Midway House, 51 & 53, Huddersfield Road, Meltham:

Heritage Assessment

View of Midway House from Huddersfield Road, Meltham

ARS Ltd Report 2020/170
November 2020

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Prepared on behalf of:	Mr Ian Gillings
Date of compilation:	November 2020
Compiled by:	Dr Ian Wyre
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Local Authority:	Kirklees Council
Site central NGR:	SE 10049 10649

EXECUTIVE SUMMARY

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. Planning permission (Application Reference Number 2020/92848) 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 development proposal would contribute a range of residential dwellings, with associated groundworks and landscaping to the rear of the listed building. 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).

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 a residential dwelling can impact upon the Midway House and its setting, the impact in this instance is measured as negligible. The proposals seek to maintain the external aesthetic of the building and repurpose a seemingly redundant building. Although changes to the fabric are proposed, these are primarily restricted to the interior of the building, meaning they will not be harmful to the building's vernacular aesthetic, and will consequently remove modern unsympathetic features of low significance. 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 demolition of the two single storey extensions (Buildings 2 and 3). Building 2 constitutes material of mid-19th century and later date, although it comprises a traditional form in the local aesthetic. Justification for demolition would be provided if the development design were to restore the original functional aesthetic of the weaver's house. This would include retaining the loom loft hoisting door (now blocked), loom shop stair and domestic entrances at ground floor level in the north elevation with conservation approved door and window design. 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 **(Figure 1, Appendix 1)**.

1.2 The proposal 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 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 proposal site contains a range of extant historic buildings, formerly used 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 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 2020/92848) 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 development proposal would contribute a range of residential dwellings, with associated groundworks and landscaping to the rear of the listed building **(Appendix 1, Figure 2)**. 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, Figures 2 to 6)**.

1.5 The consultation response from Kirklees Council, Conservation and Design (Kirklees Council 2020a) is as follows.

- ***"Alterations***

  The almost total reconfiguration of the interior is proposed, with the application form stating that there are no original features of the building worthy of conserving other than windows and stone staircases.

  Evidence needs to be submitted before this application can be assessed to demonstrate that the proposal will not cause harm to the significance of the listed building. This should include internal photographs and a heritage impact assessment, with evidence that the existing internal walls are not historic, and the historic plan form will not be altered. The proposals should be assessed against the relevant planning policies, including LP35 of the Kirklees Local Plan and Chapter 16 of the NPPF.

Additional windows are proposed in the rear elevation with reclaimed stone surrounds and timber windows to match the existing. Justification should be submitted for the insertion of new windows, with alternative layouts investigated where possible. If new window openings are acceptable, details of the proposed stonework for the window surrounds should be submitted.

The reinstatement of a timber external door on the rear elevation is acceptable as an infilled historic door surround still exists. The door should be set approximately 100mm into the reveal with details of the proposed door submitted for approval.

- ***Demolition***

The northernmost rear single storey extension was constructed in the late 20th century and its demolition is not of concern as it will not affect the significance of the listed building or character of the conservation area. However, the single storey extension attached to the rear of the main house appears to date back to the 19th century and it retains architectural features such as the ashlar door surrounds, gutter corbels, stone slate roof and chimney stack. The Design, Access and Heritage Statement states that the extensions were built in the 1980's and have no significance but does not acknowledge that this extension is historic, nor does it justify the demolition of this structure. It is recommended that the conversion of the building is reassessed to incorporate this structure rather than demolish it. If demolition can be justified in line with the relevant planning policies, details of making good the rear wall of the building should be submitted. The removal of externally mounted air-conditioning units is welcomed. Any redundant holes in the external masonry should be infilled with stone to match the existing, with cut stones replaced with full stones and coursing to match the existing.

- ***Boundary wall***

The relocation of the front boundary wall at the side of the front garden is proposed to create a splay for improved vehicular access to the rear of the building. The existing wall is aligned with the gable end of the building and is approximately 1m high, constructed in coursed hammer dressed stone with quoins at the front corner and stone slab copings. The applicant proposes to set the wall 1m to the east, into the front garden, with the removal of a small section of the symmetrical front boundary wall.

This wall is constructed from large vertically bedded ashlar slabs and this alteration will lead to slight harm to the significance of the listed building by altering a historic boundary feature. To mitigate theharm and reduce the likelihood of damage to the gable end, it is suggested that the boundary wall isrebuilt at an angle from the gable, with the minimum splay possible. This proposal is presumed to relate to a pending application for the construction of two dwellings on land to the rear of the listed building and can therefore only be supported if the accompanying proposal is approved.

- ***Car parking and gardens***

  The formation of car parking on an area to the rear of the building which is currently used for parking is acceptable.

- ***Conclusion***

  The principle of conversion back into residential use is supported, by the Conservation and Design Team, who do not object to the conversion into two dwellings. However, the comments above should be considered, and further information needs to be provided to enable a full assessment to be carried out" (Kirklees Council 2020).

1.4 ARS Ltd has produced this heritage statement in order to assess the impact of the proposal to the buildings 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 polices 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 Huddersfield town and civil parish 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. These elements have helped to create a distinctive urban landscape of which Meltham reflects.

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. The buildings at 51 Huddersfield Road can be identified on a range of historic Ordnance Survey mapping 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 extension to the building is also depicted.

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 extension building (building 2) is depicted along with a range of outbuildings to the perimeter of the buildings rear yard.

3.3.4 It should be noted that it was not possible to undertake 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 comprising No. 51 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 statuary 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 (2019).

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 compliments 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 incorporating 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), 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.

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 set between a barn 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)**.

Photograph 1: Huddersfield Road approaching from the east towards the Market Place (looking north west, with Wessenden Head in the background) with the Midway House (Building 1, also 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 extents of the site.

Photograph 4: The rear yard area of Midway House (looking north east).

Photograph 5: Present access to the rear areas of the property's plot (looking north).

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

4.3 Building Description – Building 1 (former weaver's house)

4.3.1 The principal structure, the former weaver's house (Building 1), has a rectangular plan form. Weaver's houses, a building form which came into use from the close of the 17th century, commonly combined a range of functions which included open loom shop floors to the upper levels and living accommodation for workers below (Brunskill 1970, 162).

4.3.2 The front aspect of the historic weaver's house presents a three storey vernacular structure with symmetrical façade, set across three bays, composed of hammer dressed, narrow coursed ashlar (**Photograph 8)**. Each of the three floors, to the east and west, incorporate opposing sets of four vertical windows divided by stone mullions, defined within fine ashlar sides, lintels and cills (**Photograph 9)**. A single, centrally placed domestic doorway (with modern six panel timber door) punctuates the ground floor level (**Photograph 10)**. Aligned above, to each upper floor, is a single window aperture, similarly with dressed stone frame and single light, modern timber casement. The simple architectural form is distinguished with a row of squared corbels below moulded gutters set along the eaves. The pitched roof is composed from stone slates (**Photograph 11)**. The ashlar façade of Midway House encapsulates the quoined corner of Nos. Nos. 55-61, Huddersfield Road (Grade II Listed, NH 1183842: Historic England 2020) to the east. The narrow coursing is supplemented by modern beaded pointing along with other modern additions equating to modern commercial use.

4.3.3 The east and west elevations are gabled with no discernible openings to the exposed exterior stone work. Each of the gables is capped with a rectangular stack executed with larger ashlar blockwork. The east elevation of the building comprises a party wall with a two storey terrace which forms Nos. 55-61, Huddersfield Road. The west wall presents a featureless elevation, apart from the north west (rear) corner of the building which is distinguished with large horizontal quoins (**Photograph 12)**.

4.3.4 The north facing, rear elevation presents a similarly three storey aspect, although the eastern proportion of the wall is interrupted by a single storey range projecting north. Again, there are symmetrically opposed sets of mullioned windows, composed of three lights in this case with similar historic ashlar frames with modern single paned timber casements. The rear aspect of the building at second floor is punctuated with a singular blocked aperture comprising an upper hoisting door, offset west from the centreline in accommodation of the inner stairs **(Photographs 13)**.

Photograph 8: Front aspect of Midway House from Huddersfield Road (facing north).

Photograph 9: Example of stone mullion windows to south elevation, ground level (facing north east). Scale 0.5m.

Photograph 10: Front door (facing north). Scale 0.5m.

Photograph 11: Stone corbels set below the roof line and east gable features (facing north west).

Photograph 12: West gable of Midway House (facing north east).

Photograph 13: Rear aspect of Midway house (facing south), with its series of extensions to foreground. Historic, blocked doorway apertures are indicated.

4.4 Building Appraisal: Building 1 (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 a singular, principal, stone construction phase inherent to the three story weaver's house fronting Huddersfield Road (Building 1). Much of the historic fabric is in good condition and un-obscured, although with some modern intrusions (such as alarm boxes and the air conditioning equipment referenced to the rear elevation). The sets of mullioned windows are evidentially impacted through the use of modern glazing units, however the wood frames are simple, and painted grey, making them unobtrusive against the overriding historic aesthetic. Historic photography shows the chimneys originally had tall terracotta pots atop the two gable ashlar stacks still *in situ.*

4.4.2 Distinguishable within the face of the rear, north facing wall, is a hoisting door at second floor level, now blocked, set within dressed stone jambs, cills and lintels **(Photograph 14)**. As built, it is clear the present, rear extensions would have impeded the operation of this hoist. Externally to ground floor level are openings likely pertaining to the domestic arrangement of the original building with a partly blocked domestic doorway and side window **(Photograph 15)**.

4.4.3 Internally further features were noted indicating the historic form and function of the original weaver's house. These included a fossilised north facing window in the cellar, along with stone stairs and stone shelving, set below a barrel vaulted ceiling **(Photograph 17 to 19)**. The working arrangements of the rear elevation of the weaver's house were subsumed inside the later rear extensions, retained through a range of cellar, ground and first floor apertures still articulated in the masonry befitting the earlier building form. The original stone 'working' staircase is retained, all the way up to second floor level (where it may have landed below a trap door for the top loom shop **(Photograph 19)**. Revealed at the top of basement stairs is an original ground floor entrance with stone lintel and jambs still *in situ* **(Photograph 20)**. The configuration of the building was likely to accommodate upwards of two loom shops to the upper floors with living accommodation below. This structure has seen the addition of a single storey, subsidiary range to the rear and to the north (Building 2), contributing to a secondary construction phase (dating to the mid-19th century). This single storey range has been extended with addition of a further single storey stone faced structure in the latter half of the 20th century (Building 3).

4.4.4 The majority of the building's interior reflects the mid-20th to early 21st century use of the building, firstly as living accommodation and then latterly as modern offices and general storage. The majority of the internal arrangements of the building equates to the commercial alteration of the former house, along with the subsidiary buildings, to provide offices, workshop and storage **(Photographs 21 to 30)**. A proportion of the ground floor is formed as a single space with glazed lobby for the front door way. Masonry walls, possibly historically located, divide the remaining ground floor into two smaller front and back rooms (to the west). The large, east ground floor links to a small lobby which accessed the stairs to the upper floors. A doorway in the north elevation of the main three storey structure, exhibits a splayed opening and dressed stone lintel, now serving to link the building with the later extensions **(Photograph 24)**. The only other historic features of notes are the interior faces of the dressed stone, mullioned windows which remain exposed. As noted, each

window aperture now holds a single paned, double glazed, timber casements although there are some sockets evident, possibly for holding saddle bars for leaded lights **(Photograph 23)**. The first floor has a more, seemingly, open configuration with glazed and thin partition walls contributing three offices and large landing area all of modern decoration **(Photograph 26 to 28)**. The uppermost, second floor has been delineated to provide a three offices wholly through the use of modern partition walls; this likely comprised a large, open loom loft **(Photograph 29 to 30)**. Large transverse ceiling beams indicate the likelihood of two timber roof trusses remaining in place. The roof space was not accessed.

Photograph 14: North wall (facing south) with hoist door and possible cottage doorway (indicated) surrounds *in situ*.

Photograph 15: View of rear elevation with former doorway (indicated).

Photograph 16: Stone steps to cellar with former window splay indicated to north elevation (facing north). Scale 0.5m.

Photograph 17: Blocked cellar window (facing north). Note the iron stanchions set into the frame. Scale 0.5m.

Photograph 18: The barrel vaulted cellar of the Midway House (looking south). Example of stone furniture indicated.

Photograph 19: Underside of the stone stairs from ground to first floor from the cellar stairs.

Photograph 20: Former external doorway (stone jamb *in situ* indicated) in the north elevation now internalised behind the later extension. Scale 0.5m.

Photograph 21: Configuration of eastern main ground floor room with glazed entrance lobby.

Photograph 22: Mullioned windows to the front of the building, from the east, ground floor room. Scale 0.5m.

Photograph 23: Mullioned windows to the front of the building, from the east, ground floor room. Scale 0.5m.

Photograph 24: Internal link through north elevation of three storey weaver's house to later extensions.

Photograph 25: Stairs from ground floor to first floor landing.

Photograph 26: First floor landing with stairs to second floor. Scale 0.5m.

Photograph 27: First floor partitioned room. Scale 0.5m.

Photograph 28: First floor room front aspect. Scale 0.5m.

Photograph 29: Second floor landing. Scale 0.5m.

Photograph 30: Second floor room with windows to front aspect. Scale 0.5m.

4.4 Building Description/Appraisal: Building 2 (single storey extension to rear of weavers house)

4.4.1 The single storey with pitched roof, two windows set in the west elevation one of this partially blocked doorway with stone jambs and lintel, a facsimile of historic doorways found at the property **(Photograph 31)**. The window, however, is in contrast lacking dressed stone sides and having an overhanging cill (historic examples being flush to the wall face). The building extended to the north below a pitched roof terminating with a gable wall to the north. The gable apex supports a single capped chimney stack **(Photograph 32)**. A single, 'squint' style window is set in the wall, inside the porch formed by the later northern extension. The east wall is obscured, however in plan appears canted to follow the property line.

4.4.2 Internally the extension comprises a single room **(Photograph 33)**, along with an unlit passage to the east. This serves to link the original weaver's house internally with the series of extensions.

4.4.3 It is not clear what the function of this building was: it may have been a subsidiary domestic building, such as a larger kitchen, when the earlier industrial requirement of the building had been made redundant. Historic features can be identified within the wider upstanding remains of the rear yard and there is the potential for foundations and other below ground remains to survive which may shed light on the past functions of the building. Although the extension (Building 2) retains historic interest as to adaption of this type of building over time it can be considered to dilute the earlier functional form of the weaver's house. The building had been altered to some extent, including removal of a tall chimney stack, shown on historic aerial photography, and modern internal fabric including replacement roof timbers **(Photograph 34).**

Photograph 31: West facing elevation of single storey extension (building 2). Scale 0.5m.

Photograph 32: Capped chimney stack of building 2.

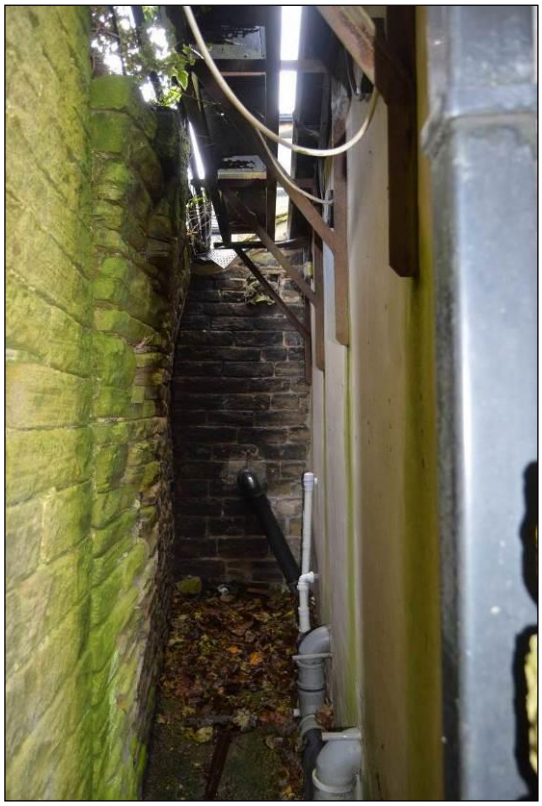
Photograph 33: Interior to building 2.

Photograph 34: Roof structure to Building 2.

4.4 Building Description/Appraisal: Building 3 (single storey extension to weavers house extension)

4.4.1 The additional single storey extension to the north comprised stone face walls below a pitched stone slate roof **(Photograph 35)**. Two windows were set in the west elevation with stone jambs and lintel. The east wall was composed of rendered brick or blockwork **(Photograph 36)**. Internally the building is shown to be a modern addition which provided W.C.s for the offices **(Photograph 37)**.

Photograph 35: Exterior to building 3.



Photograph 36: East elevation to Building 3.

Photograph 37: Interior to Building 3. Note, historic style door and side window indicated, part of Building 2.

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 weaver's house (building 1) is simplistic in build and design, and is typical of an industrial, vernacular building which likely provided upwards of two loom shops to its upper levels and the ground floor possibly providing space for living accommodation with further cellar. The structure has been built, although at differing times and requirements, in a traditional style using local materials. The weaver's house exhibits 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 retains an inherent potential to provide archaeological information about the former uses of the area.

5.2.5 The main weaver's house structure is assessed to hold a medium level of *evidential value* contributing toward their individual significance. The structure has been altered, with several historic, successive re-arrangements of the original interior 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 diluted the functional, obscuring of the original ground entrance blocking of rear loom shop, second floor hoist door. The historic integrity of the building has been particularly subject to a sequence of historic re-configuration over the years which will have eroded the original form of the buildings (in particular building 2). The extensions 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 building (building 1) is at least early 19th century in date and is still situated in its urban setting. As a former weaver's house it is 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 buildings hold illustrative *historical value*. Their simplistic design indicates their former industrial and functions, and this contributes to the local distinctiveness.

5.2.7 In addition, the buildings respectively represent 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 extensions), which alters the settings of the buildings.

5.2.8 The buildings are assessed to hold a medium level of *historical value* contributing toward their 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 (Building 1) possesses 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 principal elevations of the three storey weaver's house presents homogenous, horizontal rows of mullioned glazing, stone dressings corbels. 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 Building 2 has been reduced through the degree of alteration it has undergone and its modern extension (Building 3). Both buildings are assessed to hold a medium to low level of *aesthetic value* respectively contributing toward the significance of the listed 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 Having a prominent street frontage, the weaver's house (Building 1) 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 building is also visible from the main road and adjacent public footpath which attracts foot traffic in the form of both residents and visitors. Its prominent position is an important visible connection for the community of the area. It can be ascertained that the building possess medium degree of *communal value* contributing towards its significance.

5.2.15 The extension buildings (Building 2 and 3) are not visible from the public thoroughfare and presently impose no enhancement of the listed building, which lowers their respective *communal value*. It can be ascertained that the buildings possess a low degree of *communal value* contributing towards the listed building's significance.

Statement of Significance

5.2.17 Midway House (Building 1) is a representative example of a late 18th/early 19th century weaver's house in keeping with the surrounding properties and historic built environment of Meltham. The three storey building's composition 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. Internally, the inherently open floor areas and successive alterations have lessened any historic fabric of any note apart from the stone stairs and cellar furniture.

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 has remained in use and subject to successive alteration over time from its original built form. The building is therefore considered to be of *medium significance*, predominantly attributed through the *evidential, aesthetic and historic value* associated with its origins and early industrial use.

5.2.19 The significance of Building 2, the single storey extension, and the upstanding remains of a further buildings which may have facilitated other industrial functions and workers' housing, also lies within its group value amongst the former back street complex.

5.2.20 The single storey 19th and 20th extensions are found obscure the north elevation of the original three storey weaver's house. Equally, the fabric of the structures has been

altered with the unsympathetic use of modern materials. They 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 6**.

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. However, as the scheme aims to retain the integral vernacular quality of the weaver's house, the proposed conversion of the buildings to residential use will likely result in low level harm to significance through loss of historic fabric and features. The historic stone elevations are to be retained with replacement doors and windows being fitted where existing apertures are present to ensure a usable building. This will not, therefore, significantly alter the external appearance of the site. Equally, the proposed changes 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 Equally, the removal of the extensions will reveal the preserved stone elevations behind of the weaver's house. This type of lean-to structure obscures a significant part of the vernacular building fabric. 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 also looks to retain the stone staircase and reopen the blocked historic apertures to some level.

6.2.4 The building 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 and should allow a sympathetic redevelopment of the building's rear curtilage. An application for improved design of the curtilage and rear yard areas would 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 a residential dwelling can impact upon the building and its setting, the impact in this instance is measured as negligible. The proposals seek to maintain the external aesthetic of Midway House and repurpose a seemingly redundant building. Although changes to the fabric are proposed, these are primarily restricted to the interior of the building, meaning they will not be harmful to the building's vernacular aesthetic, and will consequently remove modern unsympathetic features of low significance. 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.

6.2.3 Consideration has been given to demolition of the two single storey extensions (Buildings 2 and 3). Building 2 constitutes material of mid-19th century and later date,

although it comprises a traditional form in the local aesthetic. Justification for demolition would be provided if the development design were to restore the original functional aesthetic of the weaver's house. This would include retaining of the loom loft hoisting door), loom shop stair and domestic entrances at ground floor level in the north elevation, with any proposed alterations to preserve these features along with conservation approved new door and window design.

6.2.3 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. 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 to create the car parking area 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 building, including their relationship with the extant courtyard buildings.

7 Publicity, Confidentiality and Copyright

7.1 Any publicity will be handled by the client.

7.2 Archaeological Research Services Ltd will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).

8 Statement of Indemnity

8.1 All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

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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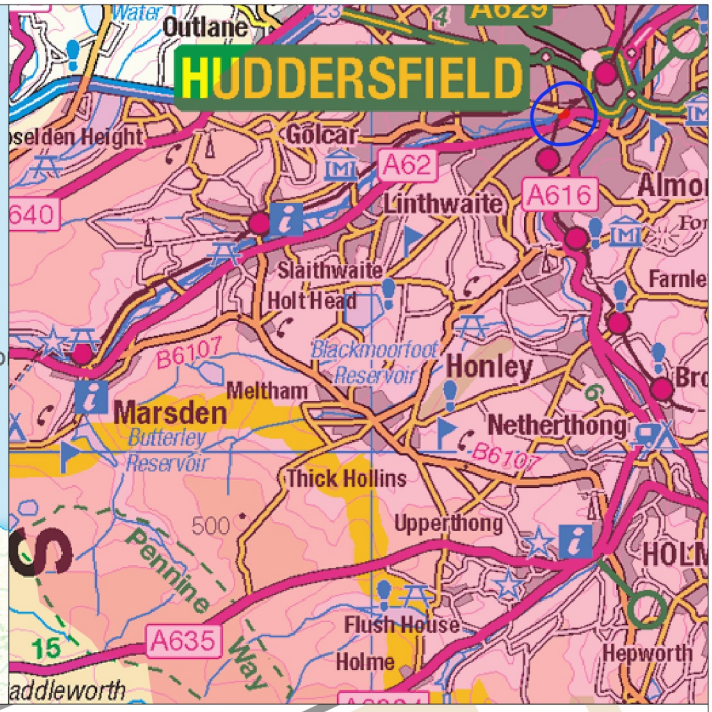
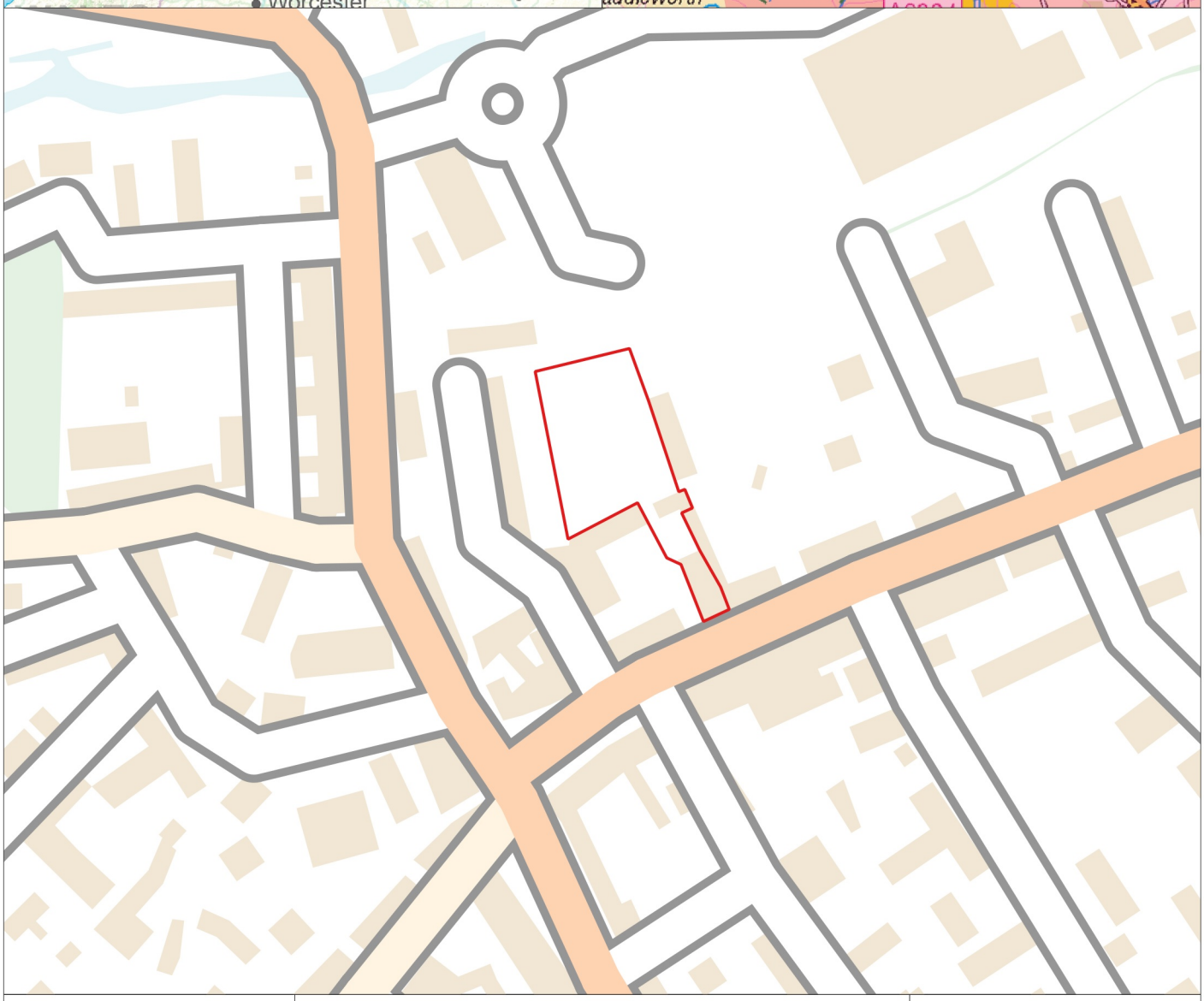
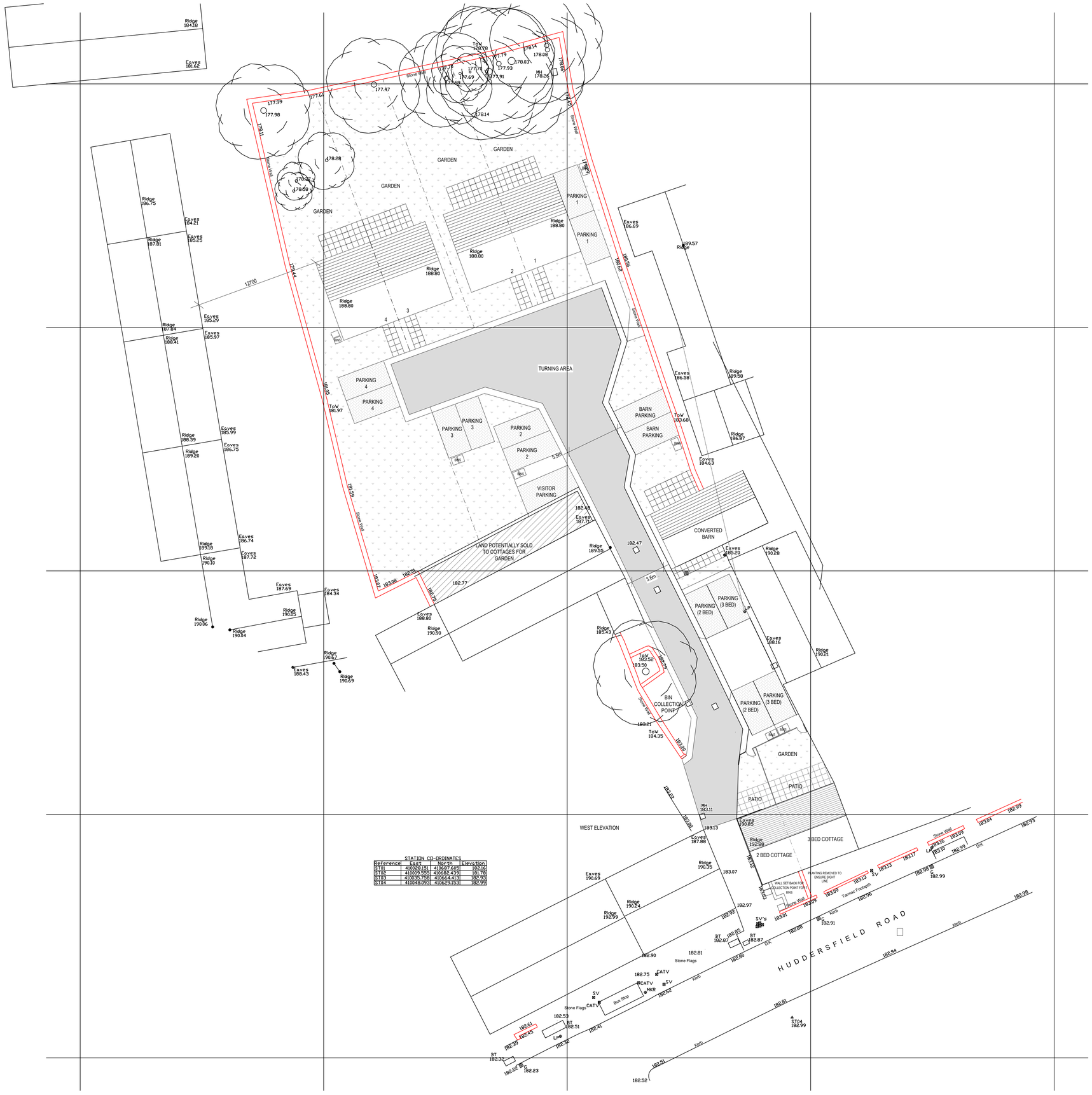
APPENDIX 1: FIGURES





Site name: 51/53 Huddersfield Road, Meltham Date: November 2020 Drawn by: IW Scale: Varies	**Figure 1:** **Site location**	**Archaeological Research Services Ltd** Aizlewood's Mill Nursery Street Sheffield S3 8GG Tel: 01629 814540 www.archaeologicalresearchservices.com
This drawing: © ARS Ltd Contains Ordnance Survey data. © Crown copyright and database right 2015	Site Boundary Kirklees District Council Boundary	



STATION CO-ORDINATES

Reference	East	North	Elevation
ST01	410058.151	410687.605	182.16
ST02	410009.555	410682.439	181.78
ST03	410035.758	410664.413	182.93
ST04	410048.093	410629.153	182.99

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Figure 2: Midway House – Proposed Site Layout

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Chartered Architects

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MILLMOOR ROAD
MELTHAM
HUDDERSFIELD HD9 5JU
TELEPHONE (01484) 854848
FAX (01484) 854949

CLIENT
MR GILLINGS

PROJECT
MIDWAY HOUSE
51 & 53 HUDDERSFIELD ROAD
MELTHAM,
HOLMFIRTH HD9 4AF

DRAWING TITLE
PROPOSED SITE PLAN

Rev.	Notes	Date	Drawn
*	*	*	*

SCALE		
1:200 @ A1	03/20	PB

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2015	06	A

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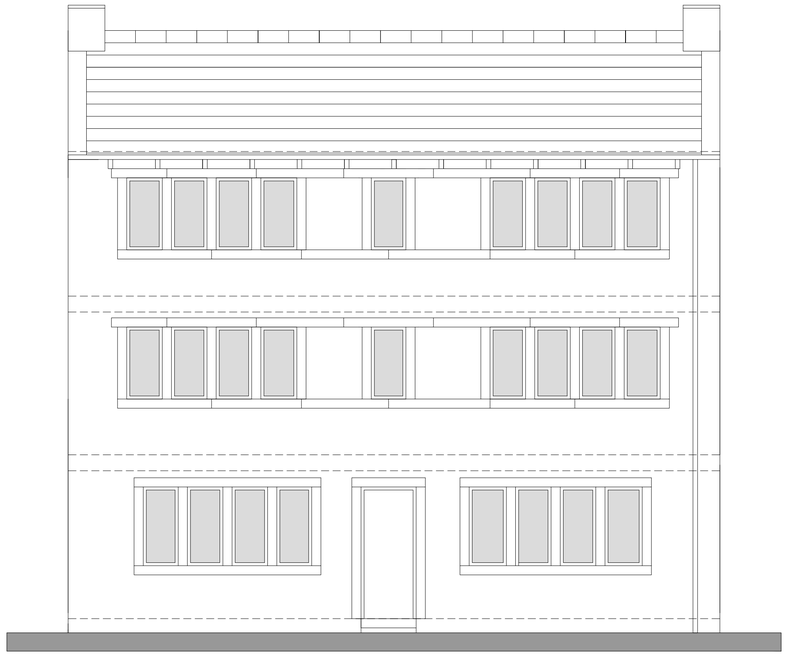
EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

Figure 3: Midway House – Existing Elevations

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DRAWING TITLE
EXISTING ELEVATIONS

Rev.	Notes	Date	Drawn
*	*	*	*

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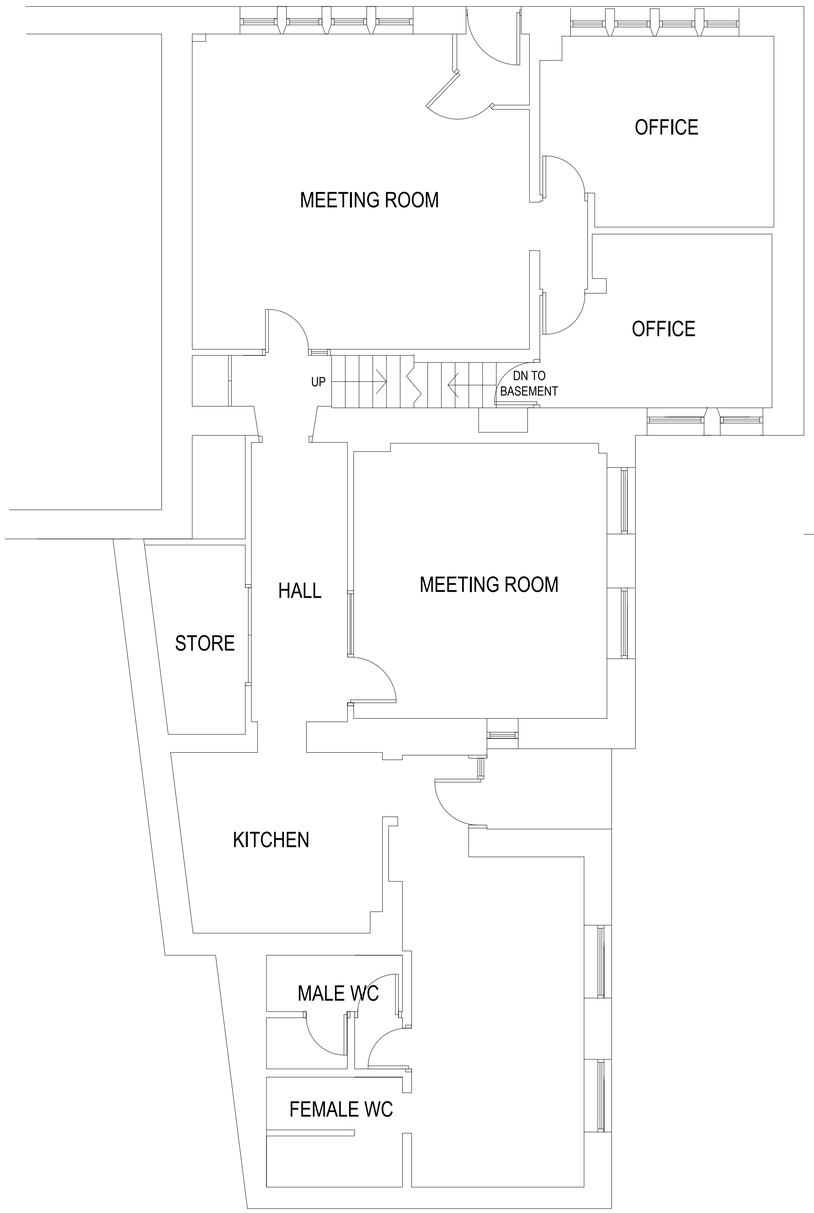
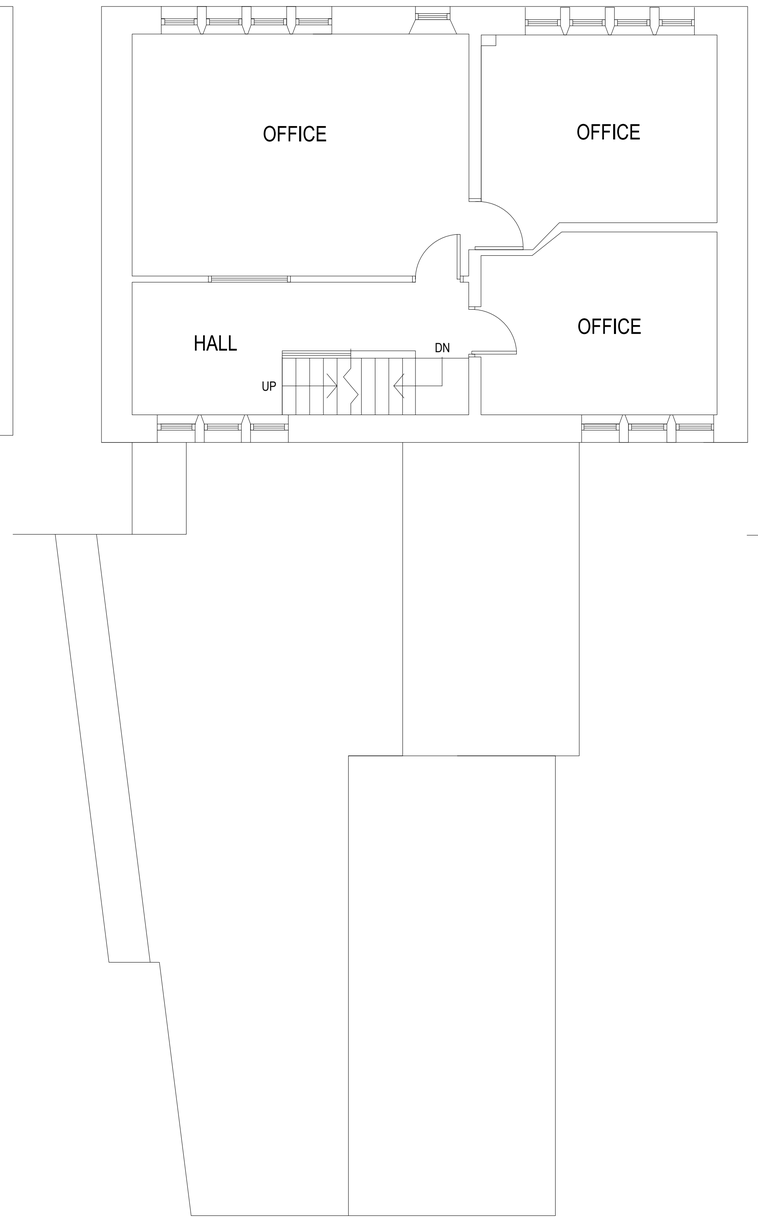


GROUND FLOOR PLAN



FIRST FLOOR PLAN

SECOND FLOOR PLAN

Figure 4: Midway House – Existing Plans

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DRAWING TITLE
EXISTING PLANS

Rev.	Notes	Date	Drawn
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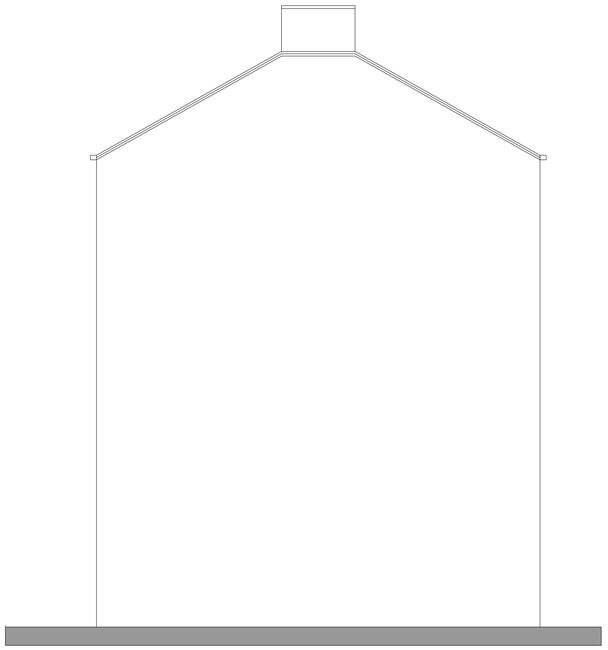
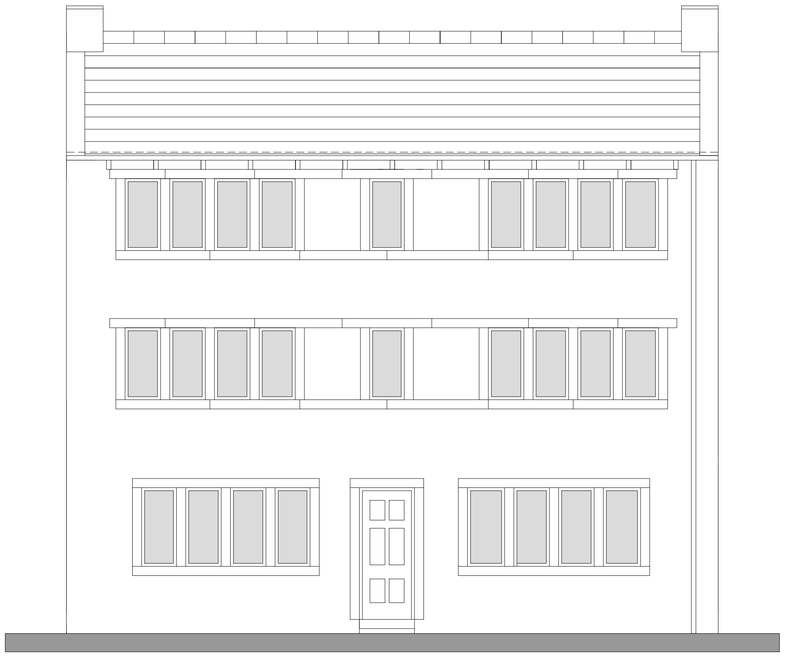


EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION (UNCHANGED)

Figure 5: Midway House – Proposed Elevations

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DRAWING TITLE
PROPOSED ELEVATIONS

Rev.	Notes	Date	Drawn
*	*	*	*

SCALE			
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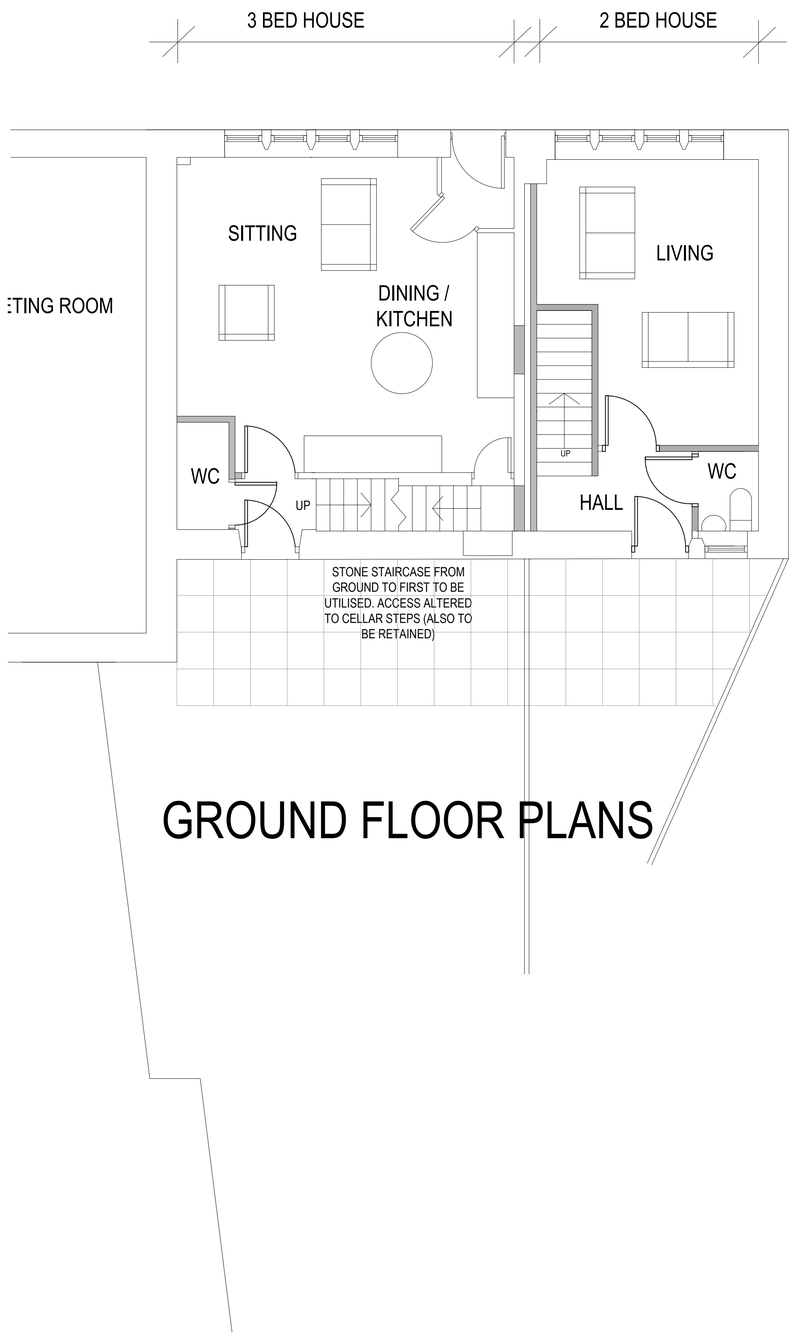
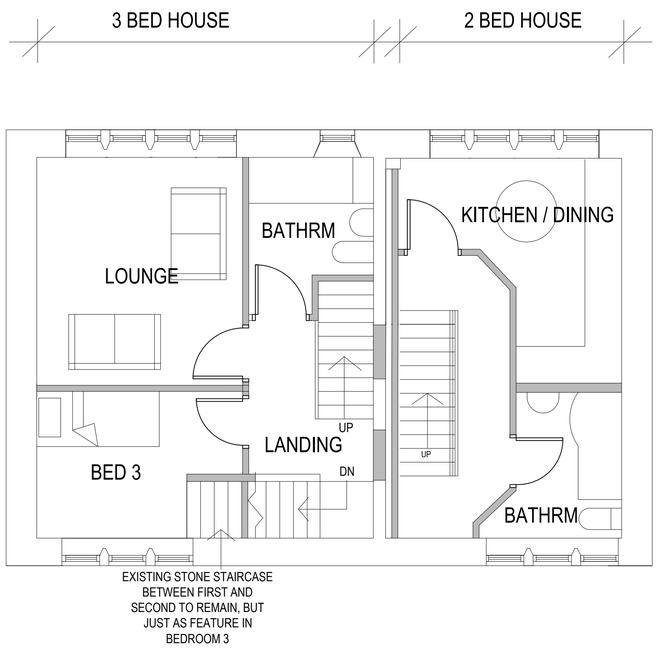
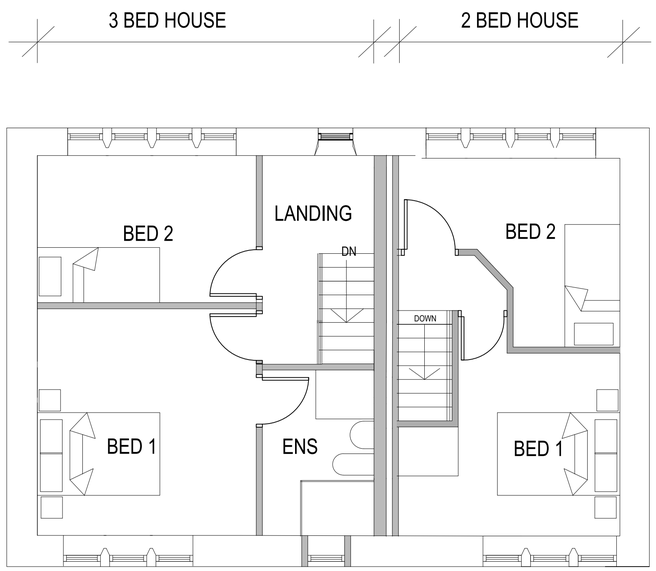


GROUND FLOOR PLANS



FIRST FLOOR PLANS



SECOND FLOOR PLANS

Figure 6: Midway House – Propose Plans

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DRAWING TITLE
PROPOSED PLANS OF MIDWAY HOUSE

Rev.	Notes	Date	Drawn
A	PLANS REVISED	02/21	PB

SCALE		
1:50 @ A1	03/20	PB

PROJECT No.	DRAWING No.	Rev.
2015	04	A