

Consultation Response from KC, Conservation and Design
2021/93492 Midway House, 51 & 53, Huddersfield Road, Meltham, Holmfirth, HD9 4AF
Listed Building Consent for demolition of existing extensions and alterations to offices to form 2 dwellings and formation of parking (within a Conservation Area)
Date Responded: 29.9.21 Responding Officer: Sue Brooks Responding Ref:

Midway House at 51-53 Huddersfield Road is a Grade II listed three-storey end terraced property situated within the Meltham Conservation Area. This weaver's house dates to the early 19th century and is constructed from hammer dressed stone with ranges of mullioned windows, a stone slate roof and a symmetrical façade.

The application proposed to convert the building from offices back into residential use, with associated alterations to the building including the demolition of the rear extensions. The Heritage Assessment provides a full analysis of the significance of the building, including internal and external elements, and supports it with photographic evidence.

Alterations

The reconfiguration of the interior is proposed. The barrel-vaulted cellar, the stone staircase which leads up to the second-floor level, and the window surrounds are the only internal historic features of note which survive within the cottages. The interior of the building has been largely altered to suit its commercial use and consists predominantly of modern partitions. The proposed reconfiguration of the internal layout is therefore acceptable as it retains the surviving historic features within the building without impacting on the historic fabric.

A conservation roof light is proposed on the rear roof pitch above a new en-suite. This will provide natural light and ventilation into the space without causing damage to the architectural detailing of the former loading doorway on the rear elevation.

The reinstatement of an existing infilled doorway on the rear elevation is proposed to provide access to one of the two units, with the doorway into the extensions reinstated as an external doorway. New timber external doors are proposed, and details should be submitted for approval.

Demolition

The demolition of the rear extensions is proposed to provide amenity space and car parking at the rear of the building. The northernmost rear single storey extension was constructed in the late 20th century and has a low level of significance and therefore its demolition is not of concern.

The single storey extension attached to the rear of the main house dates to the 19th century, and it retains architectural features such as the ashlar door surrounds, gutter corbels, stone slate roof and chimney stack. However, the Heritage Assessment provides justification for the demolition of these extensions by fully assessing their levels of significance and concluding that they have low to medium value. Their removal will reveal the preserved stone elevations of the weaver's house, enhancing the significance of this heritage asset and revealing the original fabric.

Based on the justification provided, the harm caused by the demolition of the mid-19th century addition is outweighed by the public benefits of revealing the historic fabric of the original weaver's house, as well as providing suitable car parking and amenity space for modern residential use.

Rear 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 as there is no change in function. Where parking is proposed, the existing tarmac is removed and replaced with setts, with the paved garden areas finished in stone flags to reflect the

stone character of this historic yard.

Front boundary wall

The repositioning of the front boundary wall at the side of the front garden is proposed to improve sight lines for vehicles exiting the rear yard and to provide a bin collection area. 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. However, it is understood that a bin collection area is required at the front of the building, and this will provide this without cluttering the footway of Huddersfield Road.

Impact on the conservation area

The front elevation of the building will remain unchanged, with minor alterations to the front boundary wall to provide space for bin collections without impacting on the footway. The heritage assessment justifies the demolition at the rear of the building, concluding that the historic fabric of the original weaver's house will be revealed when the extensions are removed. The building will be brought into a viable and sustainable use with minimal visual impact on the character of the conservation area.

Conclusion

A full heritage assessment has been carried out to provide justification for the proposed alterations and demolitions, giving this historic building a viable use while revealing historic fabric and reinstating historic openings. The Conservation and Design Team have no objections to this proposal.

Suggested conditions

The following conditions are recommended unless the details can be provided prior to determination of this application:

- Following demolition of the extensions, the external masonry of the building shall be cleaned. This shall not take place until full details of the specification of cleaning methods have first been submitted to and approved in writing by the Local Planning Authority. A 1sq.metre sample panel of cleaning shall be prepared on site and approved in writing by the Local Planning Authority before stone cleaning commences. Thereafter any stone cleaning undertaken shall be in accordance with the agreed methods.
- Any holes in the external masonry, from the removal of redundant equipment and the demolition of the extensions, should be infilled with stone to match the existing, in terms of tooling, coursing, stone type and size.
- Re-pointing shall be carried out using a 1:3 NHL3.5 hydraulic lime:well graded sharp sand mortar unless otherwise agreed in writing by the Local Planning Authority. No power tools shall be used to remove any existing mortar and the mortar shall be flush pointed.
Note: Weatherstruck, strap or ribbon pointing is not permitted.
- The two new external doors at the rear of the building shall be of a timber vertical boarded construction and shall be set approximately 100mm into the reveal. No works to install new doors shall take place until design (at 1/20 scale) and joinery details (at 1/5 scale) have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.
- Garden boundary treatments should be submitted for approval in terms of materials, height and

detailing.

- The roof light shall be a CR01-2 conservation rooflight or similar style unless otherwise approved in writing by the Local Planning Authority before development commences.