

New Street, Huddersfield

Heritage Statement for Proposals at New Street, Huddersfield
August 2021

FINAL REPORT



TheUrbanGlow Design & Heritage Ltd



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Undertaken by TheUrbanGlow Design & Heritage Ltd
TheUrbanGlow are HESPR Registered Service Providers for the Historic Environment
TheUrbanGlow are Urban Designers and Heritage Professionals

2021
TheUrbanGlow Design & Heritage
www.urbanglowdesign.com

INTRODUCTION

This document is intended to explain the heritage context of this important town centre site within the centre of Huddersfield. The historic context of this site has been a core consideration from early in the concept design stage by the Architects ACUMEN and this report represents best practice in terms of the assessment and significance of this part of the town. The assessment was carried out by TheUrbanGlow Design & Heritage Ltd who are an IHBC HESPR affiliated practice for managing change within the historic environment.

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METHODOLOGY

The methodology used in this assessment exercise has been based on the references to significance in the National Planning Policy Framework (as revised 2018), as informed by two non statutory Historic England documents namely; Managing Significance in Decision Taking in the Historic Environment (2015) and Conservation Area Designation, Appraisal and Management (2016).

The exercise was carried out by Andrew Graham BA(hons) MAued IHBC and in order to fully appreciate the locality a thorough site visit was undertaken where a townscape analysis was undertaken at the same time as an inspection within the Listed Building. Archive research using online and physical libraries along with map regression were also undertaken in order to gain a greater understanding of the significance of the site and the contribution that it makes to the significance of the townscape and historic context of Huddersfield. Further to this expert Urban Design Analysis was combined with Historic Area Assessment methodology in order to better understand the character and appearance of the site within its wider context. This work, together with the endeavours for a high quality, bespoke scheme as designed by the Architects have resulted in this Planning proposal being submitted.

All images were taken using a Canon G7 Professional Compact Camera. Adobe Creative Suite was used to produce this document and create photomerge images.

CONTEXT OF THE SITE

The application site is located within Huddersfield Town Centre along New Street which is now the primary shopping street and provides an important north south axis through the town. The site faces New Street but also contains land to the rear yard areas and contains three distinct elements within the townscape.

Firstly the frontage range is a Grade II Listed building which exhibits neo classical elements to its frontage upper floors, including two tripartite windows surrounded by Ionic mullions and cornice. To the rear of the building is a four storey warehouse range with possible earlier structures to the lower levels along Albert Yard (formerly Schofield Yard) and the third element includes no 65 New Street and enclosed modern structures behind those. The site therefore contains several elements important for the townscape and heritage value of the Huddersfield Conservation Area and wider townscape.





POLICY CONTEXT

This heritage assessment was undertaken in order to fully understand the potential impact upon designated heritage assets through this proposal.

Firstly, the Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legal framework within which impact of proposals should be assessed. Section 66 of that Act requires that 'Special Regard' should be given to the desirability of preserving a Listed building or its setting.

In the case of this proposal there are several Listed Buildings within proximity of the site as and such Section 66 is engaged. Due to the complexity of the townscape here specific assessment has been made with regards those Listed Buildings most likely to experience some form of impact. These are mainly buildings that are orientated towards roads from which the proposal may be seen.

Section 72 of the same Act also states that 'Special Attention' should be paid to the desirability of preserving or enhancing the character and appearance of a Conservation Area. The site is within the Huddersfield Conservation Area. As such Section 72 of the same Act with regards any impact upon significance that the proposal may have is also engaged.

National Planning Policy Framework

The National Planning Policy Framework (2021) provides guidance on the management of the historic environment. Paragraph 194 of the Framework requires Applicants to describe the significance of any heritage assets that would be affected by a proposal. This assessment provides that assessment of significance and abides by the following:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset(s) 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." Paragraph 194 NPPF.

The NPPF goes on to offer the following guidance in paragraphs 199-203;

"199. 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.

200. 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.*

The proposal within this report will not lead to Substantial Harm to the historic environment. Substantial Harm is a high test and will generally only be triggered through the total loss of a heritage asset. The NPPF states the following with regards to less than substantial harm;

201. 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.

This assessment is being undertaken so as to demonstrate a clear and comprehensive understanding of the context within which this proposal will sit.

The NPPF also places an increasing emphasis upon good quality design and placemaking and whilst this proposal does not form part of any design coding it does represent high quality design that is supported by the Framework Paragraph 134.

The following sections of this report will assess the contribution that the existing site has in relation to the historic environment. If any harm is identified, this will be balanced against the requirements within the NPPF. It is our belief however than the proposals contained within this document will satisfy the requirements of the relevant Acts and contribute to a preservation or enhancement of the character and appearance of the Huddersfield Conservation Area and the setting of the nearby Listed Buildings as well as making a valuable contribution to the architectural and historic evolution of the town centre.

Conservation Area

Huddersfield Conservation Area currently does not have an up to date appraisal or management plan. However, the conservation area boundary covers much of the town centre but does exclude some of the Modernist interventions around Queensgate. The historic character of the town is explained below with regards this application site and explains the townscape evolution from the Medieval Market streets in the north to the laying out of new roads from the 18th century and the large scale industry that now dominates many areas. New Street (as its name suggests) is one such new road that was intentionally laid out over what was likely the former town green to the south of the settlement.

The most up to date map of the Conservation Area dates from 2010.

Listed Buildings

Due to the town centre nature of the site there are several Listed Buildings within close proximity of the application site. In light of this the overall assessment of the Conservation Area to which these buildings belong has been undertaken thoroughly in order to understand the impact upon the setting of these Listed Buildings. Nevertheless, there are some Listed Buildings close to the site that are either high grade (Grade II* or Grade I) or that bear a special relationship (either geographical or associative) with the application site. These buildings have been given particular attention with regards the assessment and can be summarised

as follows:

71 New Street, 'Prudential Insurance' building, GVII.
Commercial Hotel, 62 New Street, GVII
52 New Street, GVII
56 New Street, GVII
Huddersfield Library and Art Gallery, GVII
Huddersfield Town Hall, GVII

(The list description of these buildings is attached as Appendix A.)

Other Listed Buildings considered as part of the overall townscape include the following:

62 New Street, GVII
61 New Street, GVII
58a New Street, GVII
3 Union Bank Yard, GVII
6 and 7 Union Bank Yard, GVII
1 and 2 Union Bank Yard, GVII.
4 and 6 New Street, GVII
41 and 48 New Street, GVII
40 New Street, GVII
36 New Street, GVII
34 New Street, GVII
28 New Street, GVII
29-25 New Street, GVII
16-16a Victorian Lane, GVII
14 Victorian Lane, GVII
Queensgate Market, GVII

All buildings hereby identified are Grade II Listed and this report attempts to demonstrate that 'special regard' has indeed been given to the impact upon setting and significance of these buildings as required by the above mentioned Act.

HISTORIC CONTEXT



The following will assess the historic context and history of the site.

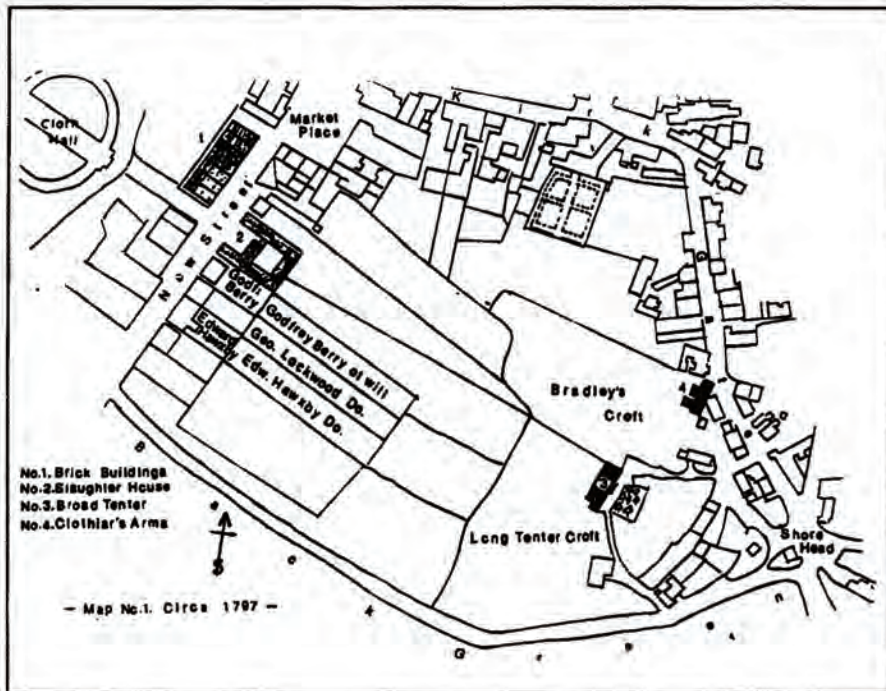
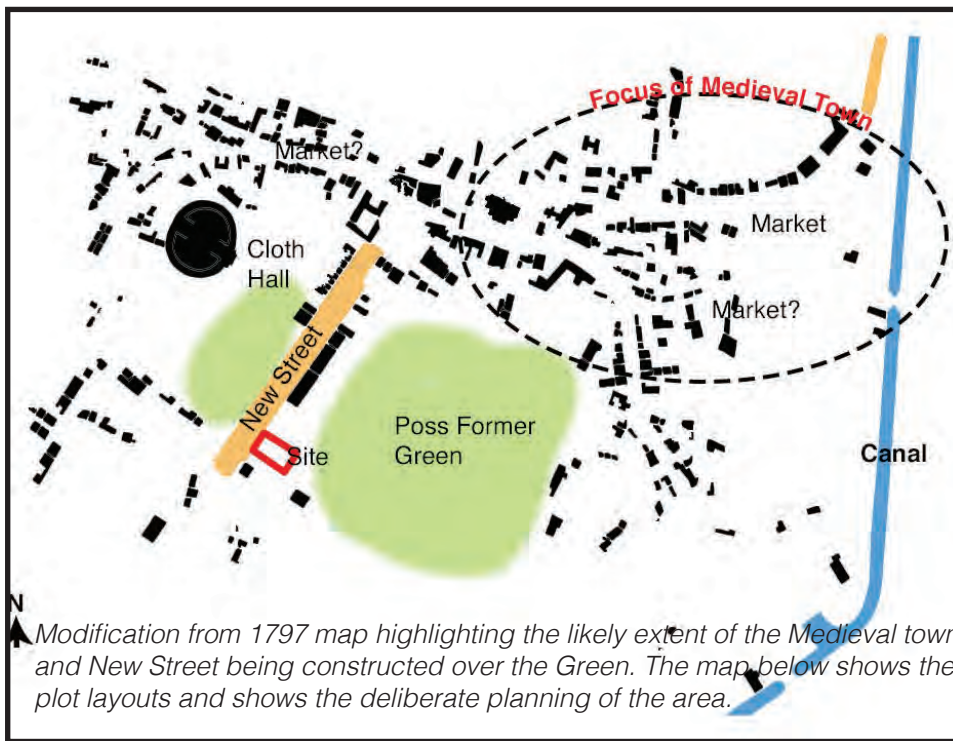
HISTORIC CONTEXT

The application site is central to the town of Huddersfield. Historically Huddersfield was considered a secondary town with nearby Almondbury being the main focus of historic settlement. Huddersfield did however appear to contain a well defined medieval core and street pattern around its Medieval church that still survives in some respect today. Westgate, Kirkgate and Beast Market are all elements of a thriving late medieval settlement and perhaps hint at the trading that was ongoing there from at least the 16th century if not earlier.

The earliest detailed map that we have of Huddersfield dates from 1797 and shows clearly the form of the town perhaps with two triangular market places at both ends of the settlement with the focus of development around the present day market and a large green or common immediately to the south of the built up area. The route of 'Back Green Lane' skirts around this area and streets such as 'Upper Head Row' also hint at the extremities of the early town and may indicate some elements of planned plot layouts. Back Green Lane ran approximately along the line of today's Ramsden Street and represents an important element of the early town skirting around the common fields that likely existed to the south of the Medieval core. What is significant about this map is that it gives us a date for the planned urbanisation of this part of Huddersfield which possibly bisected the town green with the introduction of 'South Street' or, as it later became; 'New Street'.

As its name suggests New Street linked to the newly developed turnpike roads over the Pennines and led directly to the Market Square which is also likely to have been new at this time. Perhaps this was yet another intention of the Ramsden landowners to promote the economic viability of the town through quality spaces for people to do business?

This strategy of investment into the streets and layout of Huddersfield had already paid off with the construction of the wonderful Cloth Hall that was following the example of Leeds and Halifax in establishing a covered place for trade. Indeed these developments were quite a departure from



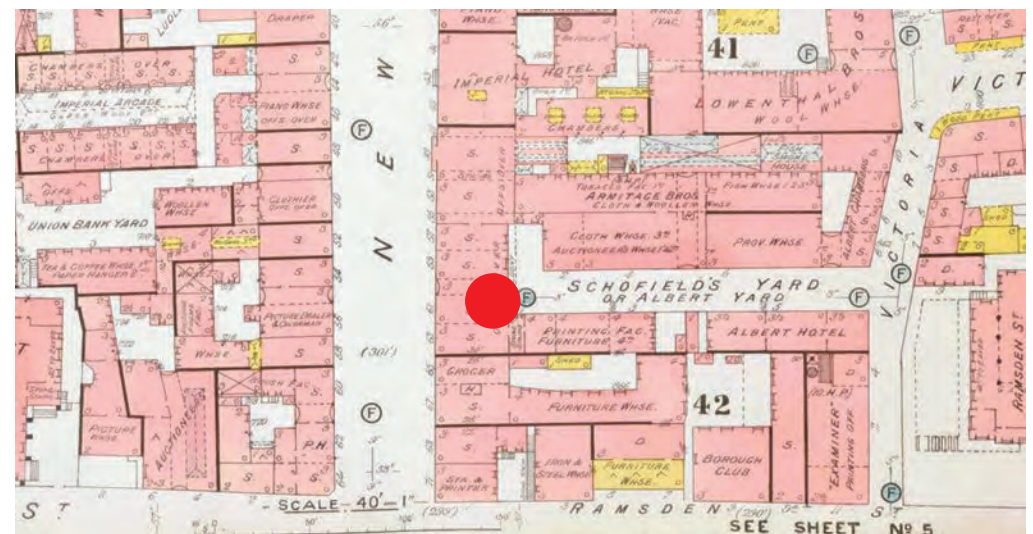
the old churchyard where contemporary references refer to the cloths being draped for sale over the church's chest tombs!

From an assessment of the map evidence it becomes apparent that the history of the application site was related to planned new development along this new, grand approach into the town. Although it may be the case that some planned tenter fields already existed here, what is most likely is that the yard plots of Albert Yard and others were fundamentally related to the 18th century plot layouts that were laid out on a speculative basis ready for new investment along New Street.

When this new investment came it likely resulted in the frontage building we see today in the form of 63 New Street. This early 19th century range fits perfectly into the timeline of the laying out of the road and represents an example of the high architectural quality that was aspired for at the time. It may also be the case that New Street was the precursor, or, perhaps the inspiration for later new roads in the town that culminated in the re-planning with even more straight streets along defined vistas by Joseph Kaye in the 1830's.

To the rear of New Street the plot would have extended along the same width as we see today but there appears to have been a clear definition between the front of the plot and the rear. Like many Medieval towns (see Briggate Leeds) it becomes plausible that the frontage buildings were laid out first, followed by gradual infilling of the yards behind. When owners changed, new buildings perhaps followed and even the frontage structures may have been radically altered, but the plot widths remained from this very first phase of town planning. It is our hypothesis that the same happened here in New Street except over a shorter amount of time.

It is likely therefore that the original 63 New Street owned the full width and depth of this plot. As time went on the plot was subdivided and sold off to other owners. It is also likely that the existing mill range contains remnants of older yard houses perhaps dating from the early 19th century. These were later modified and extended to create the warehouse range we see today extending over four storey's in height.



Top map shows 1890 Ordnance Survey Plan of the town with Albert Yard and the Albert Hotel clearly visible. The lower map is an extract from the GOAD fire insurance plans for this site. (The Leeds Library/Permissions Pending)



The culmination of development in the yard appears to have been with the building of the Albert Public House on the lower corner of the street around the turn of the century. The building of this ornate public house effectively turned the corner with Victoria Lane and this was later supplemented by the re fronting of the ground floor warehouse range with shop units.

Post war planning in Huddersfield had some major impacts upon Albert Yard through the demolition of a whole area of the town in order to construct the Princess Alexandra Walk shopping area and market. This redevelopment of the late 1960's and 70's was provisioned by the Corporation and, although it resulted in some Modernist Architectural gems like the Art Gallery and Market, it did separate the area of St Paul's Church from Ramsden Street by the ring road. As a result it is likely that footfall along Albert Yard decreased as a result of this. The other impact of course was the demolition and rebuilding of the adjacent property along New Street that resulted in the large brick wall we see today that is so typical of town centre large scale retail of the period.



NEW STREET

The property today is still a fine example of early 19th century architecture along an early 19th century yard street that maintains its intimate scale and substantial elements of historic townscape features. Although the property's use as retail has seemingly lost much architectural quality to its ground floor, the site as a whole represents a relatively intact area of townscape ranging over 100 years. The challenges to our Historic High Streets due to the Covid Pandemic as well as other demographic changes would make the provision of residential properties here bring some much needed economic activity back to the town centre.

Two images of New Street. Top image showing the corner of The Commercial Hotel and New Street prior to pedestrianisation. The lower image is by account a sketch drawing of an older image but shows the Georgian character of the newly planned street well. (Permissions Pending)



The general streetscene around the application site showing some of the key views and buildings surrounding New Street.

EXISTING CONTEXT

THE PROPOSAL

A 3D architectural rendering of a building complex. The central focus is a multi-story building with a light-colored, textured facade and several vertical columns of windows. To its right is a longer, lower building with a blue roof and a grid of windows. The surrounding area includes other buildings in various shades of brown and tan, suggesting an urban environment. The lighting is bright, casting soft shadows.

The following section explains the design for the proposal

THE PROPOSAL

The proposal intends to convert the frontage Listed Building to residential units with retail uses to the ground floor. To the rear, the mill range will be restored and converted to residential units with a new, slightly larger modern building to the rear of number 63 New Street. In order to create new access into the existing mill range, a new structure will be required to allow access and improve circulation. This element of the design also enables internal features to be retained on the top floor, as well as allowing circulation and access to all apartments to be achieved.

As can be seen from the plans below, the proposed development consists of the following:

- Conversion of the frontage range of 63 and 65 New Street to form 2 new retail units to ground floor and new apartments and maisonette to first and second storey.
- Conversion of the existing rear mill range to form 8 new apartments with a mix of 4 one bed and 4 two bed flats.
- New build stair and elevator access on vacant land to the side in order to enable access to two bed apartments and rear range.
- New rear range of seven storeys accommodating one and two bedroom apartments.

Part of the original lifting gear to the top floor. These features can be retained due to the provision of a southern stair access and will ensure a major public benefit of the proposal.

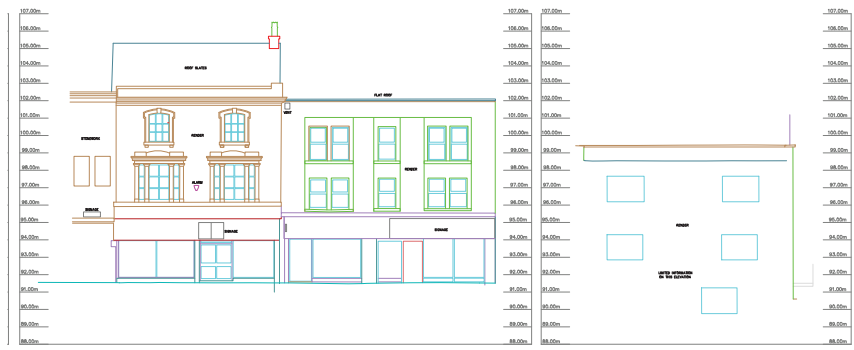




ELEVATION 1

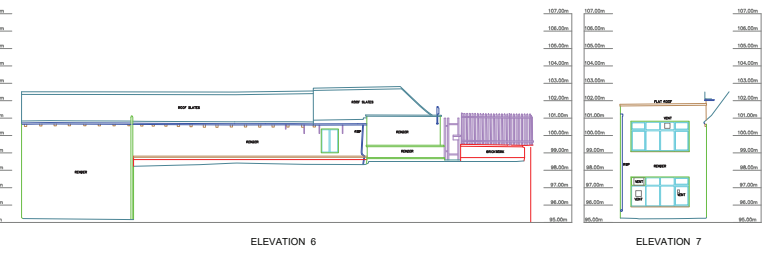
ELEVATION 2

ELEVATION 3



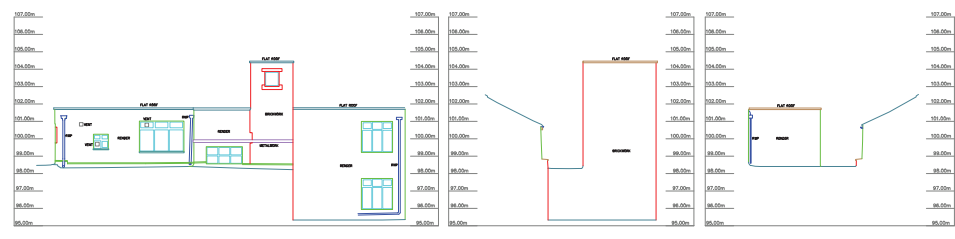
ELEVATION 4

ELEVATION 5



ELEVATION 6

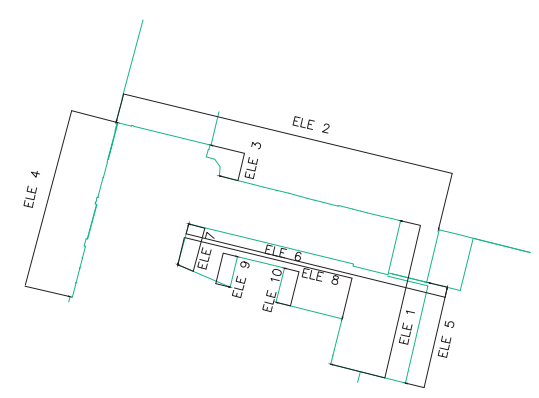
ELEVATION 7



ELEVATION 8

ELEVATION 9

ELEVATION 10



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 GEO ENVIRONMENTAL
 Southgate House
 Pontefract Road T: +44 (0) 1132 008 900
 Skipton P: +44 (0) 1132 008 801
 Leeds E: admin@metgeoenvironmental.com
 West Yorkshire W: www.metgeoenvironmental.com
 LS10 1BW

Client
**ACUMEN DESIGNERS
 & ARCHITECTS**

Site
**61-65 NEW STREET
 ALBERT YARD, HUDDERSFIELD, HD1 2BG**

Title
ELEVATIONS

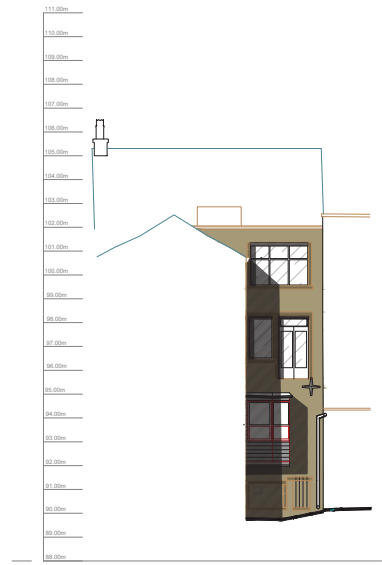
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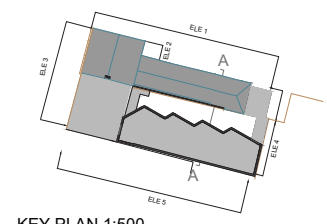
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ELEVATION 1 - ALBERT YARD



ELEVATION 2 - ALBERT YARD



KEY PLAN 1:500



ELEVATION 3 - NEW STREET



ELEVATION 4 - ALBERT YARD

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ACUMEN
 DESIGNERS & ARCHITECTS

acumenarchitects.co.uk 01484 546 000
 Headrow House, Old Leeds Road, Huddersfield, HD1 1SQ

Client: SA ASSOCIATES

Project: 61-65 NEW STREET, HUDDERSFIELD

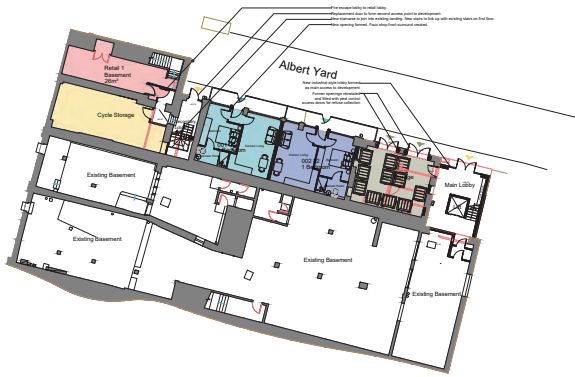
Project No: 2655 Drawing No: (100)20 Date: / /

PROPOSED ELEVATIONS SHEET 1

Scale: 1:100@ A1 Drawn: JUN'21 Drawn By: JF Published By: JC

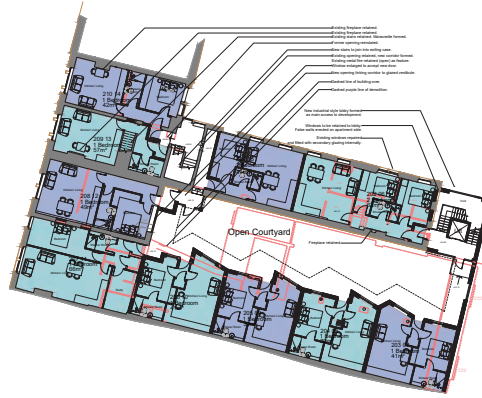
Revised: Building/Plot Terrain Contourlines Comments Info

1. Basement



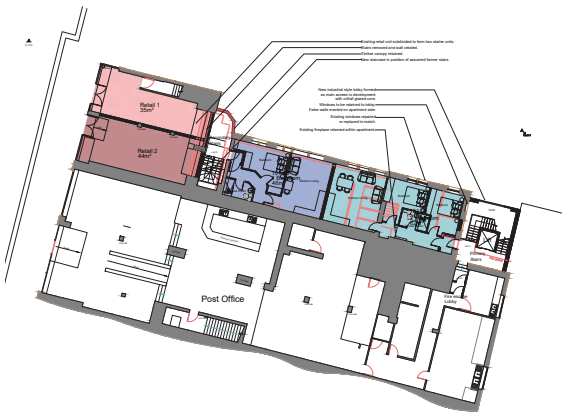
IR PLAN

3. First Floor



FIRST FLOOR PLAN

2. Ground Floor

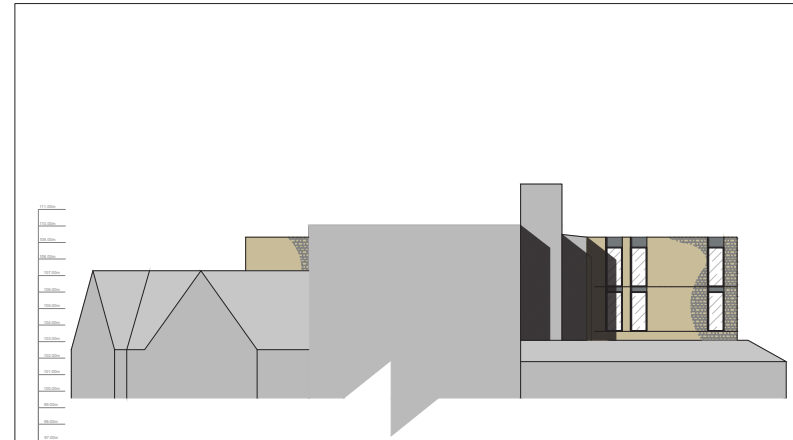


IR PLAN

4. Second Floor



SECOND FLOOR PLAN



ELEVATION 5 - (PARTIAL) RAMSDEN STREET



SECTION A-A

Annotated proposed plans. Please see application pack for full sets of plans. These plans illustrate however the provision of accommodation and sections and street elevations (see above) of the proposed new build element to the rear.

CONVERSION OF THE FRONTAGE RANGE TO RETAIL AND RESIDENTIAL

The proposal seeks first of all to refurbish the existing retail units and to utilise existing, vacant space above, to enable more residential units within the town centre. In order to assess the impact of these proposals we must understand that the retail units have, in the past, been heavily refitted and as such there are few, if any, historical remains left intact.

It is possible that cornicing or perhaps skirtings and original flooring still survive behind suspended ceilings or dry lining but such features will only be discovered once consent is granted and the intention will be to retain any historic features that are found.

To the first and second floors there are some fireplaces, historic floorboards and some architectural embellishments (such as window and door architraves) that still survive however. The existing windows too are original and maintain a level of quality that the application will seek to retain and reinvigorate through refurbishment.

The two images on this page illustrate the contrast between the ground floor retail space and the first floor apartments. To the first floor there is enough original elaboration to enable a sensitive conversion without harming the historic fabric. The rooms are generally of a good proportion and features such as fireplaces will help enhance the spaces. The proposal will therefore seek to retain such features and ensure any subdivisions are undertaken sensitively with service runs being located to the least sensitive areas.

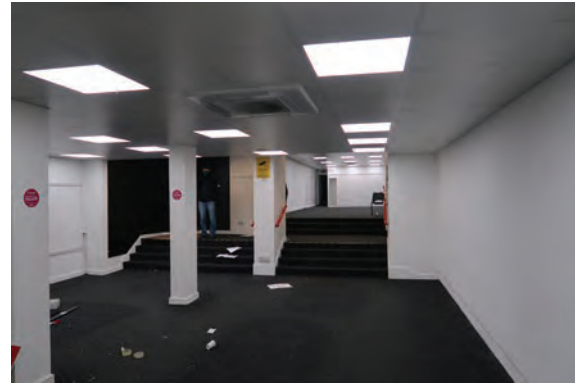
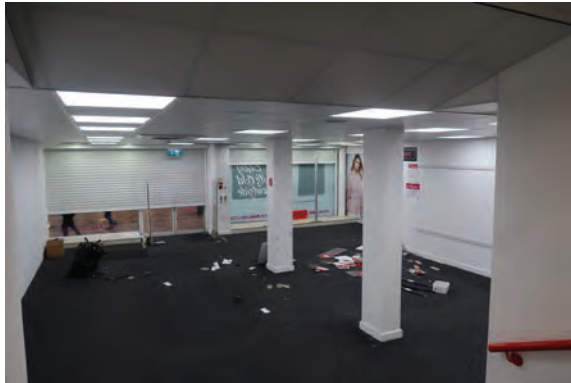
The proposal also seeks to reinstate an historic flight of stone steps that was previously fragmented from its ground floor base. The landing of this stair survives and the plans have sought to reinstate the original stair in its original position in order to allow access upstairs.



The image (top) shows the bland, corporate suspended ceiling and dry lining that the previous retail premises demanded. It is possible that some original features or decoration may survive under these later additions but nothing has been found so far. The upper storey's contain some simple but nice survivals of the history of the Listed Building.



The existing frontage range contains no visible features of historic interest to the ground floor (but some features may be hidden behind suspended ceilings etc.) To the upper floors fireplaces and windows are the primary features of interest.



CONVERSION OF THE REAR MILL RANGE TO RESIDENTIAL

The proposal is taking the appropriate course of action in terms of refurbishing the rear mill range. The range itself appears to represent an older lower storey that was possibly associated with the original buildings along the street frontage. The upper floors are late 19th century and related to the use of the building as a printing works or warehouse. Most features within the building have been removed through later alterations, although some doors and a fireplace remain on lower levels. Where survival of historic internal features is greatest however, is to the top floor. On this level the existing trusses of the structure are clearly visible along with the remnants of lifting gear complete with the lifting arm.

Through this proposal, the lifting gear will form a vestibule for one of the apartments and as such will be retained. The proposal will also seek to retain the exposed trusses but with the addition of roof lights where agreed.

Existing fireplaces or stoves are of less significance and the existing floorboards, showing wear from previous centuries will be recorded and preferably boarded over, thereby retaining them embedded in the structure.

Due to the new build access structure, the proposed apartments can utilise the whole space of the mill floors without the need for further subdivision. This enables each unit to be accessed from its own shared stairwell without the need for extra and harmful circulation spaces.

We believe these proposals will enhance and create truly dynamic and attractive spaces based on the site's rich history.



The original 19th century trusses and the lifting gear are still in sound condition and make the top floor of the building something special. Through the building of the stair access building it is possible to retain these mechanisms as a vestibule for the top floor flats.



Internal features of the top floor of the rear mill range (number 61). The proposed design enables the vast majority of historic features to be retained and visible through the refurbishment.



PROPOSED NEW ACCESS STAIR/LIFT BUILDING

In order to meet current regulations and to allow appropriate access without causing harm to the listed building, it is necessary to enable access from both sides of the existing mill range simultaneously. Due to the slim footprint of the existing mill range, this then allows access from either end of the building thus relieving any need for internal corridors that would seriously undermine the spatial qualities of the historic fabric. Therefore it was proposed to utilise the empty area of land to the side of the mill range to construct a new access element in order to overcome this constraint.

This new building will utilise a more 'mid century' Modernist industrial aesthetic and extend over four storeys with large Crittal type windows giving light into the internal spaces, whilst at the same time offering considerable enhancement of this site in its present state.

This building therefore not only substantially enhances this corner of the site, but allows the proposal to happen without the need for harmful subdivisions of the rear mill range.



The Albert Yard rear access is currently untidy and functional. The proposal intends to create a new stair tower here in order to access the upper floors from both ends and present a more active and attractive frontage here.



The proposed new access tower will replace the ugly fire escape stairs and offer a considerable improvement to Albert Yard as well as allowing much needed activity and pedestrian flow. The mid century style crittal windows echo without offering a pastiche solution to this element.



External images of the rear mill range along Albert Yard. Note the lower floors where the potential of infilled Mullions are present indicating that the rear lower storey potentially has older origins with the upper floors being later additions.



REAR NEW BUILD ELEMENT

This proposal is seeking to refurbish and considerably enhance this listed building and the surrounding Conservation Area. In order to do this there is a need to subsidise this conversion work with an amount of new build in order to enable enough quantum of development.

The solution to undertake this has been very carefully considered. Options previously included the potential to build on top of the existing rear mill range or even for a façadist option that would have caused some considerable harm.

However, through assessment with the design team and the Council's Conservation Officer, the logical area for new build was to the rear of the existing mill range within what is arguably the least sensitive area of the site. This area is already bounded by taller buildings, some of which are very tall when compared to their neighbours and is less visible from the surrounding areas.

Despite this, very careful attention has been paid to both the size and scale of development here, as well as any impact upon the living conditions of existing and new residents.

The agreed solution sees a robust and highly contextual stone clad structure to be raised behind the rear mill range. This building is proposed to extend up to seven storeys in height and utilises architectural devices such as angled facades and large windows in order to mitigate its impact and introduce some considerable architectural quality. The building will have a flat roof but, as photomontages illustrate, this will further relieve any impact of the building upon its sensitive historic context.

The photomontages illustrated below show that the impact of this new range will actually be slight due to the siting and positioning of the building. Where the structure will be seen, this will be contained to glimpses or views over the existing buildings in Albert Yard.

In terms of materials, stone cladding will be used and window proportions will be suitably generous and echo the verticality of traditional Georgian and Victorian buildings.

The scale of the proposal will be significant, but its dense urban surroundings are easily capable of accommodating the building. The specific impacts of this new element will be more specifically dealt with below.



The rear space of the site is characterised by poor quality late 20th century development that contributes very little to the historic environment.



Photomontages of the proposal showing clearly the proposed new build elements to the rear of the site and the proposed stair and access tower to the land to the side of the existing mill range.

The new build will have large windows orientated in such a way as to maintain privacy and give articulation to the building from far off views. The materials palette will be synonymous with Huddersfield also. Most importantly, the provision of this new range allows the original mill outshut to be refurbished to a high standard and the layers of 'old and new' that so characterise Huddersfield will be preserved.



HERITAGE IMPACT



The following will assess the impact of the proposals upon the Historic Environment.

IMPACT UPON THE HISTORIC ENVIRONMENT

The site is located within the centre of Huddersfield along one of the town's primary streets that appears to have been deliberately planned as such in the late 18th century. As mentioned above, New Street epitomises the Georgian and Victorian town and the areas to the rear developed over time to encompass rear gardens, outshots, mill ranges and, eventually, new streets.

The proposal is therefore embedded within this rich tapestry of buildings of varying significance, ages, architectural styles and heights. The impact of refurbishing the Listed Building and the rear mill range will however likely contribute to a significant enhancement of the townscape and the historic environment. The assessment below therefore is primarily focussed upon the introduction of the larger residential building range to the rear of Albert Yard.

Contribution of the Existing Site to the Historic Environment

The existing buildings on the site are positive structures within the Conservation Area. This is despite their Listed status. They exhibit aesthetic, illustrative and potentially evidential heritage values that add considerably to their significance. Further to this the existing buildings (number 63-65 New Street and the rear mill range on Albert Yard) all contribute to the overall historic townscape quality and the historic narrative of this part of Huddersfield.

The land to the rear of Albert Yard, where the proposed taller element will be located, currently makes little contribution to the historic environment. It is however unseen and unexperienced and this in itself may be considered as a modest positive attribute due to the lack of the development here. Notwithstanding this however, the principle of development here would not cause harm to the historic environment as long as the design, proportion, scale and siting are appropriate. The assessment below will attempt to assess the impact of the proposals outlined above with this in mind.

Contribution of the site to the historic environment - **High**

Impact of Development Upon the Character and Appearance of the Conservation Area

As mentioned above the Huddersfield Conservation Area contains many buildings and structures that are contained on the National Heritage List for England (NHLE). Many of these buildings form the basis of the conservation area and as such any development that adversely affects one will, by definition, have the potential to adversely affect the other.

The site is located to the rear of the principal, primary frontage of New Street which, for the purposes of this report, has been considered as a sensitive receptor as it is this frontage that is most important in townscape terms. Similarly, views from other primary and secondary streets, such as Ramsden Street and Albert Yard are also of significance when assessing the impact of development upon the conservation area.

The proposal intends to construct a residential block of seven storeys in height. This has the potential to be seen above the New Street frontage. However, as can be seen from the Photomontages and modelling, this impact will be limited due to the topography and the heights of nearby buildings. As such, the impact of the development will be contained to the introduction of glimpses and transitions in scale between the buildings within the townscape.

The development will therefore introduce some difference in scale, but this is not unusual in Huddersfield and the town has several examples of older buildings being juxtaposed against taller, often Modernist, buildings. Indeed the site itself is bounded by a single taller building fronting Ramsden Street and new developments such as the refurbished Co-operative building (currently on site, planning ref: 2017/93886) continue to build upon this desire for greater scale. Whether these buildings are considered high quality or not, the character of the town is now defined by such structures and they actually contribute to the story and narrative of the town centre as a thriving, evolving place.



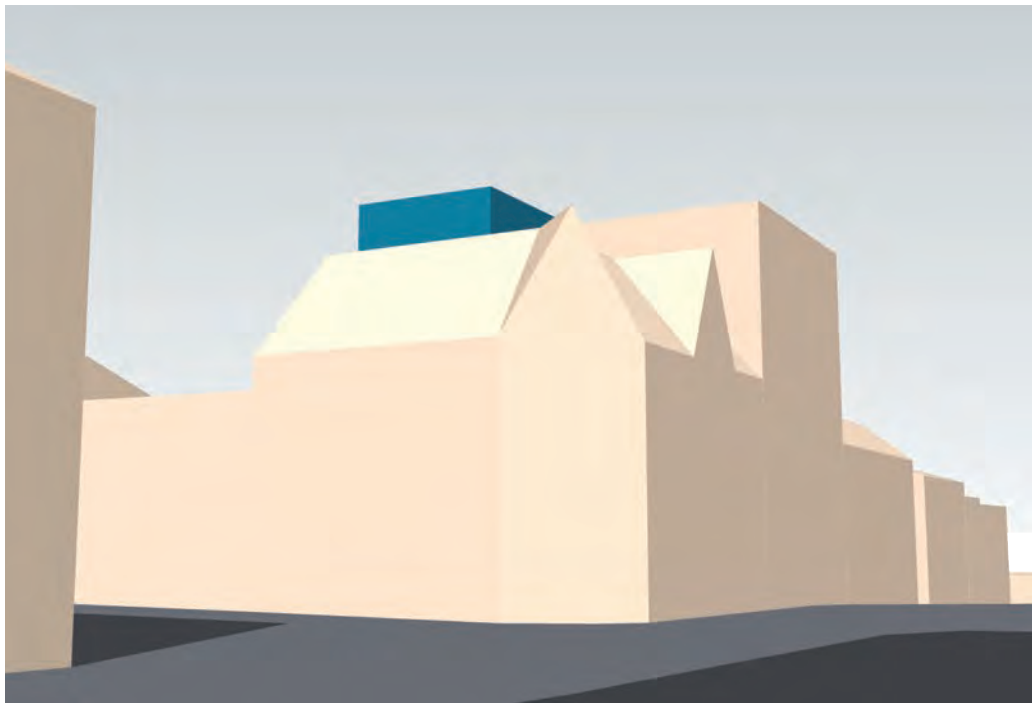
New Street

The view is taken from New Street looking south towards the town hall and University parts of town. Several of the Listed Buildings that date to the late Georgian, early Victorian era populate this part of town and offer insights into New Street being a planned street lined with similar buildings. Over time this design aesthetic has changed somewhat and transitions of scale have appeared in later buildings or buildings set back from New Street.

In this view the application property can be seen to the left hand side of the photograph just behind the banner signage. The pitched roof of the 'Prudential Insurance Building' (number 71 New Street) can be seen marking the cross roads of New Street and Ramsden/High Street. As can be seen from this key view, there will be no visible impact of the proposals.

Impact: No Impact





New Street/High Street Cross Roads

The crossroads of New Street, High Street and Ramsden Street effectively marks the end of the planned Georgian street before it continued south. In later centuries the relative formality of New Street was continued, often introducing more elaborate forms of architecture at differing scales (the cooperative building being a fine example of late 19th century townscape) before being comprehensively redeveloped in the late 20th century when the Modernist buildings introduced minimalist forms but still attempted to reflect the divisions and proportions of the older street. As can be seen from this view there is the possibility for some minor encroachment over the pitched roof of the Prudential Building. This encroachment will be assessed further below.

Impact: Minor visual impact with slight protrusion over the roof of nearby buildings.





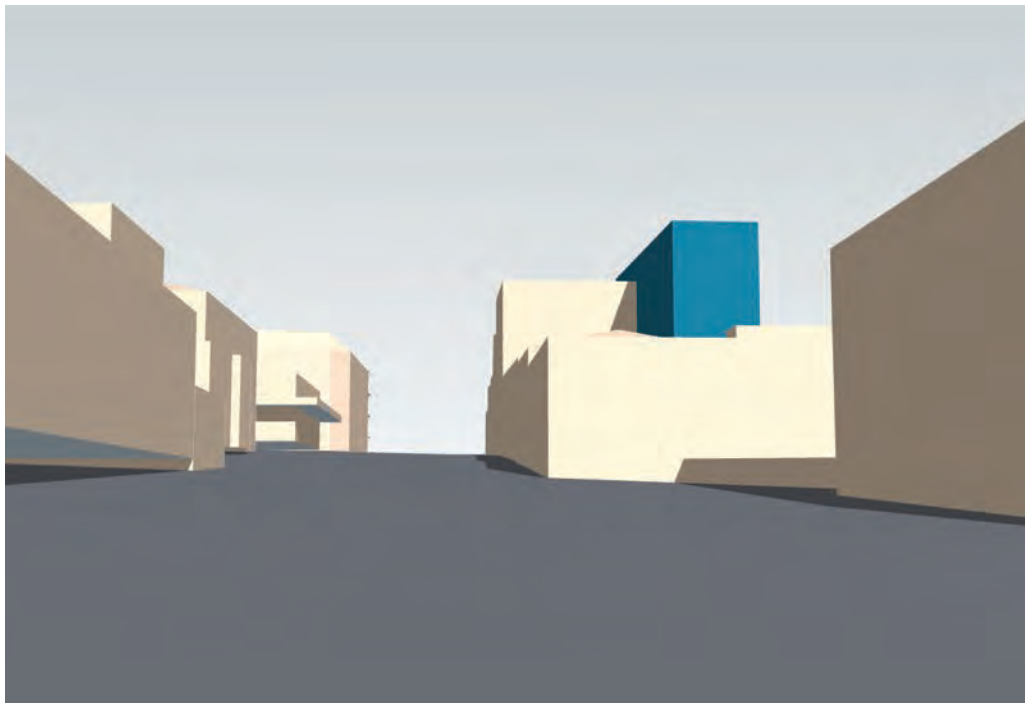
Albert Yard

Albert Yard forms an important cross route that appears to have always followed a path running from New Street, behind the frontage buildings and giving access to the back lanes in the direction of the river. Such routes typically evolve into Yards and Albert Yard is such an example where earlier infill of the plot to the rear has evolved into rear warehouse ranges culminating, in this case, in the Albert Public House that marks the corner of Victoria Lane. The primary view along Albert Yard is therefore from Victoria Lane with the Albert pub prominently marking the corner. ~The rear warehouse range of the application site can be glimpsed farther up the lane. The street is essentially a secondary street where traditionally departures from the primary street frontage become the norm.

The proposal will only be glimpsed over the surrounding buildings perhaps with the corner access tower being slightly more prominent but with each offering a new, bespoke, architectural offering to this lane.

Impact: Very Slight Visible Impact but substantial enhancement of Albert Yard itself.





Princess Alexandra Walk

This view from outside the Grade II Listed Library and Art Gallery has its primary focus along Ramsden Street as it stretches uphill towards New Street. The frontage along Ramsden Street is the primary elevation and is generally consistent in scale with the exception of number 5 Ramsden Street, whose tall structure somewhat breaks this scale. The application will also break this scale somewhat, but, instead of presenting this scale onto the historic street front, it will instead be set well back and as such form a much more appropriate juxtaposition between the lower scale, three/four storey frontage buildings and this new intervention.

Impact: Moderate Impact from longer distance view looking uphill only.



IMPACT UPON LISTED BUILDINGS

The following assessment will explain the potential impact and any subsequent harm to nearby designated Listed Buildings.

The main assessment is concerned with those Listed Buildings whose immediate setting may be affected. Following the analysis of townscape above, it is felt that the following buildings should be assessed in greater detail with regards this proposal.

71 New Street, 'Prudential Insurance' building. **GVII**
Commercial Hotel, 62 New Street, **GVII**
52 New Street, **GVII**
56 New Street, **GVII**
Huddersfield Library and Art Gallery, **GVII**
Huddersfield Town Hall, **GVII**



71 New Street, 'Prudential Insurance Building' 1897/8 GV II

The Prudential Insurance Building was a purpose built building to activate this important corner between Ramsden Street, High Street and New Street. It is three storey with a fourth attic storey or red brick and terracotta detailing utilising late Victorian Gothic Revival motifs such as steep pitched gables and mullion and transomed windows. The Architect was Alfred Waterhouse and this building is a late example (1897/8) from the man who designed such great pieces as Manchester Town Hall and the Natural History Museum. Huddersfield's example may be more modest, but it was intentionally used in this strategic and important location for very good reason by the Prudential Insurance company for whom Waterhouse designed several branches across the country.

Impact of the Proposals

As the photomontage above illustrates there may be some minor encroachment over the top of the roof pitch of the building when viewed from particular locations around the cross roads. This isn't to say that all views will be encroached upon however and any impact will not interfere with the primary gabled elements that are the most striking and eye catching features.

Moreover, the proposed taller block will be set substantially farther back than this building and as a result the glimpse of this building will be far less impactful than the neighbouring 1960's building (number 5 Ramsden Street).

Further assessment of more formulated plans should be undertaken. At present there is the possibility of some minor harm occurring.

Summary of Potential Harm - **Minor**

**Commercial Hotel, 64 New Street
Early 19th century GVII.**

The Commercial Hotel is a simple but attractive early 19th century building, its frontage range stepping up to three storeys using simple Neo Classical details and proportions to its doorway and window.

Once again the building steps up towards the corner of the street in order to mark the importance of the cross roads. It stands however on the opposite side of New Street but will face directly towards the proposal.

As a result of this the proposed refurbishment of the frontage ranges of the application property will have a substantially beneficial impact upon New Street and the setting of the Commercial. The rear new build will impact upon the outlook and wider setting of the Commercial, but the actual experience of the building within its town centre, surrounded by many buildings of differing architectural styles, scales and materials, will be unaffected.

Summary of Potential Harm - **Negligible, No Harm.**



**52/56 New Street
Early 19th century, GVII**

Numbers 52 and 56 New Street represent the likely first phase of planned development along New Street in the early 19th century. The buildings form part of the streetscene of three storey frontage buildings some complete with mullion windows and quoins.

The buildings are again on the opposite of New Street and as such any impact will be confined to outlook from the buildings and wider setting issues only. When assessed along with the proposed improvements of the frontage New Street range on the application site, the impact will once again be minimal.

Summary of Potential Harm - **Negligible, No Harm.**



Huddersfield Library and Art Gallery 1937 GVII

Huddersfield Library and Art Gallery was constructed just prior to the Second World War and represented another phase in the civic aspiration of the town of Huddersfield although it did replace an earlier Congressional Chapel on the same site and of similar footprint. The building was part of the emerging Civic Quarter along with the Town Hall nearby and is located within the area of town that formed part of the Victorian expansion of the town centre before post war redevelopment saw much demolition and the separation of St Paul's Church by the inner ring road of Queensgate.

The Art Gallery building however still stands proud amongst its post Modern surroundings and does still bear some relationship to the line of Ramsden Street that was mercifully allowed to (at least partially) continue and run someway through the new development. As a result the Library provides a flanking landmark to views uphill to the west and the new taller element of the development will, as a result, be visible.

As discussed above however, the new build element will be well set in from the Ramsden Street frontage and as such the line and experience of this route will remain intact. The main impact will occur through the introduction of a larger element within the townscape roof forms when seen from the Art Gallery. The introduction of such an element however will not necessarily be harmful and instead it is felt that the development will add to the plethora of architectural styles and scales locally whilst protecting the fundamentals of townscape and street frontage.

Summary of Potential Harm - **Minor**

Huddersfield Town Hall Opened 1881 GVII.

Huddersfield Town Hall is included in this more detailed assessment due primarily to the building's civic and social significance in the town. Any impact upon the building will be confined to more distant views along nearby streets that flank the building (Corporation Street and Peel Street). Due to the orientation of the Town Hall there will be no impact to the front of this building and likely only glimpses of the taller elements when seen slightly rising above properties that face Ramsden Street. This impact will be in the context of other, taller buildings that can be seen alongside the Town Hall from Corporation Street for instance. As a such the impact of the proposal will be minimal.

Summary of Potential Harm - **Negligible, No Harm.**



IMPACT OF CHANGES TO THE LISTED BUILDINGS ON SITE

The proposed changes to the frontage listed buildings have, as mentioned above, been designed in such a way as to minimise their impact upon the special architectural and historic significance of the listed buildings. The proposed subdivision of the spaces to the first and second floors likely replicates a typical situation that so many similar buildings of this type accommodate so well. The subdivision therefore will be undertaken between the frontage windows which will be the obvious place for such a party wall insertion.

The inclusion of a Maisonette will utilise the existing stair case to full effect and allow a typology of apartment living to be included in the scheme that is prove to be very attractive to people.

In light of historic features such as the remaining fireplaces and fenestration being preserved, this proposal will minimise harm whilst offering a new sustainable use to help preserve this building into the future.

Summary of Potential Harm - **Minor**



PUBLIC BENEFITS & CONCLUSIONS

ALBERT YARD

RETAIL UNIT
TO LET
barkerproulove
0113 388 4848

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barkerproulove
0113 388 4848

Be kind, give each other space and stay safe



2 metres is approximately two Felixes and two Bolts

Don't forget to clean your hands as soon as you can

Be kind, give each other space and stay safe



2 metres is approximately one lion

Don't forget to clean your hands as soon as you can

@pnklabls
@pnk_label
@pnk_label

10%
STUDENT
DISCOUNT

UP TO
75%
OFF

POST OFFICE

POST OFFICE



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ASSESSMENT OF PUBLIC BENEFITS

In assessing this application we have found only very limited impact to the historic environment. Such impact is restricted to the introduction of a taller building to the rear of the main New Street frontage and the introduction of certain glimpses of such a structure from certain areas.

Perhaps surprisingly however, the 3d models above illustrate that the impact of the proposed taller element will not be perceived from most places. From New Street itself, the proposed taller element will be set back so as to not interfere with the scale, height or rhythm of the street frontage. From Albert Yard the flat block will be set back far enough so as to not interfere with views along this historic yard itself. Notably, from the areas where the proposed building will be visible, it will be set back from the building line and appear subservient and respectful because of this. Yes it will introduce a new, taller element, but this is not necessarily to be considered harmful. Indeed, through quality architecture, attention to detail and materials, the proposed building will integrate well and will add to the story of new architecture in Huddersfield that the town exhibits so effectively.

However, in assessing some of these likely impacts we have been obliged to find some very minor harm. This harm is 'Less than Substantial', but it is most certainly on the lower end of the scale and only in light of the fact that it changes the existing situation.

In light of this it is important to weigh up such harm against the very real public benefits of this proposal that we believe are tangible and realistic and make a large contribution in preserving and enhancing the character and appearance of the Huddersfield Conservation Area and the setting and significance of surrounding Listed Buildings. We outline some of these benefits below to be considered as part of the Planning Balance.

1) Firstly this proposal will restore and preserve important Listed Buildings within the town centre.

2) The buildings to be preserved will be enhanced through a partial new use that seeks to protect the building's fabric as well as protect any features within that are considered significant (see above).

3) The introduction of new, bespoke architectural forms will further add to the narrative of Huddersfield as a town whose architectural record is managed and evolving.

4) The proposal will have the potential to improve the frontage shop range and restore any historic features that may be discovered that were covered over by later retail fit outs.

5) The proposal will introduce new residential accommodation into the very centre of the town so as to help sustain and enliven the town uses and the high street.

6) The proposal will use local skills and contractors that will contribute to the local economy.

7) New accommodation will add to the housing need of the Kirklees area and thus reduce the need for Green Belt land release.

We believe that such benefits are worthy of consideration and outweigh the minor harm found.

CONCLUSION

This report has found very limited harm to the historic environment largely through the introduction of a new, taller building within the townscape. Such harm is extremely limited and outweighed to a substantial degree through the other intentions and aspirations of this proposal that have been outlined above.

This scheme will not only therefore introduce new residential units into the town centre, but it will also do so whilst at the same time preserving significant Listed Buildings within the town. These include not only the frontage retail unit, along with new 'living above the shop' use, but also the preservation and refurbishment of the rear mill range and, significantly, the historic mechanisms and workings that survive within this building.

These changes significantly enhance the historic environment of Huddersfield and provide the opportunity for these buildings to survive in perpetuity whilst accommodating a sustainable reuse in a sustainable location.

Moreover, these proposals offer great enhancements of Albert Yard through the provision of a new, high quality entrance into this street. This access tower range will therefore ensure more activity, more light and will replace the unsightly fire escapes that give this yard its currently 'unfriendly' feel! In Urban Design and Secured by Design terms therefore this proposal offers considerable benefits

In light of this and taking these matters into account we advance the case that this proposal is a true enhancement of the built and historic environment.



Intentionally Blank

APPENDIX A

LIST DESCRIPTIONS (Abridged from National Heritage List for England and focussed upon assessment above)

NEW STREET 61.

Early C19. Rendered. 2 storeys. Deep moulded eaves cornice and blocking course. Ground floor modern. 1st floor has 2 tripartite sashes with glazing bars framed by square pilasters which take moulded cornice. 2nd floor has 2 segment-headed sashes with glazing bars in moulded and shouldered frames with keystones.

Listing NGR: SE1444916490

PRUDENTIAL INSURANCE BUILDING, NEW STREET GVII

1897-8. Architect Alfred Waterhouse. Red brick and moulded terracotta. Pink marble plinth. Pitched slate roof. 3 storeys and attic. Moulded stringcourse above ground floor. Moulded eaves cornice. Large gabled bays break forward slightly on south side, and (diagonally

placed) on corner: small gabled bay on west side, over doorway. Ground floor modern, apart from east bay of south front which has one arched window with moulded surround, and north bay of west front which contains doorway.

This is of pink marble up to impost level, has paired columns taking moulded pointed arch with gable over. Door has traceried fanlight and moulded transom with "Prudential Assurance" in good contemporary lettering. All windows are casements with mullions and transoms (windows in gables have mullions only), in moulded oblong frames (windows in 2 large gables have moulded round-arched frames). Some windows are vertically linked with panelled zones in between. West front has statue in canopied niche, once taken on a buttress. South front has "Prudential Assurance Buildings" in good contemporary lettering.

Listing NGR: SE1444016469

COMMERCIAL HOTEL, NEW STREET GVII

Nos 62 (Commercial Hotel) and 64 SE 1416 SW 3/952 II

2. Early C19. Hammer-dressed stone. Hipped stone slate roof. 3 storeys. Stone brackets to gutter. 3 ranges of sashes in plain raised surrounds. Door in moulded wooden surround. No 64 has attractive early C20 shopfront; fascia with cornice which is ramped upwards towards corner. 2 storey extension in High Street. Same materials. One range of tripartite stone mullioned casements. One range of sashes. One range of bipartite stone mullioned casements.

Listing NGR: SE1441416476

56 NEW STREET GVII

Early C19. Hammer-dressed stone. Pitched stone slate roof. 3 storeys. Stone brackets to gutter. One range of sashes over trabeated archway. One range of bipartite stone mullioned sashes. Modern shop.

Listing NGR: SE1442016503

52 NEW STREET GVII

Early C19. Hammer-dressed stone. Plaster (or possibly

wooden) quoins. Pitched stone slate roof. 3 storeys. Stone brackets to gutter. One range of bipartite stone mullioned sashes. Modern shop.

Listing NGR: SE1442316513

HUDDERSFIELD LIBRARY AND ART GALLERY, PRINCESS ALEXANDRA WALK GVII

Library and Art Gallery built in 1937, designed by E H Ashburner, steel framed and faced with local pink stone. The plan form is square with a central atrium containing the main staircase through three storeys plus basement. Main entrance facade has protruding central section with central entrance doorway with ogee-curved consoles supporting a cornice, flanked by two tall metal-framed rectangular windows with slightly recessed architraves, plus five at first floor level with cornice above. Decorative panel above cornice. Three windows on each side on ground and first floors. Second floor has no external windows. Bas-relief frieze in classical style between ground and first floor windows on either side.

Windows continue in same style throughout, including basement windows to sides. Two free-standing statues in classical style with modernist influence flanking entrance steps, representing Spirits of Literature and Art, by James Woodford. Right return has similar facade with a projecting centre of 8 windows, those on the ground floor have moulded stone surrounds and hood moulds, the 8 windows above have flush surrounds. INTERIOR: Entrance hall with original coffered ceiling and lights, marble lined. Fine Imperial staircase to all floors with brass handrail. Floor paved with chequer design (hidden by carpet). Landing walls panelled in wood veneer, landing floor with original cork tiles. Meeting room also fully panelled in wood veneer with original doors and fittings. Some original bookcases in library and original doors throughout. Built 1937, opened as a library and art gallery in 1940, still in original use. Sources: Twentieth Century Society.

HUDDERSFIELD TOWN HALL GVII

Town Hall, including wall and railings to area SE 1416 SW

3/1133 II 2. Built in 2 parts, the lower part (to Ramsden Street) 1875-6, the higher part (to Princess Street) 1878-81. Architect of the latter: J H Abbey. Ashlar. 2 storeys, and basement. Earlier part. Moulded eaves cornice, taken on stone brackets along facade. Parapet along facade, with panelled dies, the 2 central ones taller and crowned with urns: they flank the Borough Arms. Ground floor horizontally rusticated and surmounted by entablature. Continuous moulded impost band on 1st floor. 7 window ranges, those on 1st floor round-arched, with keystones and moulded voussoirs, those on ground floor segment-headed and set in recessed panels, with fielded panels in aprons. Steps up to door. Porch in antis, flanked by paired columns taking full entablature with parapet. Area has cast iron railings with ornamental finials at either end, but low wall in front, and piers with fielded panels, moulded cornices and urns on top. Later part. Full entablatures to ground and 1st floors, both modillioned, eaves cornice dentilled as well. Panelled parapet with moulded coping. Ground floor has horizontally rusticated angle piers. 1st floor

has a giant Corinthian order. 3 ranges of windows, round-arched with sculpted masks on keystones, moulded voussoirs and impost bands. Ground floor windows and central 1st floor window are sub-divided by a slender colonnette taking 2 round arches with oculus in spandrels. Sculpted panels above flanking 1st floor windows. Central bay breaks forward and is crowned with segmental pediment. Round-arched porch in antis, flanked by paired pilasters taking consoles to cornice. 9 ranges of sashes in side elevations, end bays breaking forward and crowned by segmental pediments. Interior. Concert Hall (in later part) decorated in monumental style, viz, giant pilasters, coved ceiling with moulded stress beams, apsed organ recess, gallery on iron columns, 2 upper galleries, windows with large keystones with masks. Extremely lavish stucco ornament on front of balconies, spandrels of windows, in frieze and on soffits of ceiling beams. Lavish stucco ornament to ceilings and arches elsewhere in building, and elaborate wooden door surrounds. Staircase with elaborately twisted iron balusters. The Town Hall opened in 1881

with a 3 day festival in which Sir Charles Halle said that the Huddersfield Choral Society was the best he had ever conducted.

Listing NGR: SE1446416391



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