & 53 HUDDERSFIELD ROAD
MELTHAM, HOLMFIRTH, HD9 4AF

DRAWING TITLE
PROPOSED BARN CONVERSION
PLANS AND ELEVATIONS

Rev.	Notes	Date	Drawn
*	*	*	*

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2015	02	-