March 2023

HERITAGE STATEMENT

ERECTION OF COMMUNITY SPORTS COPMPLEX AT HILLHOUSE BOWLING CLUB, KING CLIFFE ROAD, BIRKBY.

Ref: 2801

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SECTION 1: INTRODUCTION

1 This Heritage Statement has been prepared to support a planning application for the erection of a community sports complex on King Cliffe Road, Birkby.

2 The National Planning Policy Framework (NPPF) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements it sets out that

"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 To comply with these requirements, Section 2 of this statement firstly identifies the relevant heritage assets affected by the proposed development and Section 3 provides a statement of significance for the Birkby Conservation Area, describing the special interest of the area in terms of its historical development and character and appearance. Consideration is also given to the contribution made by the building and wider site to the significance of the conservation area.

4 The assessment of significance is proportionate to both the importance of the identified heritage asset and the likely impact of the proposed development. The assessment is undertaken on the basis of published information, archival research and on-site visual survey.

5 Section 4 provides an assessment of the impact of the proposed development on the significance of the identified designated heritage assets, in light of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy in the NPPF.

SECTION 2: DESCRIPTION OF HERITAGE ASSETT.

6 The application site is centrally located in the eastern part of the Birkby Conservation Area.

7 The National Heritage List for England was reviewed on 23rd February 2023; this identified listed buildings within the vicinity of the application site. However due to the nature and location of the proposals, it is not considered that any of these buildings will be affected by the Proposed Development. The listed buildings below area 120m and 200m respectively from the application site. These are as follows:

- 56 – 64 Crescent Road
- 121 – 124 Halifax Old Road

SECTION 3: SIGNIFICANCE OF THE HERITAGE ASSETS

8 The NPPF defines the significance of a heritage asset as:

"*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*."

9 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. English Heritage has revised and republished its guidance in respect of conservation areas, and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

10 The following assessment of significance is proportionate to the importance of the identified designated heritage asset and sufficient to understand the impact of the proposed development, given its nature and extent. These have been based on existing published information, archival research and on-site visual survey.

11 According to historic map regression, the Birkby area has agricultural origins and principally consisted of Birkby Hall and Birkby Brewery during the early 19th century. Much of the surrounding area consisted of agricultural fields until the late 19th century when tramways were introduced in Huddersfield and the population began to grow.

12 The late 19th century saw the gradual expansion of Birkby with the introduction of a variety of house types, including large detached dwellings (North Bank) and terraced housing along Birkby Hall Road. To the north, much of the area remained undeveloped and still consisted of agricultural fields. Whilst it falls just outside the conservation area, to the south-east, Bay Hall Mills first appears on maps in 1890.

13 The early 20th century saw the continuing expansion of the area with the emergence of traditional suburban streets of terraced housing, including Storths Road and Wheathouse Road. The establishment of tramways along Wheathouse Road, evident to the southeast of North Bank, acted as a catalyst for the growth and expansion of Birkby as a suburb of Huddersfield.

14 The 20th century saw the pace of development slow, with the main development being the construction of Britannia Works.

15 The conservation area principally comprises 19th century terraced dwellings set back from the road within narrow but relatively deep plots, interspersed with larger detached residential dwellings with more generous gardens. There are limited areas of infill development including the semi-detached housing from the mid-20th century.

16 The buildings within the conservation area are generally designed in a traditional Victorian style, incorporating elements of Gothic and the Italianate styles. The principal materials used in the construction of these houses are natural stone with stone dressings under Welsh slate roofs, and many are enhanced by the incorporation of decorative entrances, architraves and lintels. Original timber windows are prevalent.

17 In addition to the materiality of the properties and their plots, the conservation area is characterised by the strong frontage enclosure created by stone walls. Throughout the designated area, terraced houses are set back and separated from the road by front gardens, many of which are well planted with trees and shrubs.

18 Mature trees are a key feature of the conservation area and a number of the key routes within the designated area are lined by trees. These create a verdant and green quality to the conservation area, they also have a screening effect and many of the residential properties are therefore partially screened from the road.

19 Due to the elevated position and topography of the conservation area, there are also distant views beyond it of the countryside to the east of the town centre of Huddersfield. The view north out of the conservation area along Grimescar Avenue terminates with Grimescar Woods and Cowcliffe Plantation to the north of Birkby. The view south along Wheathouse Road terminates with Castle Hill

20 The conservation area has a strong residential character. With the exception of the grouping of commercial premises lining St John's Road and other interspersed alternative uses (including the Application Site) the conservation area is dominated by residential properties and traditional terraced housing is the prevailing building typology

21 In broad terms therefore, much of the significance of the conservation area is derived from the concentration of stone built Victorian terraced housing and the contrasting verdant character created by gardens and mature trees. Norman Park and Edgerton Cemetery to the east and south of the

conservation area provide a contrast with the more urban character of the remainder of the area.

22 Despite the insertion of modern development, most notably on the site of the former Britannia Works, the character and appearance of the area is well preserved, and Birkby has absorbed infill development without compromising the key characteristics of the area. This is principally due to the fact that development has respected the prevailing scale and massing of the conservation area and there has been relatively consistent use of traditional stone and slate as building materials.

23 The application site itself is situated to the east of the Conservation Area and is screened from the west and the north by a dense line of mature trees that runs to the west of the application site.

24 The site sits within a predominantly high-density residential area and to the east the site is bordered by King Cliffe Road, behind which are the backs of terraced properties that front onto Halifax Old Road. These terraced buildings are two storeys in height and screen the application site from the east.

25 To the north of the site are small industrial units, beyond which is Norman Park, which includes a hard surfaced games area.

26 To the north-west are more high density residential terraced houses around Norman Road and Crescent Road and to the south-west is a defined area of industrial buildings around the site of Bay Hall Mills.

27 The application site itself comprises a former bowling green and adjoining club house. The bowling green has not been used for many years and offers little to the character of the area. The former green is fenced off but is subject to dumping and fly tipping.

28 The proposed development includes the existing building and comprises a new single-story building on the former bowling green. The building will be of similar height to the surrounding dwellings and the industrial units in the wider area.

29 The proposed building has been designed to blend in with its surroundings. With a combination of refurbishment of the existing buildings and a new large building which will be of similar modern construction to the industrial units in the area.

SECTION 4: ASSESSMENT

30 The contribution of the existing building/site within the Application Site to the significance of the conservation area as a whole can be tested against the criteria set out in English Heritage's Advice Note 1 (Second Edition) Conservation Area Appraisal, Designation and Management (checklist at table 1 on p21). This assessment is discussed below:

Is it the work of a particular architect or designer of regional or local note?

31 Archival research has not identified that the building/bowling club is attributed to an architect or designer of regional or local note.

Does it have landmark quality?

32 The existing building does not have landmark quality and is of a modest functional design. It is screened on all sides by trees and terraces of houses, and is not visible unless you are immediately adjacent to the site to the east. The former bowling green has no function and is not used except for minor fly tipping and dumping.

33 The building itself is of a modest height and scale and is a lower status building when compared to the taller and more assertive stone built terraced houses to the east.

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

34 The style of the building is uncommon and uncharacteristic and the use of brick deviates from the prevailing materials of the designated area. The building does not relate in style or architecture to the other buildings found within the conservation area.

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

35 The existing building does not relate to any other heritage assets. There are a number of listed buildings within the conservation area, but these are sufficiently distanced from the application site and the existing building has no relationship with them in age, materials or in any other historically significant way.

Does it contribute positively to the setting of adjacent designated heritage assets?

36 As set out above, the application site is sufficiently distanced from the listed buildings within the conservation area and the existing building does not contribute positively to the setting of other designated heritage assets.

Does it contribute to the quality of recognisable spaces, including exteriors or open spaces with a complex of public buildings?

37 As explained above the building is screened from the wider conservation area and does not contribute to the quality of recognisable spaces or open spaces in the conservation area and it does not form part of a complex of public buildings.

Is it associated with a designed landscape, e.g. a significant wall, terracing or garden building?

38 The existing building has no associations with a designed landscape.

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

39 All buildings by their very nature illustrate to some degree the historical development of a settlement during the periods of their construction or later alteration. The existing building/bowling club however dates from the mid-20th century and it is therefore not representative of or contemporary with the majority of the buildings that characterise and typify the conservation area.

Does it have significant historic association with features such as the historic road layout, burgage plots, a town park, or landscape feature?

40 Historic map regression indicates that the existing building was established in the 20th century. It therefore has no known historic associations with the historic road layout, burgage plots, town parks or landscape features.

Does it have historic associations with local people or past events?

41 Archival research has not identified that the building has any historic associations with people or past events of significant local interest.

Does it reflect the traditional functional character or former uses in the area?

42 The former use of the building/site as a bowling club and associated functions deviates from the dominant residential character of the conservation area.

43 ***Does its use contribute to the character or appearance of the area?***

44 The current use of the site as a former bowling club associated bowling green is not a use that is considered to make a contribution to the conservation area as a whole.

SECTION 4: CONCLUSION

45 The existing bowling club and green on the application site does not reflect the key characteristics of the conservation area. The building is of a later date than the majority of the buildings in the conservation area and do not reflect the architecture, style, scale, massing, roofscape or prevailing materials of the designated area. The proposed development will not be clearly visible from the conservation area and views of the site from the west, north and east are effectively screened by the mature trees and terraced housing.

46 We therefore conclude that the proposed development will not impact upon the setting or character of the conservation area..