

75 NEW NORTH ROAD, HUDDERSFIELD.



July 2021

Statement of Heritage Significance and
Assessment of Impact

TABLE OF CONTENTS

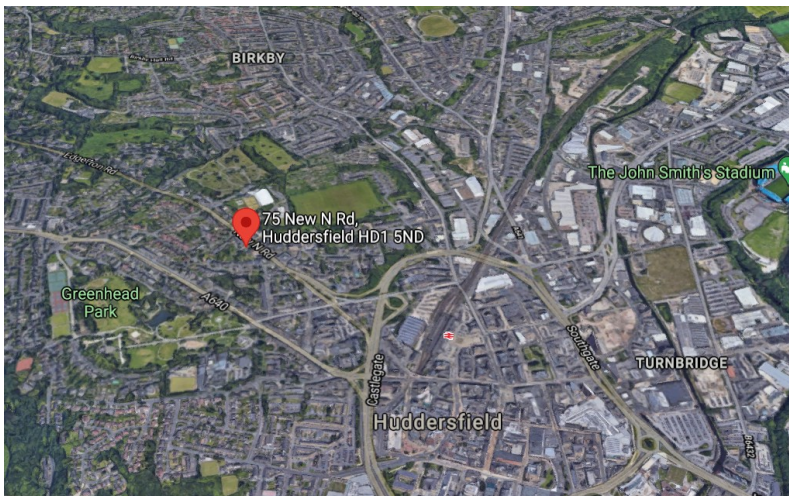
Introduction	3
Location	3
Relevant Regional and Local Policies	4
Description of the Site	7
Exterior	7
Interior	10
The Setting of the Site	20
History of the Area and Proposal Site	20
Historic Development of the Proposal Site	20
Assessment of Significance of the Proposal Site.....	22
Methodology	22
Contribution of the Site to the Special Interest of the Conservation Area and the Setting of the Surrounding Heritage Assets	23
Proposed Works.....	24
Proposed Alterations	24
Impact of the Proposed Works on the Heritage Assets.....	25
Impact of the Proposed Works on the Greenhead Park Conservation Area.....	26
Sources.....	28
Appendix 1: ICOMOS Heritage Impact Assessment Methodology.....	29

INTRODUCTION

75 New North Road is a listed building of Grade II status, situated within the Greenhead Park Conservation Area. Built in the mid 19th century as a private residence, it is of two storeys with basement and attic and is constructed of ashlar stone to its primary North elevation and coursed natural stone to the rest of the building. The structure is currently vacant, but was most recently used as a nursery. The former residence has been subject to alterations to facilitate later commercial uses, including the alterations to the plan form of the upper floors and additions of modern WC/ kitchen facilities. This document provides an assessment of the heritage significance of the site, as well as an assessment of the impact of the proposed works upon the significance of the structure.

LOCATION

75 New Road North is situated to the south side of New North Road, on the northern outskirts of the town centre of Huddersfield. New North Road represents part of the Victorian expansion of the town, and is mostly occupied by substantial 19th century residences. In some cases, these substantial former residences are now in commercial use or have been subdivided for multiple occupancy.



Location of 17 New Road North and Huddersfield



Location of the proposal site

RELEVANT REGIONAL AND LOCAL POLICIES

The Kirklees Local Plan 2019

The Local Plan sets 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. Section 14 of the Plan contains advice on the management of Historic Environment. The below policy is relevant to this application.

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

National Planning Policy

Section 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the application site.

189. 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.

190. 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.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. 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.

194. 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.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. 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.

DESCRIPTION OF THE SITE

Exterior

Northeast Elevation

The northeast elevation of 75 New North Road is the buildings primary elevation. The property is approached through the listed gate piers, and the building is accessed via a small path and five stone steps with a simple iron handrail ascending either side. The front door, at the top of the steps, is central to the building and contains six moulded panels with upper semi-circular glazed panel and oblong fan light above. There are stone Tuscan columns, that rise to a cornice under a pedimented stone header. Directly above the front door, to the first floor there is a sash window of four panes contained by a wooden casement. Basement windows can be seen to either side of the stone steps which rise to the entrance of the property. The east basement window is a wooden casement window of three panes, one upper horizontal pane over two vertical panes. Above this window sits a large stone lintel that bears the weight of the tripartite bay above to the ground floor. The north basement window mirrors that of the east and again found above is another large stone lintel that bears the weight of the canted bay above. The stonework surrounding these two basement windows is of ordinary stone, unlike the ashlar found above.



The northeast elevation



Canted bay to the ground floor



First floor bay window



Basement window

To the ground floor, to the northern end of the elevation there is a canted bay window with Tuscan pier surround detailing between the windows and to the eastern end there is a tripartite bay window. Both of these bays have a moulded stone surround and moulded cornices.

To the first floor, directly above the tripartite window to the east side of the north elevation another tripartite bay can be seen, this also having a moulded surround and a moulded eaves cornice that can be seen running the entire length of the north elevation above which is topped by a parapet wall. To the northern side, directly above the canted bay window is another canted bay, this time with a simpler stone surround but again with a moulded lintel and the continued moulded eaves.

Above the parapet, three dormer windows equally spaced can be seen on the attic level. These appear to be of a timber and slate construction.



The main entrance to the north elevation



Windows to the east side of the north elevation

Southwest Elevation

The southwest elevation is the rear of the property and is constructed of coursed natural stone. A back door can be seen in the centre of the property, with a simple stone lintel and surround, the stone sill forms the step into the property. The new stonework surrounding the doorway indicates that it has been altered. Directly above the door to the first storey there is a vertical 5 paned window with a rounded Norman

arched stone header. A stone sill sits below. On the ground floor and to the southern side of the elevation there sits a wooden casement window of three panes, one long horizontal pane over two vertical panes, and directly above this to the first floor there is another window which mirrors the one below. These windows both have a simple stone sill and header. To the most western side of the south elevation to the ground and first floor are found the mirror images of the windows on the eastern side of this elevation. These are later inserted windows but appear to respect historic openings. However, in-between the door and the central window and the windows on the western side, there are two smaller, later inserted window openings with modern windows to the ground and first floor. To the ground floor the window is of one pane and has a small stone header and sill and the window to the first floor is of two panes vertically placed and again has a small stone header and sill. On this elevation a larger dormer is found to the attic, which is of 11 panes all placed horizontally and has a leaded roof.



Southwest elevation

Southeast Elevation

The southeast elevation is of coursed stone. It is without architectural embellishment, with only a small window situated at attic level.

Interior

Lower-ground Floor

The lower-ground floor consists of seven rooms, four of which are main rooms and three are smaller store or boiler rooms. These would have originally been the service rooms and potentially a staff dining area and housekeeper's room. The main central corridor runs through the middle of the structure, on a northeast-southwest alignment providing access to the rooms to the northwest and southeast. The staircase that provides access to all floors is situated at the far southern end of the central corridor. The staff room is found to the southeast. The washroom is found opposite the staffroom, to the northwest. From the washroom there is a door that leads into the boiler room which is situated on the western side of the washroom. From the corridor a changing room can be accessed and a small toilet which is central on the southeastern side of the building. To the northeast, again accessed from the corridor, is an office and directly opposite on the northwest side is another office. In the centre of the northeast of the building is a small store cupboard.

The staffroom comprises of painted plastered walls, a lowered ceiling with spots lights and a three pane window with a timber casement which is in the southern elevation. Shelves can be found in the southeast corner and the northeast corner of the room set in the recesses formed either side of the boxed in chimney breast.

The washroom also has painted plastered walls, a lowered ceiling with strip lighting and a three paned window with a timber casement again found in the southern wall. On the southeastern wall sit a washer and a tumble dryer with kitchen units fitted over the top and the splash back tiled. However, a later inserted partition wall divides a third of this room from northeast to southwest to create the boiler room. The boiler room consists of partly plastered stone walls, some of which have been left as bare stone and in which an original stone fireplace remains. The fireplace has a large stone lintel acting as a breastsummer in the northwest wall. There is a cornice above, which has been partially altered. The presence of the fireplace in this room would indicate that it may have formerly been the housekeeper's room.



The washroom



The stone fireplace

The changing room is a long narrow room split into two sections – with a toilet and wash hand basin on the southeast wall. The office found to the east corner of the building is a sub-square room which has painted plastered walls, a lowered ceiling with strip lighting. There is also a three paned window in a recessed alcove to the northeast elevation which has iron bars on the inside. The office found to the north corner of the building is also sub-square in plan form and again has painted plastered walls, a lowered ceiling with spot lighting, however the shape of the canted bay can be seen in this room.



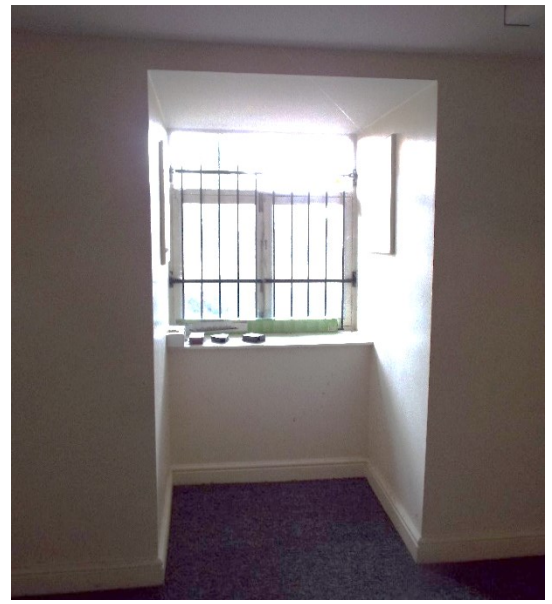
Changing room



Toilet facilities



Office to the east corner



Office to the east corner



Office to the north corner

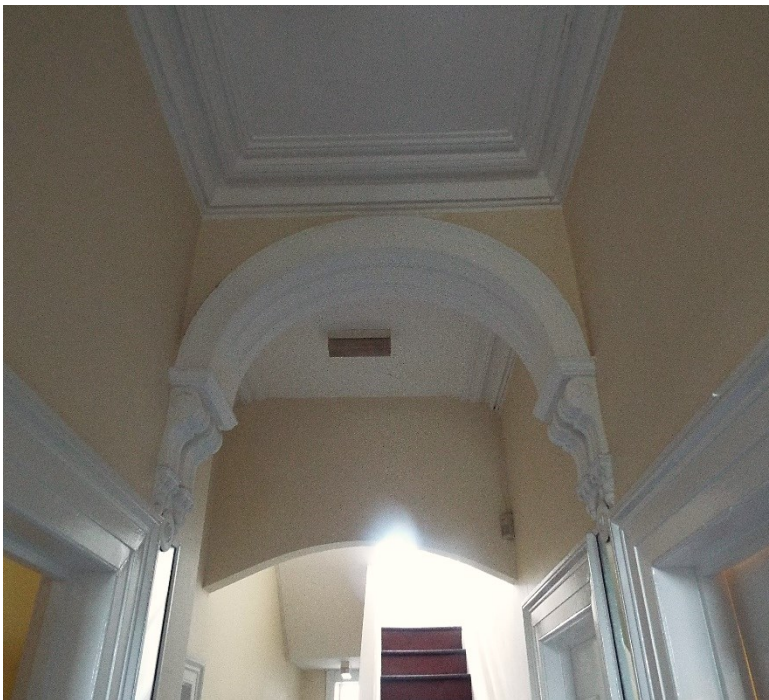


Office to the north corner

Ground Floor

The ground floor consists of four almost equally sized rooms off a central corridor, one room to each corner of the property, with the kitchen in the west corner having been subdivided by the insertion of new partition walls to form the lobby. The rooms to the ground floor would have traditionally been those used for entertaining guests such as the dining room and drawing room, as well as private family rooms such as a parlour, morning room or perhaps a library.

The central hallway runs through the middle of this floor and has many historic features still intact. There is a corniced ceiling and an ornate plaster corbeled arch which designates the centre of the plan on this floor. Each doorway has an ordered timber surround and the original high skirting board can be seen throughout. The original doors have been replaced with fire regulation doors with closers.



Plaster arch to the hallway

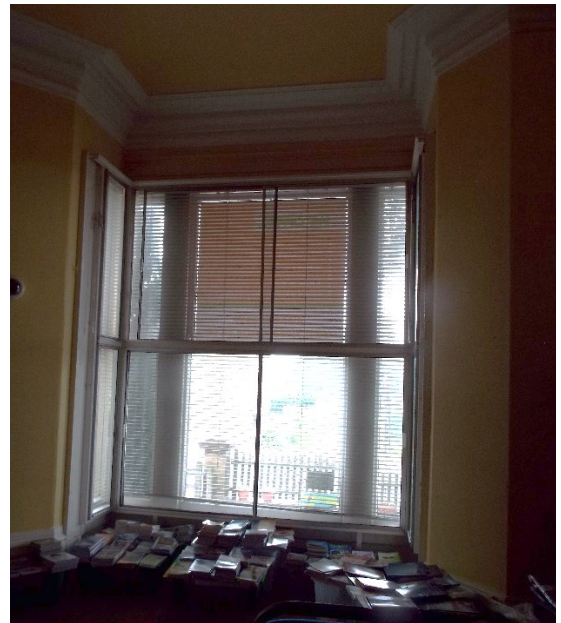


Timber door surround to the hallway

Classroom 1 can be found to the east of the property and would have originally been one of the principal reception rooms of the house, possibly the drawing room. It is now plastered and painted. The tripartite bay can be seen in the north wall and there appears to be some efflorescence on the interior northeast wall where the tripartite bay meets the corner of the property, indicating an issue with water ingress or damp. Some historic elements remain in this room, for example, the original Victorian ceiling rose, a deep moulded plaster cornice to all walls and the original high skirting boards.



Classroom 1



Tripartite bay window



Ceiling rose classroom 1



Classroom 2

Classroom 2 is found on the north side of the property and again was formerly one of the principal reception rooms. The high level of decoration would indicate that it was possibly the former dining room. The walls are plastered and painted, and the canted bay can be seen in the northeast wall. Some historic elements remain here, again, the original and more decorative Victorian ceiling rose, a plastered cornice to all walls and the original high skirting boards and a picture rail. There are also timber raised and fielded panels shutters to either side of the canted bay.



Classroom 2



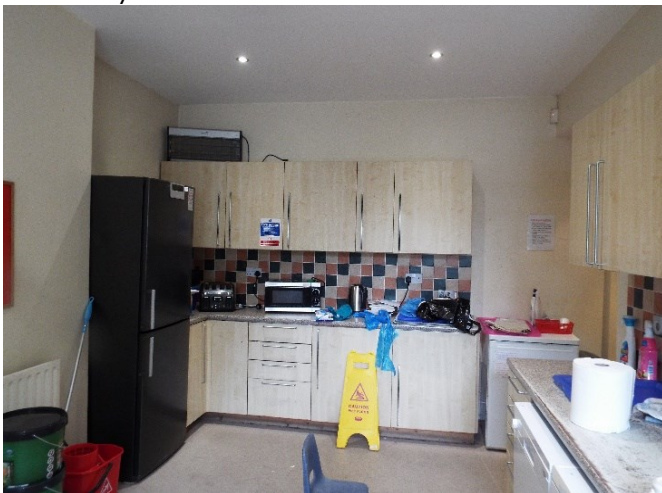
Ceiling rose to classroom 2



Canted bay to classroom 2



Plaster cornice classroom 2



The kitchen



The kitchen

The kitchen which is to the southwest of the property, has painted plastered walls and a lowered ceiling with spot lighting. Along the southwest and southeast wall of this room are units with tiled splash backs. A three paned window can be seen in the southwest exterior wall. Kitchen units also run along the western wall of this room. The former fireplace was situated to the northwest wall, and a shallow chimneybreast remains. The lobby and WC found off the kitchen are small rooms both plastered and painted with the WC having a small single paned window to the exterior southwest wall.

The sleep room is situated across the corridor from the kitchen to the south of the property and is plastered and painted with a three paned window in the southwest exterior wall. There is a chimney breast in the southeast wall, the fireplace has been blocked off. The kitchen and sleep room to the rear of the property, were likely to have been the private family rooms such as a parlour and morning room or library.



The sleep room



The sleep room

First Floor

The plan of the first-floor is similar to that of the ground floor, although this floor has been subject to alterations to facilitate the use as a nursery. The floor would have originally been divided in to four private bedrooms, but the doorways have now been removed and openings widened to amalgamate the space. Classroom 5 is situated on the west corner of the building and is plastered and painted and a three paned window can be seen in the southwest wall. This room has also been divided to provide a small block of toilets. Classroom 4 is found to the south of the property on the eastern side and is again painted and plastered with a three paned window in the southern wall, this appears larger than its counterpart in Classroom 5 at first glance, however this window on the interior retains its original moulded surround, that extends to the floor. A chimney breast can be seen on the eastern wall of this room. Classroom 3 is to the east corner of the building, this room has been plastered and painted the original picture rail is intact. The tripartite bay can still be seen, and the original skirting remains. This room is semi open to the corridor, the office and classroom 6, with a wide opening found towards the middle of the floor plan.



Classroom 3



Classroom 3



Classroom 4



Classroom 4



Classroom 6



Classroom 6

Classroom 6 is found on the north corner of the building and has been plastered and painted, the canted bay can be seen and the high original skirting remains. This room is open to the corridor, classroom 3 and the office. The office has a large 4 paned sash window which extends almost from floor to ceiling and is found in the northern wall. A picture rail runs along the west and east walls and the south has been left open to the corridor.



Classroom 6



Office area

Loft

The loft comprises of three rooms, classroom 7, an office and a WC. The plan form of this floor deviates from the rest of the building with the plan being rectangular in shape, extending length ways from northwest to southeast. Classroom 7 is plastered and painted and has a ceiling of varying levels following the roof line. The UPVC dormer windows provide the majority of the lighting to this room. The office has been created by a partition wall. There are two UPVC windows in this room. The toilets have three UPVC windows in them to the southern wall and contain the handbasins and cubicles.

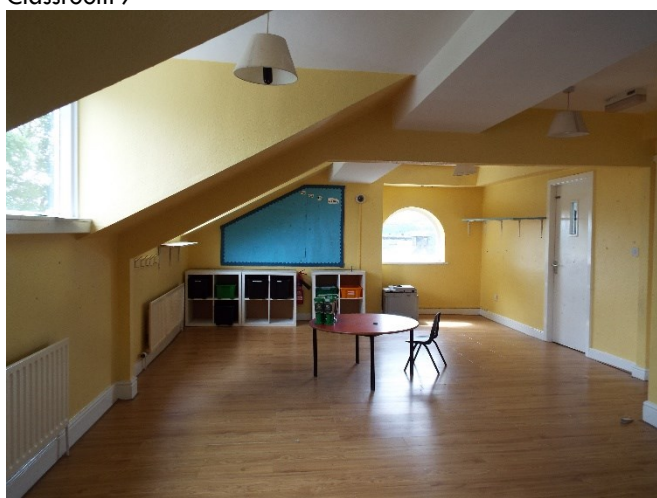
The staircase which is found to the south of the property and at its centre is an enclosed Half-Landing staircase that starts at cellar level and continues to the attic. The return of the staircase is seen through the southern window which rises vertically from the lower-ground floor to the first floor. It is at first floor level that the Norman arched window has been used to create a window seat on the interior of the half landing. At attic level a dormer UPVC light has been placed above the staircase to provide some lighting.



Classroom 7



Classroom 7



Classroom 7



Office



Toilet facilities



Window to stair hall

The Setting of the Site

The building is located along New North Road, within the Greenshead park Conservation Area. This was an area that expanded in the mid-late 19th century and has retained numerous significant residences from this period that give the setting of the proposal site a strong historic character. The properties to either side of the proposal site are listed, as are a number of the structures to the opposite side of the street. The majority of the properties are of coursed stone and were designed with elements of Gothic or Classical style. The immediate setting of the site is formed by a front yard to the northeast, with stone boundary wall and listed stone gate piers, which are panelled with stone cornice caps. That to the east is inscribed with the name 'Vermont'. To the southwest, is another yard enclosed by stone and timber boundary walls.



New North Road



New North Road

HISTORY OF THE AREA AND PROPOSAL SITE

Historic Development of the Proposal Site

Cartographic evidence dating to the early – mid 19th century, shows that further development in Huddersfield was occurring in the Highfield to Kirkgate area, as well as along New North Road, Market Street, Leeds Road and Quay Street. The industrial expansion of the textile industry had led to increased employment opportunities and an influx of occupants. As a result of this, the demand for housing was high and residences were established around existing commercial buildings to provide workers housing. The town centre also expanded northwards in this period, to provide more residences, this occurred along Trinity Street, New North Road and Fitzwilliam Street, which was laid out at this time to the west of the town centre. However, these differed greatly to the cramped and often unsanitary examples of workers housing erected in the town centre. Many of these new residences to the north of the town were too grand and unaffordable for the working class and were instead occupied by the middle and artisan classes.

The 1854 OS map (surveyed 1848-50) shows the site of the current structure as undeveloped farm land, along with all of the land on the south-west side of New North Road, though the road itself was already established on its modern day orientation, and the land to the north-east of the road was already

developed.¹ Number 75 New Road North had been built by 1857, as the Post Office Directory of that year records the house as being occupied by Mr J. Denham, a draper. Much of the expansion of Huddersfield in the nineteenth century was related to the textile industry, and this is borne out in the records of the occupants of the property.

By the time of the survey of the 1888 OS map (published 1893), the current structure is visible in what appears to be its present form. The map seems to indicate that the structure originally formed part of a row known as Clifton Villas, incorporating several houses on the southwest side of New North Road, all of which seem to have been constructed within the same brief period.² The Denham family still resided at the property at this time.

The 1891 census lists the owner as Mr Johnson Wilkinson, who lived in the property with his wife Christiana and two female servants. His occupation is listed as “woollen merchant”.³ The 1901 census, the latest currently available, notes that both he and his wife remained living in the property, though the two servants had left his employ and two further female servants had been engaged to replace them.⁴ Though the census records themselves go no further, the ‘Yorkshire Post and Leeds Intelligencer’ for 16th of July 1928 contains an obituary for Mr Johnson Wilkinson, who was residing at the property at his time of death. His firm was listed as “John Wilkinson and Sons, Huddersfield, Ltd.”⁵

While some wider development takes place over the late 19th and early 20th century, the OS maps from 1905, 1913, and 1930 all show the structure in its current form, and there are no signs of alterations to the building visible on the historic mapping.

While the historic mapping shows no external structural changes to the building during the 20th century, it does seem to have undergone a change of use from private residence to offices at some point in this period, though the exact date cannot be ascertained. The change is evidenced, however, from subsequent planning applications requiring listed building consent.

The villa itself, known by the name Vermont in this instance as well as its address, was listed in September of 1978.⁶ A separate listing was made in the same month for the two pairs of gate piers to the property.⁷

A planning application was made in November 2002 to Kirklees Metropolitan Council for “change of use of offices to nursery”.⁸ The application to change use to a nursery was approved, as was a subsequent

¹ *Ordnance Survey Six-Inch England and Wales, 1854*

² *Ordnance Survey 25-Inch England and Wales, 1893*

³ *1891 England Census*, Ancestry.co.uk, retrieved June 2021

⁴ *1901 England Census*, Ancestry.co.uk, retrieved June 2021

⁵ *Yorkshire Post and Leeds Intelligencer*, Monday 16th July 1928

⁶ *Historic England, Listing Number 1228847*

⁷ *Historic England, Listing Number 1228848*

⁸ *Kirklees Metropolitan Council, Planning Application Number 2002/62/93968/W1*

application for internal alterations related to this change of use.⁹ A third application, in 2004, related to the proposed erection of railings, and the installation of fire doors and exits, was refused.¹⁰

ASSESSMENT OF SIGNIFICANCE OF THE PROPOSAL SITE

Methodology

The following is an assessment of the significance of the heritage assets that are potentially affected by the proposed works. This assessment of significance is based upon a review of the historic development of the site, information relating to the development of the area and a site survey.

The statement of significance of 75 New North Road has been drawn up with reference to Historic England's headings for understanding value and assessing significance from *Conservation Principles, Policies and Guidance*.¹¹ The framework for assessing the level of significance of the structure was taken from the ICOMOS guidance on Heritage Impact Assessments¹².

Evidential Value

- The house provides evidence of the form and evolution of the wider settlement of Huddersfield, as a suburb that was established to house the middle and artisan classes, many of whom were involved in the textile industry in some respect.
- The remaining historic fabric provides evidence of historic building techniques and the use of natural stone, a popular building material throughout the area.
- The primary façade provides evidence of mid Victorian style including the use of classical elements such as the Tuscan columns, lintel and pediment to the front door and Tuscan piers and moulded cornice to the windows.
- Internally, remaining historic plasterwork and timber door surrounds and skirting boards provide evidence of the original design intention and former uses of some of the rooms.
- The remaining plan form to the building, especially to the ground floor, provides evidence of provides evidence of mid Victorian plan form and design.

⁹ Kirklees Metropolitan Council, Planning Application Number 2003/65/91582/W1

¹⁰ Kirklees Metropolitan Council, Planning Application Number 2004/65/95742/W1

¹¹ English Heritage. *Conservation Principles: Policies and Guidance for The Sustainable Management of the Historic Environment* (London: English Heritage, 2008)

¹² ICOMOS. *Heritage Impact Assessments for Cultural World Heritage Properties* (A publication of the International Council on Monuments and Sites, January 2011)

Historical: Illustrative Value

- The change in use of the property from a private residence to offices and then a day nursery, charts the changing nature of the wider area from a residential area to one with a higher amount of mixed uses.
- The level of architectural decoration speaks to the social status of the owners and the expanding middle class of the time who made their money in the textile industry, an important industry of Huddersfield.

Aesthetic: Design Value

- The primary façade has retained a high level of design value, and it reflects the mid Victorian fondness for using elements of classical design.
- Internally some decorative plaster cornices, ceiling roses, timber skirting board and door surrounds remain. These all contribute to the aesthetic value of the property.

Communal Value:

- The structure may retain a level of communal value for those who may have worked at the property or used the nursery facility in later years.

Contribution of the site to the Special Interest of the Conservation Area and the setting of the surrounding heritage assets

The design of the structure is typical of the mid Victorian period and incorporates classical elements to the primary façade that add interest to the elevation and make a positive contribution to the views along New North Road. Similarly, the listed stone gate piers also make a positive contribution to the street scene. The house was clearly intended for a family of upper/ middle class status and so speaks to the social standing of the those who inhabited the area during the Victorian period. The property makes a positive contribution to the character and historic interest of the area.

A review of the data held by Historic England shows that the proposal site is surrounded by listed buildings to the northwest, southeast and east. The proposal site forms part of the wider setting of the listed structures 73 and 77 and 79 New North Road. The remaining elements of historic architectural design to the primary façade of the proposal site make a positive contribution to the wider setting of these listed buildings.

PROPOSED WORKS

Proposed Alterations

The application is for the change of use from a nursery to a religious school for children and prayer facilities. The works are outlined in full in the Design and Access Statement that accompanies this application but are summarised below.

To the lower ground floor, the stairs will be removed and space made for shoe storage. The original basement entrance will be re-instated to the southwest external wall.

The later inserted changing room/ WC between the office and the staffroom will be removed to amalgamate the space. The current doors to the office and changing room will be blocked up, and access to the new hall will be gained through the existing staffroom door. Toilet facilities will be inserted into the washroom, the plan form of the boiler room and original fireplace will remain unchanged. The office to the north will be used as a classroom

To the ground floor, the overall plan form will remain unchanged, and the elements of historic significance such as the plasterwork, skirting board and timber door surrounds will remain unchanged. The existing door in the rear elevation will be removed and replaced and the opening slightly widened, to facilitate wheelchair access. The internal partitions to the kitchen will be removed and the room converted to a bathroom, including a DDA compliant facilities.

To the first floor, the plan form will be reconfigured to provide a large hall, with corridor, office and store to the southwest corner. To the loft, the plan form will remain unchanged, with the exception of a small kitchenette added to the southwest corner.

IMPACT OF THE PROPOSED WORKS ON THE HERITAGE ASSETS

The property has not been a single residence for many years, and the building has undergone numerous alterations to facilitate the changes in use.

The below assessment reviews how the proposed works affect the elements that contribute to the significance of the historic building. The assessment also uses the ICOMOS guidance for assessing impact upon heritage assets to produce a summary of impact, taking into account the detailed assessment and ICOMOS guidance.

Level of Impact Upon the Evidential Value of the Site: Low

Following the proposed alterations and repair work, the property will still be legible as an upper/middle class residence of the mid 19th century. The proposals will not impact upon the evidence the house provides of the evolution of the wider settlement of Huddersfield. The remaining historic fabric will be repaired wherever possible, retaining the evidence of historic building techniques and elements of mid Victorian style. Internally, historic plasterwork and timber door surrounds and skirting boards will remain and continue to provide evidence of the original design intention. Significant elements of the plan form to the lower ground floor and ground floor will remain. The floor plan to the first floor has been altered from the original design to facilitate the use as a nursery. The proposals are to amalgamate the space on this floor further to provide a large hall area. The loss of the remains of the historic plan form to this floor will have a low level of negative impact upon the evidential value of the structure.

Level of Impact Upon the Historical Illustrative Value of the Site: Neutral

The house retains a level of illustrative value, relating to changes in society during the 19th century and the expansion of the middle class, who's social mobility was due in large part to the textile industry of Huddersfield. The changes to the property also chart the changing nature of the wider area, from an upper class suburb with a number of large single residences, to one with a higher amount of mixed use and commercial development. This illustrative value will remain unaffected by the proposed alterations to the property.

Level of Impact Upon the Aesthetic Value: Neutral

Internally, the elements that contribute to the aesthetic value of the property will be retained and repaired. The primary façade will remain unaltered and the elements of classical design that typify the mid Victorian period will remain.

Level of Impact Upon the Communal Value: Beneficial

The proposed works will not affect any communal value held by the proposal site. The new religious school for young people and prayer facilities provided will have a positive impact on the local community and will enhance the communal value of the site.

Summary of Impact

The proposed works have been designed to retain the maximum amount of historic fabric and undertake informed restoration where needed and the scheme has been designed to incur the minimum amount of alteration to services. Following the ICOMOS guidance, the works to the property would be viewed as a *minor* magnitude of change, as the works will alter the historic building so that it is slightly, but not significantly modified from its current form. Works of a *minor* nature to a heritage asset of *medium* value result in a *slight impact* upon the asset. Due to the amount of historic fabric that will be retained by the overall scheme and the benefits the centre will bring to the local community, this assessment concludes that the proposed works will have an overall *slight beneficial impact* upon the listed building.

Impact of the Proposed Works on the Greenhead Park Conservation Area

The following assessment identifies the impact of the proposals for 75 New North Road on the significance of the Conservation Area. This is achieved by considering the effects of the proposals on the elements that constitute special interest within the Conservation Area, as laid out in the Historic England Guidance, and the ICOMOS guidance on Heritage Impact Assessment.

The proposed alterations to the property are internal, with the exception of the alterations to the rear entrance to provide wheelchair access. The proposals will not alter the northeast, northwest or southeast elevations and so will not affect the setting, architectural quality or built form of the Conservation Area. The alterations to the rear will be undertaken using appropriate materials, and will not impact upon any significant views of the primary façade of the proposal site from New North Road.

The historic special interest of the Conservation Area is based upon the fact that it retains a high level of evidential value relating to the evolution of the industry and the population of Huddersfield. Houses built in this area during this period of expansion were of a certain quality and level of aesthetic value, which today gives the area a high level of historic character. The proposed alterations will not affect the primary façade and the property will still be legible as a substantial mid Victorian residence. The proposals will not impact upon the historic special interest of the Conservation Area or the setting of the surrounding listed buildings.

Summary of impact

The proposed works are predominantly internal and those that are to the exterior do not affect key views within the Conservation Area or key views of surrounding listed structures. The proposed works will not impact upon the special interest of the Conservation Area or the setting of the surrounding structures. The Conservation Area is assessed as having a *medium* level of value in line with the ICOMOS guidance. The proposed works would constitute a *negligible* level of change to the Conservation Area, as the changes would not happen to the historic building elements and would only be slight changes to the exterior of the building. This would result in an overall *neutral* impact upon the Conservation Area.

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APPENDIX 1: ICOMOS HERITAGE IMPACT ASSESSMENT METHODOLOGY

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys.

Table 1: Assessing Value of Heritage Assets

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.

75 New North Road, Huddersfield: Significance and Impact

High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.
Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.
Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	"Locally Listed" buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved. It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Table 2: Assessing Magnitude of Change or Impact

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.
No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 132-133. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 134.

Table 3: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)