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PYSH-MWA-XX-XX-RP-A-0002

Heritage Statement

Proposed Basement Redevelopment

Stonebow House
99 Northgate
Almondbury
HD5 8UU



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Document Control

Document Name: PYSH-MWA-XX-XX-RP-A-0002

Title: Heritage Statement

Code: MWA-D02-A

Revision	Status	Prepared By	Approved By	Issue Date	Comments
P1	S2	Daryl Le-Vine	Marcus Walsh	January 2022	First Issue

Table of Contents

1. Introduction 3
2. Location 4
3. National Planning Policy Framework (NPPF) 5
4. Summary of Proposals 6
5. Planning History 7
6. The Heritage Asset 9
7. Impact on Heritage Asset 12
8. Concluding Statement 15

1. Introduction

This statement has been prepared in support of a Listed Building Consent and Planning application to create a single storey rear extension and alter the basement floor into 1no. 2 bed apartment and 1no. studio apartment at the Grade II Listed Stonebow House in Almondbury.

The statement solely addresses the heritage issues related to the application.

2. Location

The building is located at 99-103 Northgate, Almondbury. It is a Grade II Listed Building within Almondbury Town Centre Conservation Area.

The building is located on the eastern side of Northgate, which connects Fenay Lane to the south with Somerset Road to the north.



Figure 1: Google Earth Image - Accessed 23.04.2018

3. National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) updated in July 2021 contains relevant policies. Significant sections are quoted below.

3.1. Core Planning Principle 16

3.1.1. *Paragraph 189 (excerpt)*

Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

3.2. Selected Policies

3.2.1. *Paragraph 194 (excerpt)*

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.

3.2.2. *Paragraph 195*

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 conflict between the heritage asset's conservation and any aspect of the proposal.

3.2.3. *Paragraph 197(excerpt)*

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

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

4. Summary of Proposals

The existing building is currently occupied by 2no. retail units at ground floor- one a charity shop with W.C at first floor, the other a clothing store. The first floor is partially leased to a salon.

The remainder of the first floor and the entire second floor are apartments. The basement has 1no. apartment and unused office space.

The proposal is to create a single storey rear extension and alter the basement floor into 1no. 2 bedroom apartment and 1no. studio from unused office space and 1no. apartment. The basement will also be upgraded to comply with the current Building Regulations.

The existing businesses and upper floor apartments will be unaffected.

5. Planning History

5.1. Application Ref: 2000/91835

Listed Building Consent for erection of non-illuminated sign *(within a Conservation Area)*

Approved 14th September 2000

5.2. Application Ref: 2000/91834

Erection of non-illuminated sign *(within a Conservation Area)*

Approved 15th September 2000

5.3. Application Ref: 2006/92819

Listed Building Consent for erection of non-illuminated sign *(within a Conservation Area)*

Approved 18th August 2006

5.4. Application Ref: 2011/91125

Listed Building Consent for change of use from D1 to A1 classification and alterations *(within a Conservation Area)*

Approved 06th July 2011

5.5. Application Ref: 2011/91124

Change of use from D1 to A1 classification and alterations *(within a Conservation Area)*

Approved 06th July 2011

5.6. Application Ref: 2018/65/91424/W

Listed Building Consent for Replacement of Windows and Doors and Internal Alterations (Within a Conservation Area)

Approved 20th July 2018

5.7. Application Ref: 2019/65/91857/W

Listed Building Consent for upper floor modifications (Within a Conservation Area)

Approved 29th Jul 2019

5.8. Application Ref: 2021/62/90201/W

Change of Use and Extension to Facilitate the Use of the Basement as a Single Dwelling (Listed Building within a Conservation Area)

Approved 5th July 2021

6. The Heritage Asset

The building in its entirety is classed as the Heritage Asset. It is Grade II Listed, having received this status on 29th Sep 1978. Historic England records the following information:

> *Early or mid C19. Ashlar. 3 storeys. Moulded eaves cornice and blocking course. Continuous 1st floor sill band. 5 ranges of sashes with glazing bars (some altered), central range slightly recessed. No 99 has an early C20 shop front. No 101 has modern entrance in 3-centred arch with moulded voussoirs and imposts-*
>
> *https://historicengland.org.uk/listing/the-list/list-entry/1279159*



Figure 1: West Elevation (pre 2018 replacement windows)



Figure 2: West Elevation with entrance arch (pre 2018 replacement windows)

The internal layout of the building has been partitioned over the years to form the separate retail units and apartments. The basement floor to the underside of the ground floor height is approximately 2.1m. The ground floor to underside of first floor height is approximately 2.8m, as is the first floor to underside of second floor. The second floor to the second floor ceiling is approximately 2.2m. Externally, the walls to the western elevation are ashlar stone whilst the remaining elevations are coursed natural stone.



Figure 3: South Elevation- Apartment entrance



Figure 4: Eastern Elevation (pre 2018 replacement windows)

The ground floor has previously been partitioned to allow the clothing store to access the rear of the building, whilst maintaining an independent staircase to the first and second floor apartments.

The second floor has been refurbished into 2no. apartments as per the Listed Building approval in 2019.

The internal walls have been decorated in a variety of ways over the years. Some areas have been wallpapered or painted, but there is no consistent pattern to any existing decoration.

The walls of the basement area are in disrepair with mould developing on the walls.



Figure 5: Mould to wall in basement unused office



Figure 6: Basement unused office image highlighting low head height

The upper floor windows have recently been refurbished and new double-glazed units within sash casements have been installed. The windows at basement level are in poor repair.

The staircase accessing the upper floor apartments has also been refurbished as part of the 2018 Listed Building approval.



Figure 7: Basement unused office

7. Impact on Heritage Asset

7.1. External

The single storey rear extension will be constructed from coursed natural stone which will mimic the existing building external walls in style, colour and texture. The windows will match the existing upper floor windows and will be surrounded by stone mullions, heads and cills. The new external door to the studio will be timber and have a traditional style with glazed top panels to complement the existing doors on the building. The principle entrance to the 2no. bed apartment will be through aluminium bi-folding doors which have a single access door to the living area. The rooflights in the extension will allow light to fill the basement area.

The extension will have a flat roof and be built down into a lightwell so it will not be visible from the main road or neighbouring property.

7.2. Internal

The internal layout of the ground, first and second floors will remain unchanged. The basement floor alterations will be as below:

Existing Apartment 4:

- The existing external entrance door to apartment 4 will be replaced with a new timber door.
- External window will be removed and 2no. new sash windows will be installed which will be in keeping with the upper floor windows which were replaced in 2018.
- Stud walls and doors to W.C and shower to be removed.
- Dummy stud walls removed.
- Associated existing sanitaryware and kitchen appliances to be removed.
- New stud walls and doors installed to create kitchen/ living/ dining, utility and en-suite.
- New en-suite fixtures and fittings to be installed.

Existing Office:

- The existing external entrance door and external window will be removed and a 3m wide aperture will be created.
- W.C and store stud walls to be removed.
- Associated existing sanitaryware and kitchen appliances to be removed.

- New stud walls and doors installed to create living/ kitchen/ dining, store shower room and utility/ plant.
- New kitchen, utility and shower room fixtures and fittings to be installed.
- New opening to be created in eastern external wall and door to be installed into bed 2.

Proposed Extension:

- Bi-folding doors will provide a connection between the open living space and external patio area.
- A double bedroom and single bedroom will be created in the extension with a fire escape 'pass' door between the two rooms.
- 2no. sash windows will be installed in bedroom 1 external wall.
- 3no. rooflights will be installed in the extension to provide light to the living and bedroom areas.

The existing internal floor level of the basement will be dug out and lowered by 360mm and the existing external lightwell finished floor level will be lowered by 510mm. The existing internal floor comprises Yorkshire stone flags which have been covered in concrete for some time. Some of these flags are missing and in poor repair, however, if some of them can be reclaimed they will be reused in the external patio.

The existing floor must be removed as there is insufficient headroom in the basement for a future use. A new floor will be installed which has insulation in order to comply with Building Regulations which will allow the space to become habitable.



Figure 8: Stone flag floor in basement



Figure 9: Stone flag floor in basement

The stud walls and associated doors, external doors and windows which are to be removed have been a modern addition to the property and will be of no detrimental loss.

Apartment external walls will be internally dry-lined to increase thermal comfort and to comply with current Building Regulations. The ventilation will be improved as per regulations and the basement ceiling will also be acoustically treated and fire lined.

Skirting boards and architraves will be replaced to match the existing on the upper floor apartments. Plasterwork and decoration to be made good.

Proposed alterations are to be as per MWA Proposed Basement Plan (drawing reference PYSH-MWA-XX-B1-DR-A-0007) and MWA Proposed Elevations (drawing reference PYSH-MWA-XX-XX-DR-A-0008).

8. Concluding Statement

The loss of office space at basement level will be of no detriment as the area is currently unoccupied and not lettable. The existing apartment at basement level is also in poor repair so the development of the basement areas with a new extension will create 1no. large pleasant apartment and 1no. appealing studio apartment which will ensure constant inhabitation of the whole basement level.

The new extension will be in-keeping with the existing building appearance and the removal of the stone floor will be of no detrimental loss and ensure the viability of the scheme.

The proposal will also upgrade the basement to comply with the current Building Regulations which will make the current unused space habitable.

The above alterations have been designed, and are to be installed, in a manner that respects the buildings status and historical significance.