



KIRKLEES COUNCIL  
Byram Arcade - Fabric Repairs  
HERITAGE IMPACT STATEMENT  
June 2022

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## 1.00 INTRODUCTION

- 1.01 The assessment relates to the proposed external fabric repairs to the Byram Arcade, 10 to 18 (even) Westgate, Huddersfield. This includes the Arcade and offices on Station Street and Westgate. 2 to 8 (evens) Westgate and 1-21 John William Street are attached, but are outside the scope of the present works.
- 1.02 The proposed works are detailed in drawings and schedules.
- 1.03 Drawings:
- KCE.BA.AHR.XX.00.DR.A.50.002 Rev A - Byram Arcade - GF Existing and Proposed
  - KCE.BA.AHR.XX.01.DR.A.50.003 Rev A - Byram Arcade - 1F Existing and Proposed
  - KCE.BA.AHR.XX.02.DR.A.50.004 Rev A - Byram Arcade - 2F Existing and Proposed
  - KCE.BA.AHR.XX.03.DR.A.50.005 Rev A - Byram Arcade - 3F Existing and Proposed
  - KCE.BA.AHR.XX.04.DR.A.50.006 Rev A - Byram Arcade - 4F Existing and Proposed
  - KCE.BA.AHR.XX.B0.DR.A.50.001 Rev A - Byram Arcade - Basement Existing and Proposed
  - KCE.BA.AHR.XX.BD.DR.A.50.020 - Byram Arcade - Proposed Lower Lantern - Roof Details
  - KCE.BA.AHR.XX.BD.DR.A.50.021 - Byram Arcade - Proposed Upper Lantern - Plan and Elevations
  - KCE.BA.AHR.XX.RR.DR.A.50.007 Rev A - Byram Arcade - Roof Existing and Strip Out
  - KCE.BA.AHR.XX.RR.DR.A.50.008 Rev B - Byram Arcade - Roof Proposed
  - KCE.BA.AHR.XX.SO.DR.A.50.000 - Byram Arcade - Location Plan
- 1.04 The Heritage Impact Assessment has been produced for the client to meet the requirements of paragraph 193 of the National Planning Policy Framework (NPPF) and inform them, their agents and the planning authority of the historical significance of the site, together with the impact of proposals on its heritage value and significance.

This statement has been prepared by Richard Storah of AHR.

The Byram Arcade, is within Huddersfield Town Centre Conservation Area. It is listed, grade II.

## **2.00 HISTORY AND SIGNIFICANCE**

### **2.01 Description**

The arcade includes ground floor commercial units and offices above. This is an Italianate Gothic commercial building designed by W H Crossland in 1878 and constructed in 1880.

The building is five storeys, plus basement. It is constructed in hammer dressed local (likely Crossland Hill) stone. It has a pitched slate roof.

The ground and mezzanine floors contain shops on three levels around a centre lightwell, the remainder of the building is occupied by offices. Between Nos 12 and 14 is the 3-centred arched entrance to the Byram Arcade, with carved voussoirs and spandrels, and wrought iron fanlight, over which is an elaborate cartouche with the arms of Ramsden, supported by gryphons, and the legend "Byram Arcade". Byram Arcade itself has a hipped glazed roof with a lantern light to the centre and 2 balconies on all 4 sides, supported on cast iron brackets with simple tracery, and with elegant wrought iron balustrade with mahogany handrail.

### **2.02 Significance**

The Byram Arcade is considered to be of high significance due to its historic and aesthetic value and due to its associative value with the Ramsden Estate and the architect W H Crossland. The significance of the buildings is described in the listing description (see appendix)

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### 3.00 PROPOSALS

It is proposed to carry out a programme of external fabric repairs to preserve and protect the building envelope and structure allowing a new use for the building to be determined. Briefly the works comprise:

1. External redecoration
2. The introduction of a glazed door as a maintenance access in place of a window to the fourth floor
3. Re-roofing including:
  - Recovering and insulating the flat roof,
  - the re-slating of the outer pitches of the roof in reused and reclaimed Lancashire Blue (Burlington) slates.
  - the re-slating of the internal pitches of the roof in reused and reclaimed Lancashire Blue (Burlington) slates or Welsh slates.
  - Renewal of roof (slate) ventilators, ridge and hip tiles.
  - Renewal of flashings and valley gutters,
  - Renewal of rooflights and roof access hatch
4. Renewal of the centre (upper) glazed lantern, including the introduction of electronically operated opening lights and repair of the outer (lower) section of the glazed lantern, including some glazing renewals,
5. Repair of the glazed roof to Byram Court (Elevation 02 – Canopy), including some glazing renewals,
6. Renewal of rainwater goods in traditional pattern powder coated cast aluminium, including alterations to provide wider gutters to ease cleaning and weir discharges,
7. External masonry repairs, including repointing of chimneys, walling and the re-bedding of copings.
8. Reinstatement of lightning conductor,
9. Edge protection to the flat roof over the inner yards of properties on John William Street,
10. Birdproofing

#### 3.1 Redecoration and Window Repairs

It is proposed to redecorate the windows and external joinery. This is considered like-for-like general maintenance. This will allow the building to remain in a durable condition aiding the preservation of the building assisting in its conservation.

#### 3.2 New Glazed Door

##### 3.2.1 The Need for the Works

There is a need to access the roof for gutter cleaning and maintenance.

##### 3.2.2 Proposals

It is proposed to replace an existing window at high level within the rear yard. The cill will be lowered and the window replaced with a new glazed door and frame.

##### 3.2.3 Impact

The door is only visible from the upper storey windows of surrounding offices. The change in appearance will be minor and will not impact on significance. The improved access will aid the conservation of the building.

### 3.3 Re-roofing

#### 3.3.1 The Need for the Works

The flat roofs and slate roofs are all in poor condition with many slipped, tagged or broken slates. These are allowing water ingress leading to deterioration of the interior. The need to access the roofs to repair broken and slipped slates is a health and safety concern, whilst in addition there is a further risk of consequential damage to other slates when accessing the roofs for repairs. Valley gutters, some flashings and rooflights are in poor condition and now vulnerable to leaks and water ingress. Renewal of the roof is now considered overdue.

#### 3.3.2 Proposals

It is proposed to re-slate the pitched roofs in reclaimed slate from this building and from the adjacent Estates Office which has matching Lancashire blue slates from the quarry and period. Dependent on the recovery of the slates, internal pitches of the roof may be re-slated in an alternate Welsh Slate. It is proposed to introduce a slaters membrane below the battens to improve the durability of the roof and to introduce slate ventilators to minimise condensation risk.

The flat roofs will be renewed in a similar membrane to flat roof membrane to the existing.

Flashings and valley gutters and hatches will be renewed in lead.

Rooflights will be renewed using modern premade components for increased durability. Flush fitting flashing kits will be used.

#### 3.3.3 Impact

The roofs will be re-slated using the existing slates and reclaimed slates from the original quarry. The slates will be re-laid on battens over a breathable slaters membrane to reduce the risk of condensation within the roof structure.

The alterations will allow the building to be more durable and respond better to increased rainfall. They will aid the preservation of the building assisting in its conservation.

### 3.4 Rainwater and Renewal of the Glazed Atrium

#### 3.4.1 The Need for the Works

The glazed roof is in poor condition. This is allowing water ingress leading to deterioration of the interior. There is little means of providing ventilation, leading to consequential condensation damage. The need to access the roofs to repair broken glazing and seal joints is a health and safety concern, whilst in addition there is a further risk of consequential damage to other glazing when accessing the roofs for repairs. The structure of the upper section of the roof is in a poor condition, whilst the opening lights no longer work adequately.

#### 3.4.2 Proposals

It is proposed to renew the upper section of the roof, including the clerestory opening lights. It is also proposed to repair and redecorate the lower section of the roof, including the replacement of about 30% of the glazing.

The renewal of the upper section of the roof is essential for the long term safety of the building. The repair of the lower section of the roof is also essential to its conservation but is considered to not be a like-for-like repair.

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3.4.3 Impact

The appearance will be unchanged. The alterations to the opening lights will all of the building to be more durable and respond better to changing climate and provide controllable natural ventilation. They will aid the preservation of the building assisting in its conservation.

3.5 **Repair of the Glazed Roof to Bryam Court – Elevation 02**

It is proposed to repair and redecorate the existing canopy and to replace about 30% of the glazing which is broken or cracked. This is considered like-for-like general maintenance. This will allow the building to remain in a durable condition aiding the preservation of the building assisting in its conservation.

3.6 **Rainwater Goods**

3.6.1 The Need for the Works

The rainwater goods are in variable condition. In places the gutters, downpipes and outlets have blocked, rusted through or broken leaking to consequential water damage to the structure below.

3.6.2 Proposals

Like for like repair in matching materials (cast iron) was considered, but due to the difficulty in accessing the building for cyclic redecoration, matching profiles in powder coated cast aluminium is proposed.

3.6.3 Impact

The appearance will be unchanged. The change in material will reduce the requirement for cyclic maintenance and reactive repairs. They will not affect the appearance or significance of the building.

The alterations will allow the building to be more durable and respond better to increased rainfall. They will aid the preservation of the building assisting in its conservation.

3.7 **External Masonry Repairs**

3.7.1 The Need for the Works

The building has been stone cleaned in the mid/late C20 past this has led to a loss or softening of the detailing, with many of the tooling marks on the stone toned down. Cleaning is likely to have reduced the surface durability of the stone contributing to its rate of decay, this has been accelerated by cement pointing, which has led to the damage of stonework in some locations.

3.7.2 Proposals

It is proposed to repoint the chimneys and some areas of walling in an agreed lime mortar mix, designed to match the composition and texture of the existing mortars and stone colours. Copings to parapet walls and gables will be removed and rebbed during the works. This is considered like-for-like general maintenance.

3.7.3 Impact

The stonework repairs are considered to be like for like in matching materials.

The repairs will allow the building to remain in a durable condition aiding the preservation of the building assisting in its conservation.

The repairs are considered like for like. Removal of the cement mortar and repointing in a more sympathetic, material will slow the rate of decay of the stonework and maintain the

significance of the building. The pointing of open joints will prevent water ingress and consequential damage through free thaw and salt migration.

### **3.8 Repair of the Lightning Conductor**

It is proposed to repair the lightning conductor. This is considered like-for-like general maintenance. To an element of no historic significance. This will allow the building to remain in a durable condition aiding the preservation of the building assisting in its conservation.

### **3.9 New Edge Protection to Flat Roof**

#### **3.9.1 The Need for the Works**

There is a need to access the roof for gutter cleaning and maintenance.

#### **3.9.2 Proposals**

Providing a rail to the edge of the roof improves safety and negates the need for access control and additional PPE. This reduces the risk that maintenance may be neglected in the future.

#### **3.9.3 Impact**

The rail is only visible from the upper storey windows of surrounding offices. The change in appearance will be minor and will not impact on significance. The improved access will aid the conservation of the building.

The removal of surface clutter will improve the appearance of the building and help to maintain the significance of the building.

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#### 4.00 Conclusion

- 4.01 The proposals are in the main for like-for-like repairs to the buildings which aim to allow the building to remain in a durable condition assisting in its conservation.
- 4.02 The repairs proposed to the roofs, glazed atrium, rainwater goods, masonry and windows, assist in the conservation of the building and should reduce the need for future reactive repairs. The alterations proposed, including improvements to rainwater drainage further improve the resilience and robustness of the building and help to conserve its historic fabric.
- 4.03 The proposals should be considered in the context of national guidance in the National Planning Policy Framework.
- 4.04 Paragraph 197 of the NPPF states that '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.
- 4.05 Paragraph 199 of the NPPF further 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.'
- 4.06 The impact on the heritage asset (the listed building and curtilage) are minimal as has been demonstrated. The alterations seeking only to improve the durability and resilience of the fabric.
- 4.07 The proposal is considered acceptable in terms of the NPPF, as there is no negative impact on the significance of the heritage assets (listed building and its curtilage). And as the works improve the resilience and robustness of the building and help to conserve its historic fabric and significance.
- 4.08 It is considered the proposals meet the requirements of the NPPF and Local Plan Policies.

## Appendix: List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

### 1-11, RAILWAY STREET

|                          |                                      |
|--------------------------|--------------------------------------|
| Heritage Category:       | Listed Building                      |
| Grade:                   | II                                   |
| List Entry Number:       | 1224912                              |
| Date First Listed        | 29-Sept-1978                         |
| Statutory Address        | THE BYRAM ARCADE, 10-18,<br>WESTGATE |
| District                 | Kirklees (Metropolitan Authority)    |
| National Grid Reference: | SE1442816771                         |

#### Details

WESTGATE 1. 5113 (North Side) Nos 10 to 18 (even) (The Byram Arcade) SE 1416 NW 1/1370 II GV 2. 1880-1. Architect W H Crossland. Hammer dressed stone. Pitched slate roof. 5 storeys. 5 gabled front, outer pairs separated by chimneys with pilaster strips running up their outer edges, central one crow-stepped with traceried panelling. Ground and mezzanine floor modern shops, except for Nos 10 and 12 which have contemporary shopfront with a swag on the mezzanine floor. Between Nos 12 and 14 is the 3-centred arched entrance to the Byram Arcade, with carved voussoirs and spandrels, and wrought iron fanlight, over which is an elaborate cartouche with the arms of Ramsden, supported by gryphons, and the legend "Byram Arcade" the lintel of the mezzanine window is decorated with contemporary glazed tiles. 2nd and 3rd floor windows are linked by vertical panels, in pairs, separated by octagonal colonnettes: 13 ranges of sashes, in chamfered voussoirs, segment-headed on 3rd floor. 4th floor has paired sashes with stone millions and hollow chamfered reveals. 4 storey elevation to Station Street. Corner turret on elaborately moulded corbel at 1st floor level: conical roof. 3 modern shops. 2 doors with pointed arches, chamfered surrounds, crenellated transoms, and fanlights with cinquefoiled wooden tracery. 4 ranges of paired sashes, 3 of single sashes. 1st and 2nd floor windows set in tall recessed panels. Above 3 of the paired windows are paired round-arched windows with octagonal colonnettes, cusping and quatrefoil oculi above, surmounted by coped gables. Byram Arcade itself has glazed top lighting and 2 balconies on all 4 sides, supported on cast iron brackets with simple tracery, and with elegant wrought iron balustrade with mahogany handrail.

Listing NGR: SE14428 16771

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|-----------------------|--------|
| Legacy System Number: | 421006 |
| Legacy System:        | LBS    |