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(21/D17)

HERITAGE STATEMENT

RESIDENTIAL DEVELOPMENT AT ACRE HOUSE, LINDLEY, HUDDERSFIELD

Introduction

In April 2020, approval was given for the sub-division of Acre House into 6 apartments and the conversion of outbuildings into 4 cottages, with 4 new build detached houses in the grounds under application nos. 2019/62/91933 and 2019/65/91934.

The property was then placed on the open market for sale as a single lot with the benefit of the above approvals.

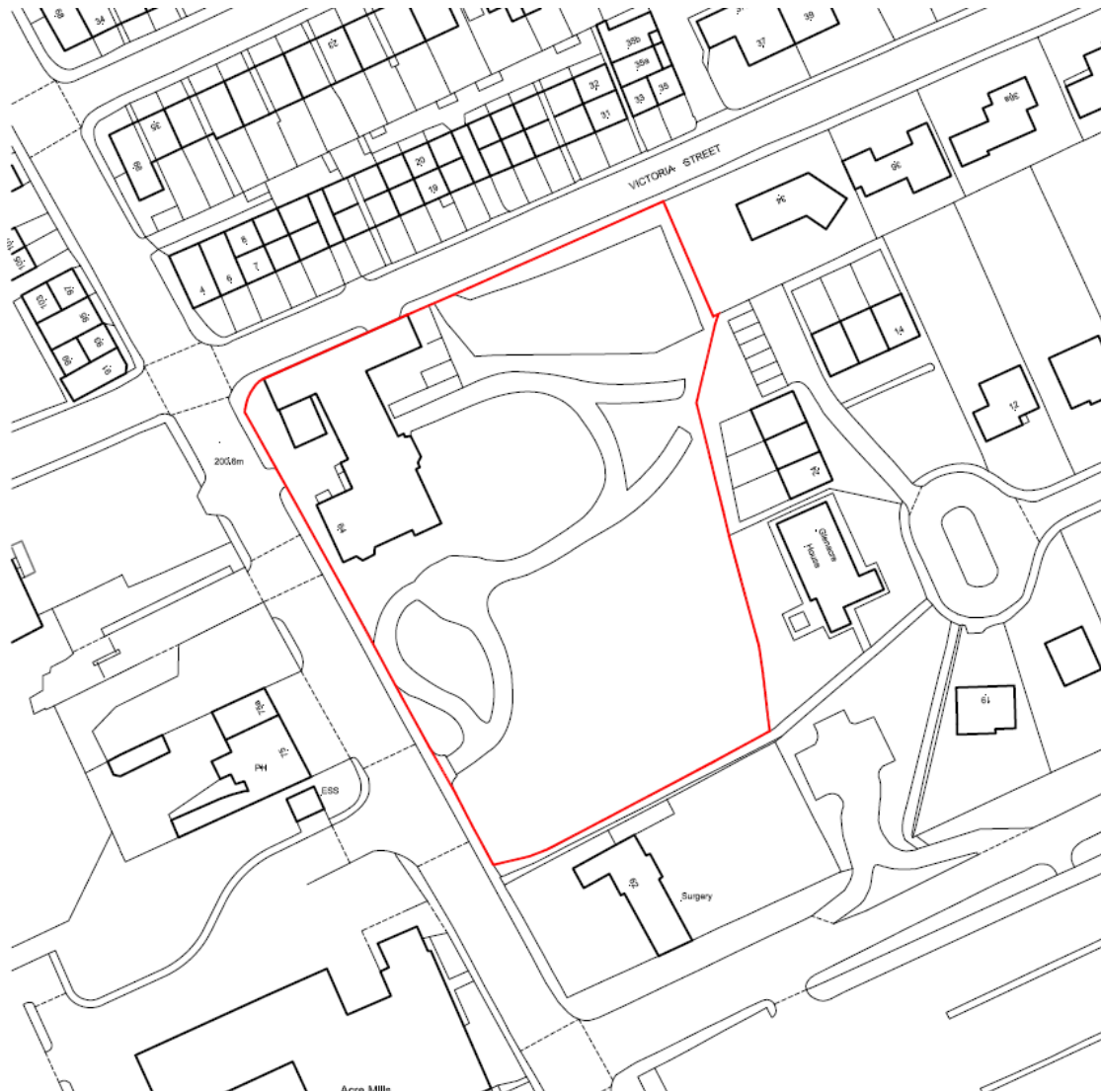
The purchaser of the property has decided to reduce the number of dwellings in Acre House and the outbuildings and this detailed application and Listed Building Consent reflect the proposed changes. The 4 detached houses remain as approved and do not form part of this application.

This Heritage Statement is therefore only written to accompany the new application and while the detached houses are mentioned, there is no analysis or justification for them contained within this Statement.

Further applications will follow shortly for the discharge of the conditions contained within the above approvals, then an agreed start on site will be made to ensure that these approvals remain in perpetuity.

Location

The application site is situated at the junction of Acre Street and Victoria Street, Lindley, Huddersfield.



Description

Acre House is listed as a Grade II building of special architectural and historical interest.

Situated to the East of Acre Street, Lindley, the building is currently unoccupied, having been sold by Calderdale and Huddersfield NHS Trust to the application of this revised submission,. When occupied the building housed offices for the Trust. The central portion contains landscaped gardens with car parking in a number of defined locations.

Acre House was originally a residence for members of the Sykes family, who are of considerable historical importance to Lindley. They were significant local employers having a Card Clothing Company which began on Acre Street in 1811.

John Sykes set up the business as a carder maker with the business predominantly located at Acre Mills, he is listed as a card marker in the Gazetteer Directory of 1822. When he died in 1830 his wife Charlotte carried on the card marking business with three of her six sons, Jospeh, William and James Neild.

Acre House is mentioned as the residence of John Sykes and then later in 1866 William is listed as residing at Acre House.

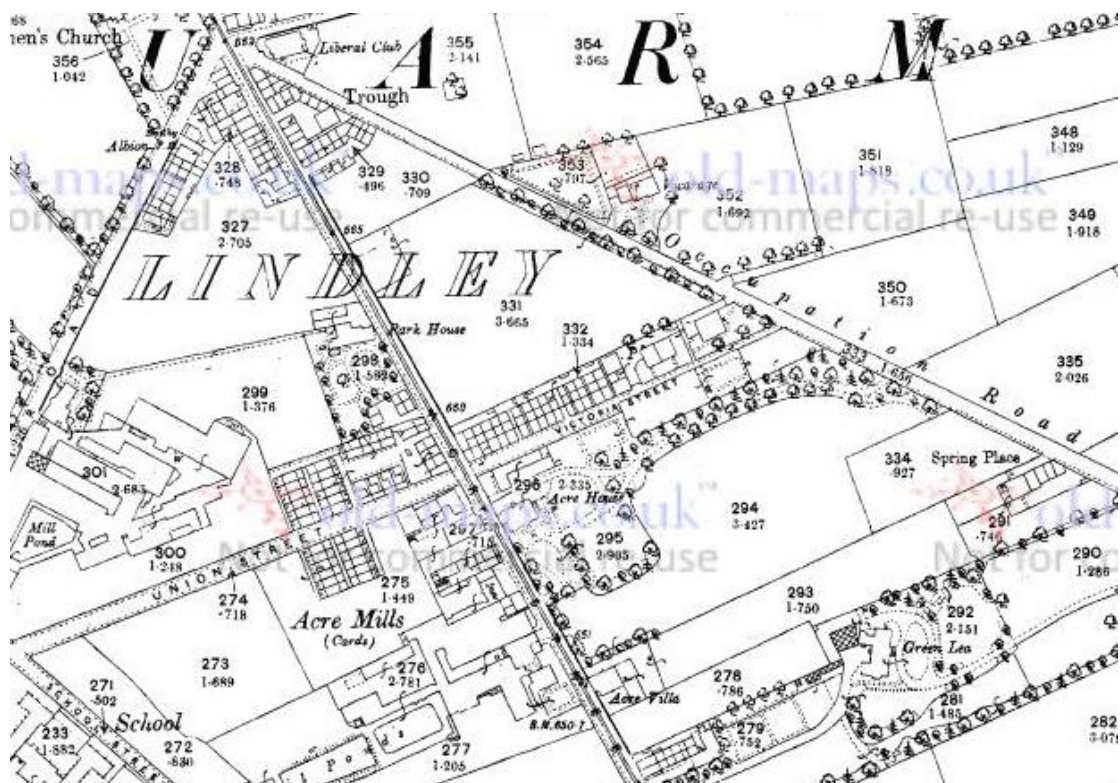
25 Hirst Thomas and Son (William)	18 Taylor Wm. Turner Thomas	4 Greenhamm Saml. merr.; h <i>Greenfield</i> ns.
Hopkinson Henry	25 Walker B. & Sons	6 Haigh Benj. merchant; h <i>Croft House</i>
Iredale & Eastwood	25 Walker Eli	4 Haigh John, solr.; h <i>Belle Vue House</i>
Iredale John	2 Whiteley Joseph and Wright	4 Haigh William, solicitor; h <i>Westgate</i>
5 Mellor John	1 Whiteley William	5 Ball Daniel, cattle dealer
Mitchell Charles	18 Whitwam Benj.	5 Hattersley William, merchant; h <i>Oaks</i>
Mitchell John	22 Whitwam Chas.	4 Heworth John, warehousem. & Jas. clerk
14 Morton Benj. & Co.	22 Whitwam and Fielding	4 Hirst Thomas, woolstapler
Noble Alfred	22 Whitwam John	4 Holliday Read, chemist; h <i>Lunn Clough</i>
18 Pearson Benjamin	22 Whitwam Wright	6 Lawton John, spinner, <i>Pinfold close</i>
Pearson Edwin	14 Wood John and Son (Richard)	4 Lord William, warehouseman
18 Pearson Edmund	25 Wood John	4 Lowenthal Joseph, merr.; h <i>Grange</i>
23 Pearson Humphry	RAILWAY	4 Mackintosh John, surgeon
Pearson James	Trains several times a day	9 Mellor Mrs Ruth & 1 Mitchell Mr. John
13 Pearson John	CARRIER.	4 Mellor Wright, merchant; h <i>Cote Royd</i>
18 Pearson Joseph	7 Walker Abraham, to Huddersfield, &c	4 Midgley David, merchant at Huddersd
35 Pearson Thomas		0 Morton Enos & Jph. earthenware mfrs
13 Priestley Saml.		4 Netherwood George, brewer
20 Quarmbly James		4 Netherwood Mr William Henry
17 Ramsden J. E.		4 Oldfield Henry, confectioner
31 Ramsden Joseph		4 Pitt Geo. merchant; h <i>Hungerford house</i>
29 Shaw A. (Exors.)		8 Roberts Mr Joshua, <i>Royds' Wood house</i>
		4 Saddle Wm. saddler, St. Stephen's rd
		4 Sheard Joseph, coal dealer
		1 Sutcliffe John, manufacturing chemist
		4 Sykes Jph. & Bros. card mfrs, <i>Acre mills</i>
		Sykes Jas. Nield, <i>Field house</i> ; Joseph, <i>Marsh house</i> ; Wm. <i>Acre house</i> ; and William, jun. <i>Green Lea</i>
		4 Taylor Emanuel, news agent
		4 Town Rev. Jonathan Ward, incumbent

LINDLEY CUM QUARMBY, the former a large village, 2½ miles N.W., and the latter a hamlet 8 miles W. of Huddersfield, give name to a township of 2210 acres, and 4259 souls. The Church (St. Stephen) was built by Government in 1823-9, at a cost of £2700, and is a per-

Above: Extract from William Whites Directory 1866.

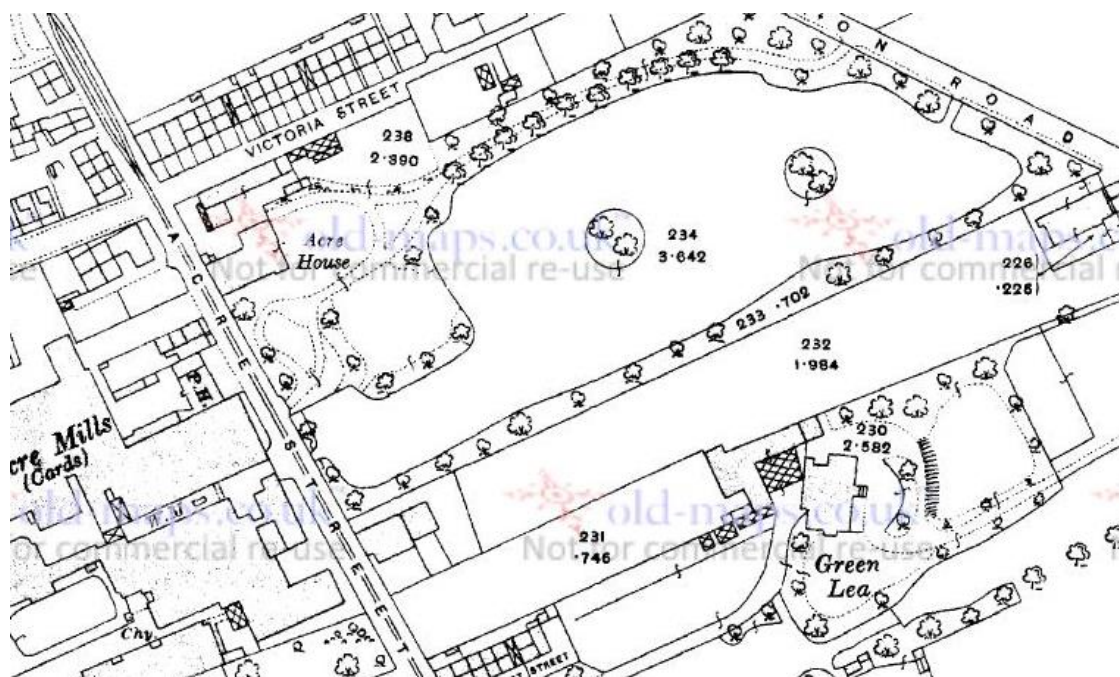
When reviewing the 1854 map, the site included two separate cottages, Victoria Cottage to the north and Acre cottage to the south. These buildings are the forerunners of the present buildings, Acre House and Acre Villa.

By 1893 Acre House had been constructed alongside Victoria cottage with extensive landscaping and parkland to the east and south and containing various tracks and paths. Acre Cottage is renamed Acre Villa and there is the creation of Victoria Street and its associated housing immediately north of the site.



Above: Extract of the 1893 Yorkshire OS Map

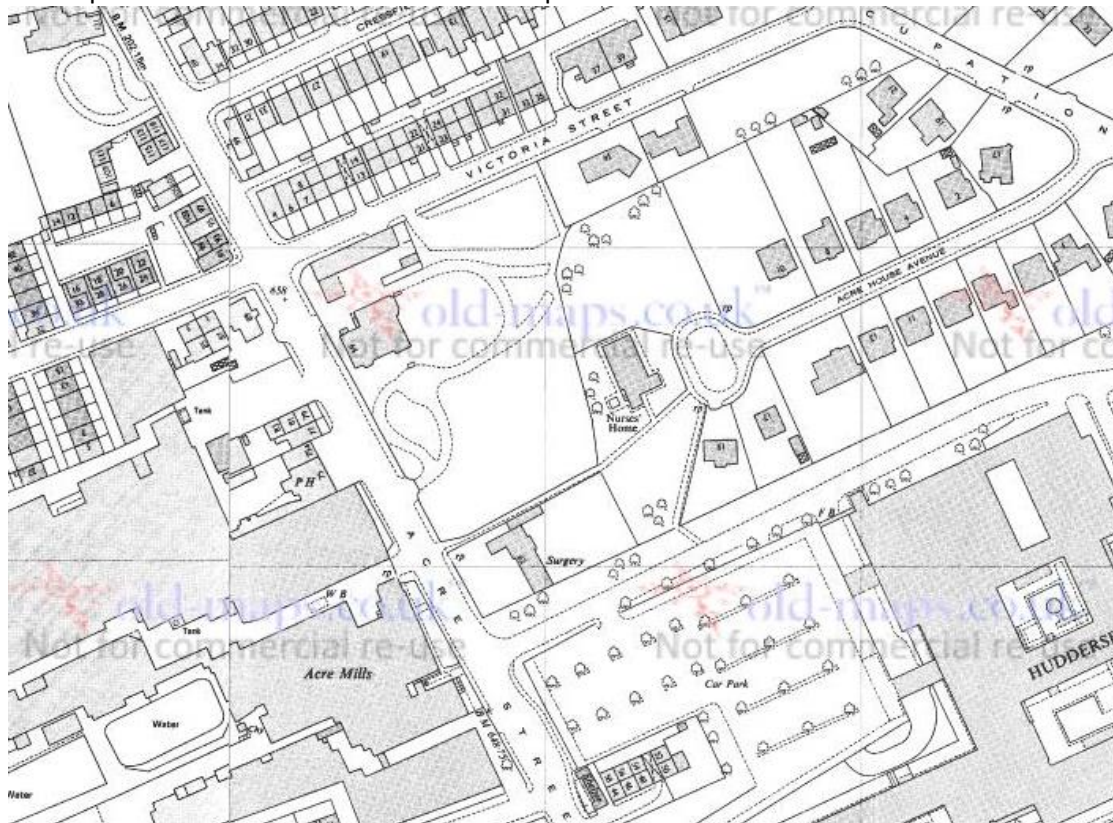
By 1918, Acre House is shown to have considerable grounds within its curtilage which include various tracks and hardstanding with trees dotted along the boundaries.



Above: Extract of the 1918 Yorkshire OS Map

These tracks and various elements of infrastructure appear to have been in use for considerable years, with maps stemming from the first appearance of Acre House to the present day demonstrating areas allocated for parking, turning, carriageways and paths within the grounds of Acre House.

The 1966 map shows that the grounds to Acre House have been partially used to create Acre House Avenue which was constructed circa 1948. New residential roads have been formed and the majority of original open land has by this time been taken over for residential development and a Nurses Home for the hospital to the south.



Above: Extract from 1966-1972 OS Map

Basis for Assessment

In preparing this Heritage Statement, we have referred to the following National and Local Policies and Guidance:

National Planning Policy Framework

Chapter 12 : Achieving well-designed places

Chapter 16 : Conserving and enhancing the historic environment

The Settings of Heritage Assets Historic Environment Good Practice Advice Planning Note 3: (2nd Edition) published by Historic England.

Kirklees Local Plan Policies:

LP1 Presumption in favour of sustainable development

LP7 Efficient and effective use of land and buildings

LP24 Design

LP35 Historic environment

Assessment of Significance

Acre House is positioned very close to Acre Street, the principle elevations facing south and east, away from the street scene, with an almost square shaped curtilage which slopes towards the east. The boundaries are lined with mature trees, self-seeded trees and various shrubs on the east and southern boundary.

Acre House is a Grade 2 Listed Building, first listed on the 29th September 1978 under list entry number 1220163. The listing details state: *Acre House, Mid C19 Ashlar Hipped slate roof 2 storeys. Moulded eaves cornice. Blocking course. Band. 4 ranges of sashes in moulded surrounds, 2 of them tripartite. North range breaks forward and has canted bay with sashes. Tuscan piers and entablature. Door with 4 moulded panels to porch with Tuscan Columns and entablature. South elevation has tripartite sashes including one with Ionic pilasters.*

The main access to the site is gained from Victoria Street, where it presently serves a car park for the former NHS offices. There are 2 further accesses along Acre Street, one positioned adjacent to Acre House providing access to the service yard and the other to the south of Acre House. This appears to be the original access with 2 original gate posts that are also separately listed under reference 1134438. The listing describes them as *Gatepiers to Acre House. Mid C19. Ashlar. Fielded panels. Fluted frieze. Modillion cornice. Plain caps.*



The listed access and gate posts are to remain unchanged in this proposal, with the only addition being a bollard to stop vehicular entry. The access will remain in use for pedestrians only.

Contribution of Setting to Significance

The setting of the building gives an indication that the 2 principle elevations, east and south would benefit from dramatic views across the then openness of Lindley, stretching across the grounds of the mansion.

However, it would appear strange how the house has been built so close to Acre Street when, with all the land at its disposal, it could have been built further into the plot to the east and enjoyed open views from all 4 sides.



The development of the local area has reduced the grounds but these elevations maintain a dominance over the remaining gardens.

Assessment of Impact on Significance / Heritage Impact Assessment

The proposals comprises of 2 elements. Firstly it is proposed that a later addition of incongruous 2 storey flat roofed offices to Acre House that appears to have been added in the late 1970's will be demolished thereby returning Acre House to its original curtilage.

Acre House would for the most part remain unaltered externally with the exception of some minor window adjustments and additions to the least appealing elevation on the West, facing Acre Street.

Acre House would be internally altered to form 3 no. two storey dwellings.

The original ancillary cottages to the north boundary along Victoria Street have undergone various changes during their history. The demolition of the two storey flat roofed office building will detach it once again from the host building as they were originally constructed. They will be converted into 3 no. 2 storey cottages.

Also, from a heritage aspect, this proposal will be less intrusive to the existing internal fabric of the building as the reduction in the number of units ensured that there is less sub-division of the existing internal spaces and less existing walls to be removed to achieve a workable layout. The first floor can remain as existing without the intervention required to provide fire resistance and sound attenuation. In addition, as two storey units, instead of individual apartments on both floors, the first floor can remain as existing without the intervention required to provide fire resistance and sound attenuation between the ground and first floor apartments.

While the 4 houses in the grounds will be constructed as originally approved, the amended proposals for Acre House and outbuildings will ensure an improved proposal, which is more sympathetic to the historical part of the development.