

**Linthwaite Methodist
Church, Chapel Hill
Heritage Statement**

Client: ABM Developments

AB Heritage Project No: 62353

Date: 02/05/2023

Linthwaite Methodist Church, Chapel Hill Heritage Statement

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Project Number	62353
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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by ABM Developments to produce a Heritage Statement covering proposed works at the Methodist Chapel, Chapel Hill, Linthwaite, HD7 5NU. The Heritage Statement will form part of a planning application and Listed Building Consent application.

The building is Grade II Listed and dates from the mid-19th century, it is a purpose built Methodist Church which was partly enabled by a monetary donation from the local industrialist George Mallinson. The building retains a good proportion of the original fixtures and fittings, including the original auditorium design and layout, particularly on the first floor. Key features of interest include the intact fenestration, the original floors and the decorative columns that hold the upper auditorium. On the ground floor all of the pews are gone, but the first floor raking gallery exists. In its current use a storage facility, the fabric and fixtures are in a deteriorating condition. Despite the existing condition, the Methodist Church is a building of high heritage significance.

The proposal is to convert the Methodist Church into 9 self-contained apartments, and the design has been mindful of advice proved at pre-app by the Senior Conservation Officer at Kirklees Council, resulting in a scheme that retains the key features of character, integrating the development aim of maximising the space available, while minimising the disruption to the fabric and character of the Listed Building. This report has also assessed the possibility of converting the existing garden to a resident's car park, and the effect this might have on the setting of the Listed building and the Linthwaite Conservation Area.

Overall, this report assesses that the proposals will lead inevitably to some loss of historic fabric and consequently to a loss of character. The proposals will, however, provide a long term solution to the continued deterioration of the fabric, while bringing human activity back to this most social of buildings. Therefore, it is considered in NPPF terms that the proposals will result in Less Than Substantial Harm (at the mid-point of this category) to the significance of the Listed Building and to the Conservation Area. The proposal are also considered to accord with the second relevant part of Local Policy LP 35 – Historic Environment.

It is recommended that prior to redevelopment the existing building is archaeologically recorded in the form of a Historic Building Recording Survey, to provide detailed information on possible phasing and functionality of the building and to allow preservation by record. Such a record should place the building in its historical and regional context to aid future studies of similar buildings.

The final decision regarding further heritage works for this application resides with the Local Planning Authority.

1. INTRODUCTION

1.1 Project Background

1.1.1 AB Heritage Limited has been commissioned by ABM Developments to produce a Heritage Statement covering proposed works at the Methodist Chapel, Chapel Hill, Linthwaite, HD7 5NU. The Heritage Statement will form part of a planning application and Listed Building Consent application.

1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.

1.2 Site Location & Description

1.2.1 The former Methodist Chapel is on the east side of the junction of Chapel Hill, Stones Lane and Waingate on the western edge of Linthwaite (Fig 1).

1.2.2 The site includes a fairly large garden that is significantly lower than the street. This garden is presently quite overgrown and bounded by mature trees. To the north of the former chapel are residences and their own rear gardens (Plate 1). The site is covered by the Linthwaite Conservation Area.



Plate 1. Site Location (Google earth 2023)

1.3 Overview of Proposed Development

1.3.1 The proposed development is to convert the Methodist Chapel into 9 self-contained apartments spread across the available 4 floors, with 2 apartments on the Lower Ground Floor, 3 apartments on the Ground Floor, 3 apartments on the First Floor and 1 apartment on the second floor. The development drawings are Figures 2-8.

1.3.2 The garden will be developed to provide parking and will be ramped from the existing entrance on Waingate.

1.4 Consultation & Planning Background

1.4.1 Following a site visit with the client in November 2022, Sue Brooks (Senior Conservation Officer at Kirklees Council) emailed her pre-application response on the 11th of November 2022. The pre-app was largely positive, stating that conversion to residential with necessary subdivision may be acceptable from a heritage point of view, subject to clear justification and a sensitive proposal that allows the historic building to be understood and retains historic fabric. The response also included the following key points and advice:

- Retain galleries and columns – construct floor above the gallery to retain as a feature in ground floor flats.
- Use existing stairs as far as possible instead of inserting new stairs in middle.
- Keep columns and details.
- Keep raking gallery ceiling so that no windows are split between floors.
- Keep wall panelling.
- Justify removal of pews – keep some as window seats, etc.
- Historic windows restored and perhaps repositioned if feasible so that there can be openers in all habitable rooms.

1.4.2 The client's design team have taken this advice and prepared a scheme that meets each of these advice points, except for the retention of the wall panelling, which is in a poor state of repair.

1.4.3 As of March 2023 the Kirklees Council planning website does not include any planning background for this building.

1.5 Project Qualifiers

1.5.1 This report has been prepared under instruction and solely for the use of ABM Developments and any associated parties they elect to share this information with.

1.5.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.

1.5.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.

1.5.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.

1.5.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

2. AIMS & METHODOLOGY

2.1 Aims of Report

2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 194 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘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’.

2.1.2 This objective of this assessment is therefore to provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application, and to develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

2.2.1 The proposals for the former Methodist Chapel, except for the garden, are restricted to the interior of the Listed Building. This report has investigated the development of the site and the surrounding environment, but no defined study area has been established. This report includes an assessment of the Linthwaite Conservation Area around the south west part of the village where changes to the existing garden might reasonably be expected to be perceived.

Standards & Guidance Used

2.2.2 The assessment has been carried out in line with the following guidance:

- *Standard and guidance for historic environment desk-based assessment* (CifA, 2020).
- *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (CifA, 2020).
- *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).
- *Understanding Historic Buildings* (Historic England, 2016).
- *The Setting of Heritage Assets* (Historic England, 2017).
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).

2.2.3 This report has also made use of the Historic England Introduction to Heritage Assets Guidance document *Nonconformist Places of Worship*, 2016.

Selection and Assessment of Sources

2.2.4 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' (Cifa) *Standard and Guidance for Historic Environment Desk Based Assessment*, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
West Yorkshire Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	13/03/2023	Daniel Dodds, Associate Director, AB Heritage, emailed Rhona Finlayson HER Officer, at West Yorkshire Joint Services HER to explain that an HER data trawl would be not provide relevant data unavailable elsewhere. At the time of writing, no response has been received.
Kirklees Conservation Officer	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	11/11/2022	Client received written Pre-App response following a site visit.
Site Walkover	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	14/03/2023	Daniel Dodds, Associate Director, AB Heritage, Steve Bell GHP Architects and Andy Rushby of Assent Planning.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	06/03/2023	Linthwaite Methodist Church
Kirklees and West Yorkshire Archives	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	09/03/2023	Daniel Dodds called West Yorkshire Archives and Kirklees Archives to discuss the potential for relevant records for the site. It was confirmed that the only references in the archives were for marriages. This is noted in the report.

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SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Archaeology Data Service	The ADS is a digital repository for heritage records that supports the long-term digital preservation of such data to support future research, learning and teaching.	06/03/2023	Consulted for reports of relevant archaeological or heritage work in the area. Nothing of use found.
MAGIC	The MAGIC website provides authoritative geographic information about the natural environment from across government, including from Historic England. The information in an interactive map format covers rural, urban, coastal and marine environments.	03/03/2023	Used to assess the spread of designated heritage assets to aid quotation process at outset. Very low density of designated heritage assets.
Linthwaite Conservation Area Appraisal	Local Planning document	06/03/2023	Provided information of the history and development context of the Conservation Area.

Assessment of Receptors Significance

- 2.2.5 Assessment of the heritage significance of a heritage asset is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological, or historical factors. Considering these criteria, each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

Table 2: Assessing the Significance of a Heritage Asset

SCALE OF ASSET SIGNIFICANCE	
VERY HIGH	Sites of exceptional interest that reflect the highest qualities of evidential, historic, aesthetic, or communal value. These can include Scheduled Monuments, Grade I and Grade II* Listed Buildings, Conservation Areas containing very important buildings, or undesignated structures / landscapes with exceptional coherence, time depth, or other critical factors.
HIGH	Grade II Listed Buildings and other designated or non-designated heritage assets of special interest, or assets of a reasonably defined historic extent and significance. Examples may include areas containing buildings that contribute significantly to its historic character.
MEDIUM	Buildings / Structures / Landscapes with coherent historic merit or value, reflected in sites such as 'locally designated' buildings or 'non-designated heritage assets', albeit ones with clear survival of key elements, historic interests and/or context associations.
LOW	Heritage assets with very little or no surviving heritage interest. Examples include structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.2.6 The significance of known assets is typically determined by reference to existing designations. **Where a heritage asset's interest or value covers a range of the above possibilities or, for previously unidentified features, where no designation has yet been assigned, the significance of a heritage asset is based on professional judgement.** For example, while all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul's Cathedral. For this reason, adjustments are made on a case by case basis.

Impact Assessment Criteria

- 2.2.7 The degree of impact upon the heritage resource is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact are set out in Table 3 (below).
- 2.2.8 It is not always possible to confirm the degree of impact. However, where possible a professional judgement as to the scale of such impacts is applied to enable the subsequent 'Magnitude of Effects' to be established (Table 4). It should be noted that an impact level of

‘uncertain’ is included for those situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 3: Criteria for Determining Degree of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key heritage baseline elements that leads to total or almost complete alteration of a features physical structure, or almost comprehensive variation to other aspects such as noise, access, or visual amenity of the asset.
MEDIUM	Changes to many key materials / historic elements, such that the baseline resource is clearly modified. This includes considerable change to the heritage asset / historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the asset is uncertain, or magnitude of change can't be ascertained.

2.2.9 The overall Magnitude of Effects from the proposed development upon the resource is determined by correlating the significance of a heritage asset against the degree of impact it may be subject to. Table 4 highlights the criteria for assessing the overall Magnitude of Effects. Where effects are moderate or above these are classified as Substantial Harm, terms of NPPF.

Table 4: Magnitude of Effects

SIGNIFICANCE	MAGNITUDE OF IMPACT			
	HIGH	MEDIUM	LOW	NEGLIGIBLE
VERY HIGH	Severe	Major	Mod	Minor
HIGH	Major	Mod	Minor	Minor / Not Sig.
MEDIUM	Mod	Minor	Minor / Not Sig.	Not Sig.
LOW	Minor	Minor / Not Sig.	Not Sig.	Nt.

Mod = Moderate; Not Sig. = Not Significant; Nt. = Neutral

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some forms of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2021

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 201 explains that '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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 202 advises that where a proposal involve 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 securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 203 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

Kirklees Council Local Development Plan (2019)

Policy LP35 – Historic Environment

- 3.3.1 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
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

3.3.2 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;

4. HERITAGE REVIEW OF THE SITE

4.1 Historic Development of the Site & Surrounding Area

- 4.1.1 Linthwaite is considered to be a village with origins in the Norse period (Kirklees Council, 2010). Originally a series of small hamlets or farmsteads, these eventually amalgamated by the mid-19th century, to form the village that is largely recognisable today.
- 4.1.2 Plate 2 shows the area of Low Clough, including Chapel Hill in 1854 prior to the construction of the application building. The Plate shows that across the street on Stones Lane, a Primitive Methodist Chapel was already in place.



Plate 2. Location of application site in 1854 (NLS, 2023)

- 4.1.3 According to the large tablet on the east elevation, the Methodist Church was erected in 1867 (Photo 1). A donation of £3,000 was given by George Mallinson who was a player in the local textile industry. At his peak, Mallinson was employing over 1,000 workers by the turn of the 20th century (Kirklees Council, 2010).

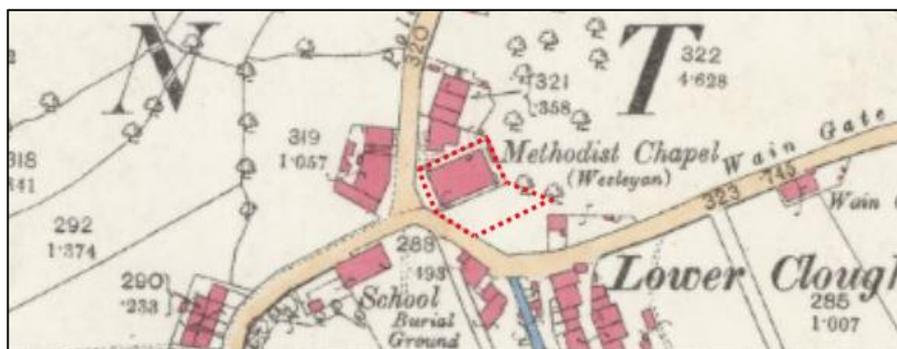


Plate 3. Application site in 1892 (NLS, 2023)

- 4.1.4 Despite some development in the 20th century, the streets and lanes around the proposal site remained quite similar to that shown on Plate 3 above. The most notable change in the neighbourhood has taken place since 2016, when a new residential estate of densely packed houses was constructed to either side of Blackrock Drive within c. 110m of the Listed Methodist Church.

- 4.1.5 The building has not been in use by a congregation for 30 years (Steve Bell, pers. Comm. 2023), but has been used for the storage of goods; most recently it is used to store vinyl music records. The inside has seen some changes, most notably the 1st floor pews are no longer in place, replaced by storage racks and shelves. However, the key characteristics of the building are extant.

4.2 Site Visit

- 4.2.1 A site visit was carried out by Daniel Dodds, Associate Director, AB Heritage on 14th of March 2023, in the presence of Steve Bell of GHP Architects, who is the scheme architect, and Andy Rushby of Assent Planning.

Linthwaite Methodist Chapel - Exterior

- 4.2.2 The Linthwaite Methodist Church occupies a corner location at the junction of Chapel Hill, Stones Lane and Waingate. The building plot drops away significantly from the street front, with a lower ground floor at the rear, and a garden on the east side which is over 2m below street level.
- 4.2.3 The exterior appearance of the Listed Building matches almost exactly the List Entry description from 1982:

Hammer dressed stone with ashlar dressings. Pitched stone slate roof. Stone brackets to gutter. Two storeys and lower ground floor. Continuous first floor still band. Six-bays long by four-bay pedimented front. Ground floor windows are segment headed. First floor windows are round arched, those to side elevations with impost band. The central front bay breaks forward slightly and has two round arched, six-panelled doors within cambered heads. Cornice area is supported on 4 console brackets with foliated base. At first floor level is paired round arched window. Single lights to each side, both floors. Large tablet in tympanum reads in raised capitals: 'Methodist Church Erected 1867'. Stained glass to north elevation window basement level contains flat.



Photo 1. Principal west elevation and entrance

4.2.4 Exceptions to the List Entry are the windows, some of which are modern or at least not original, these include three sash windows with one either side of the domestic entrance on the south elevation and two modern casements on the north elevation. The rest of the windows are metal framed and very likely to be original. The roof now includes a Velux-style skylight. The domestic type of door on the south elevation is plain with a Yale lock and a number plate '31' (Photo 2).



Photo 2. South elevation

- 4.2.5 The chimneys shown on Photo 2 include one at the rear of the building that would have served the boiler. That shown extending at the eaves on the south elevation has no associated chimney stack or fireplaces and must have been fed by pipework or a cavity behind the interior wall, most probably for the central heating system and / or heated floors. The south elevation is the easiest way to appreciate the verticality of the building, with the differing designs of the windows at each storey, from flat headed, through segmental and finally round headed.
- 4.2.6 To the rear the lower ground floor is at its fullest extent. There is a door (potentially original) in the middle of the east elevation at ground floor. This is accessed from outside by a twin set of stone steps with wrought iron railings, built over a very badly damaged brick outbuilding (Photo 3). It was noted during the site visit that this structure had completely sheared off the east rear elevation. A structural report (Marsh Design, 2023) suggests this may have been caused by inadequate foundations, and that the structure will need to be completely removed during the development works. Unless this was replaced, the rear ground floor access door would be isolated.



Photo 3. Stair structure on east elevation

- 4.2.7 The long north elevation is similar to the south elevation, except that it lacks access doors, and the windows on the first floor feature stained panes, which would be expected to catch the sun during the afternoon. The narrow access down that side of the building made photographing the north elevation difficult.

- 4.2.8 Adjacent to the south elevation but separated by a stone wall is the garden. As described above, the garden is at an appreciably lower elevation than the building. Photo 4 below, shows the present condition of the garden. It is proposed that the garden be redeveloped to provide residents parking, by way of a ramp from Waingate.



Photo 4. The garden

Linthwaite Methodist Chapel – Interior – Lower Ground Floor

- 4.2.9 The lower ground floor is accessed by the domestic door on the south elevation. As expected by the rising landform, the lower ground floor does not extend under the whole building but only the eastern half. This floor comprises a kitchen, WC, an office and 3 store rooms.
- 4.2.10 This floor of the Methodist Chapel has perhaps been modified to the greatest extent. On entering the building one walks into a kitchen with domestic water boiler, sink etc.



Photo 5. Kitchen on lower ground floor

4.2.11 Passing through the kitchen are the small offices a WC and stores. All appear to have been 'institutionalised' (Photo 6). Modern radiators and electrics were evident.



Photo 6. Office on lower ground floor

Linthwaite Methodist Chapel – Interior – Ground Floor

4.2.12 From the kitchen a stairwell and modern staircase leads directly up to the main congregation space on the ground floor. This space is between a front range of rooms that includes the entrance hall stairs at the west end of the building, and a range of function and gathering rooms to the east end.

4.2.13 Much of the decoration on this floor is intact from the 19th / early 20th century, including the panels on the walls, wallpaper and many fixtures such as cupboards and pigeon-holes. All floors appear to be original and in places very old vinyl covers the floorboards. Photo 7 below is typical of the appearance and condition of these rooms. Of interest is the original joinery and doors which are mainly well preserved, but the half panelled walls have suffered from wear and tear and there is much damage from new services and fixing for cables etc.



Photo 7. South range office, ground floor

- 4.2.14 The main congregation auditorium offers the most impressive space in the building. This would have originally included rows of pews, but now this area is utilised with stacking shelves and storage racks (Photo 8).



Photo 8. The ground floor auditorium showing storage racks. Looking south

- 4.2.15 Despite the clutter, this space still makes an impressively large room, and the acoustics still ring. It is clear from Photo 8, that the access stair down to the lower ground floor is not original. The floors on the ground floor are, however, original and still include the cast iron grilles that trace the underfloor heating. The cast iron columns that would once have been integrated with the pews, and which hold up the first floor raking gallery are present (Photo 9).



Photo 9. Original floor and columns

- 4.2.16 From the interior it is easier to appreciate the form and condition of the windows. On the ground floor south elevation all the windows are metal framed comprising three horizontally divided sections. The metal window frames on this elevation are largely sound, but work is required to secure them in place, as the existing putty and paintwork has degraded.
- 4.2.17 There is a single stained-glass window (Photo 10) on this elevation, depicting Jesus Christ as the shepherd. It is dated 1952 and is dedicated to William Henry and Francis Elizabeth North. This is a colourful and poignant feature on an otherwise plain and functional elevation.



Photo 10. Stained glass window

- 4.2.18 On the north elevation the ground floor windows are different to those on the south elevation, by featuring a stained glass design of coloured swags (Photo 11). The coloured design continues through to the first floor (but here the windows are round headed). All windows the north elevation above lower ground floor have this design, but almost all are damaged to a degree.

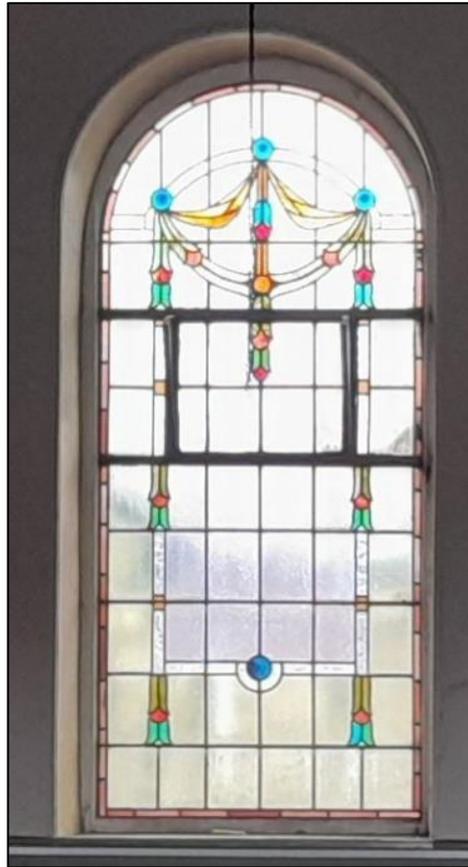


Photo 11. North elevation window

- 4.2.19 As with the rooms in the south range, the auditorium retains the panels on the lower parts of the walls, but these are also badly holed and damaged by wear and tear and the addition of fixing etc.
- 4.2.20 Leaving the auditorium through one of two doors to the north, is the entrance lobby and two staircases which lead to the first floor auditorium (Photo 12). The entrance lobby is narrow, but either side of the doors are small cupboards that presumably held prayer books. The stairs either side may have segregated men and women, but both stairs are original and include the original balusters and handrails. The floor in the lobby is terrazzo style hard stone.

Linthwaite Methodist Chapel – Interior – First Floor

- 4.2.21 The first floor comprises the large upper auditorium, a staircase to the attic at the west end and at the east end a set of rear rooms, presumably for the minister to prepare and which provides access to either side of the auditorium.
- 4.2.22 The first floor is largely unaltered since it ceased in use as a Methodist Church. The key features are the large, raking gallery replete with banks of wooden pews; a large, decorated band picked out in simple geometric design that forms the stop rail for the congregation, preventing persons falling to the ground floor; the pulpit end of the auditorium, and the decorated coffered ceiling (Photo 12).

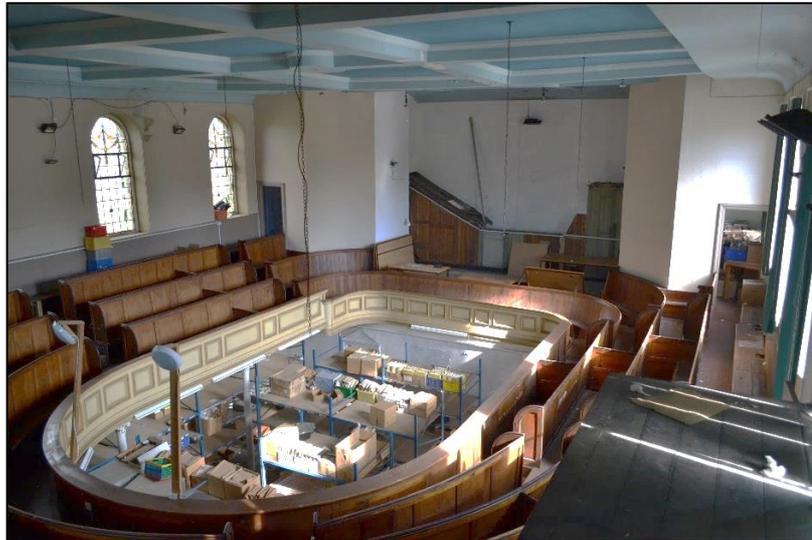


Photo 12. The first floor auditorium

- 4.2.23 The pews and the associated stop rail are *in situ* and are in good condition. Three banks of pews line three sides of the auditorium providing the congregation with unhindered views of the pulpit end. The floors are original.
- 4.2.24 The coffered ceiling has suffered a degree of damage, mainly from what appears to be water ingress and damp. Above the pulpit plaster has fallen away from the ceiling revealing the lath work beneath (Photo 13). Overall, though, the damage is repairable, and the ceiling would make an attractive feature in the proposed apartments.



Photo 13. Damaged ceiling

- 4.2.25 At the west end is a very modern, makeshift stair access to the attic (Photo 14). This is of no heritage value at all, and it is unclear, though doubtful, that it has replaced a previous stair here. There is a large attic access panel in the northeast rear room behind the pulpit, and this was probably the traditional way to get into the roof space.



Photo 14. West end of upper auditorium. Note the makeshift stair

- 4.2.26 At the east end of the auditorium, there are two corner rooms; both feature the very high ceiling of the auditorium and the decorated coffered ceilings. As noted above, the original access to the attic is here. Again plasterwork is damaged but not irreparable.
- 4.2.27 Overall, the first floor retains most of the character and interest of the Methodist Chapel phase of use. There is some damage apparent from neglect and possibly from problems with the roof and some of the damaged windows.

Linthwaite Methodist Chapel – Interior – Attic

- 4.2.28 Access was via the makeshift stair. Inspection of the attic was hindered by the lack of electric light and the profusion of stored goods. The impression was that the roof timbers in places had been damaged and there was evidence of temporary reinforcement on some timber members. The roof included a single skylight of the Velux variety on the north pitch of the roof. A single round headed window, smaller than the elevation windows is present at the east end, but this looks like a later insertion. Photo 15 below is a general shot of the attic in 2023. Note: The structural survey includes a more thorough account of the attic (Marsh Design, 2023).



Photo 15. The attic

Summary

- 4.2.29 In a large part, the Methodist Church retains a great deal of the original character and many original fixtures and fittings, such as the floors, much of the doors and joinery and the windows. Stand out features include the first-floor geometric stop rail, the large windows and the first-floor ceiling.
- 4.2.30 Other features, such as the columns, could be easily retained but the condition of much of the wall panelling is beyond saving. As well as the panelling on the walls, the ceiling and many of the windows have sustained damage, but these could be repaired. The exterior of the building is largely unchanged, but the east end stair structure is beyond repair and would probably need to be rebuilt entirely.

5. STATEMENT OF SIGNIFICANCE

5.1 Focus of Study

- 5.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological**, **Architectural** or **Artistic**, **Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.
- 5.1.2 As the proposals are mainly for the interior of the Listed Building and changes to the garden, this report will assess potential impacts to:
- Linthwaite Methodist Church – Grade II Listed Building
 - Linthwaite Conservation Area

5.2 Linthwaite Methodist Church – Grade II Listed Building

Description & General Condition

- 5.2.1 Two to three storeys, purpose built mid-19th century Methodist Church. Stone construction over slate roof. Garden to the east. Condition of the building varies from poor on the lower ground floor but increasingly good and authentic on the ground and first floors. The attic may need work.

Assessment of Heritage Interest

Architectural Interest

- 5.2.2 The architectural interest is the primary positive contributor of heritage significance for this heritage asset. The exterior of the building is almost unchanged from construction, with only three modern casement windows and a skylight detracting from the original appearance.
- 5.2.3 The interior is largely as intended, except for the modernisation of the lower ground floor into small dark offices, and the removal of the pews on the ground floor. Otherwise, the ground and first floors remain architecturally as designed, with wear damage and some intrusions from modern services apparent to the ceiling and the panelled walls.

Historic Interest

- 5.2.4 The building carries notable evidential historic interest for the understanding of Methodism in the mid-19th century and arguably much later. The form of the building and the interior finishes and arrangement provides much period information regarding the size of Methodist congregations, the form of services and potentially for wider community use.
- 5.2.5 The building also holds a good degree of communal and associative history, being a community building that was held in esteem by the Methodists in and around Linthwaite. This building does not have a church yard, but records are held at Kirklees Archives that mark marriages at this place. Inside the building there is the memorial stained-glass window and a

memorial plaque immediately inside the front entrance. Consequently, the historic interest of Linthwaite Methodist Church is a strong positive contributor of heritage significance.

Setting

- 5.2.6 Located as it always was, towards the southwest edge of Linthwaite, the baseline setting of this designated heritage asset is one of a village scale and ambiance, dominated by linear development on the small streets and lanes that run out into the surrounding countryside. This location would always have placed the Methodist Church towards the outskirts and away from the much denser heart of Linthwaite which was dominated by the mills and other industrial works.
- 5.2.7 There has been some intensification of development in recent years and the rather dense residential development at Black Rock Drive will have led to an increase in footfall and traffic activity around this part of the village. Fundamentally, the setting of the Listed Building is largely as it was in 1867, and for this reason, the setting aids our understanding and appreciation of the Church and is a positive contributor to the significance of the building, but not without some capacity for change.

Overview of Significance

- 5.3 The Grade II Listed former Methodist Church is a building that very much exemplifies the protestant values and ethics of the time. It is a solidly built, simple building unadorned with unwarranted decoration, yet still pleasingly proportioned. The interiors follow this simple yet stolid rule and despite some care lavished on the designs of the ceilings, the columns and the geometric band around the first-floor open ceiling, the building is a sober and conservative affair.
- 5.4 In line with assessment criteria in Table 2, the former Methodist Church is a designated heritage asset of High heritage significance, i.e., *Grade II Listed Buildings and other designated or non-designated heritage assets of special interest, and heritage assets of a reasonably defined historic extent and significance*. The Methodist Church undoubtedly retains a great deal of the original fabric, fixtures and fittings and is a building with a specific character, and in its own right is worthy of the Grade II status. The Grade II status recognises that while such buildings are common throughout the country, many have been redeveloped and few remain available intact to study.

5.5 Linthwaite Conservation Area

Description

- 5.5.1 Linthwaite Conservation Area covers most of the village, and the designation was established to protect the architectural character of this former woollen settlement. The overriding character, including the scale of the buildings and the layout of the streets, reflects the mostly 19th century building stock. The village grew and thrived as part of the very prosperous woollen textile industries based in the Colne Valley.

Assessment of Heritage Interest

- 5.5.2 A good proportion of the building stock in Linthwaite dates from the industrial period and includes cottages where formerly weavers would have plied their trade by hand in their homes, as well as the much larger mechanised mills and factories.
- 5.5.3 Closer to the Linthwaite Methodist Church, and particularly on Chapel Hill, there are dwelling and residences of the better off population. Hoyle House c. 45m north of Linthwaite Methodist Church is the Grade II Listed Hoyle House, which was home to George Mallinson, whose donation helped to fund the foundation of the Methodist Church. The architectural character and the natural material palette of stone and slate makes a coherent contribution to the significance of the conservation area.

Historic Interest

- 5.5.4 The Linthwaite Conservation Area Appraisal details the historic development of the conservation area and includes a roster of well to-do industrialists and other notables in the village in the mid-19th century.
- 5.5.5 Beyond the people, the spread and form of building types, the river and the canal all provide evidence of the growing prosperity of Linthwaite during the industrial period, a time when rural populations were dwindling for the allure of year-round steady work in the mills and associated industries of the industrial small towns and cities.

Overview of Significance

- 5.5.6 The conservation area covers and protects through planning the industrial heart of Linthwaite. Close to the proposal site, the character and development of the conservation area is that of local wealth and status.
- 5.5.7 In line with the assessment criteria in Table 3, the conservation area is a designated heritage asset of High significance, i.e., *Designated heritage assets of a reasonably defined historic extent and significance. Examples may include areas containing buildings that contribute significantly to the historic character.*

6. IMPACT ASSESSMENT

6.1 Details of the Proposed Development Works

- 6.1.1 The proposed development has been mindful of the advice given at pre-app by Sue Brooks (Kirklees Senior Conservation Officer (See section 1.4)). Her advice is integrated into the description of the development proposal below.
- 6.1.2 The proposed development is to convert the Methodist Chapel into 9 self-contained apartments spread across the available 4 floors, with 2 apartments on the lower ground Floor, 3 apartments on the ground floor, 3 apartments on the first floor and 1 apartment on the second floor.
- 6.1.3 The proposals are yet to advance to the very high detail that includes the individual proposals for fixtures and fittings and the routing of e.g., cable and ducts. However, the client team has a full set of floor plans, elevations and sections that show the proposed arrangement of the apartments (Figs. 5-9), and these provide a sound understanding of the key changes to the building.

Lower Ground Floor

- 6.1.4 The proposal will require demolition of the 'central' part of this floor, concentrated on the area presently utilised by the WC and the modern staircase up to ground floor, but all significant walls will remain *in situ*. The external access door on the east elevation will be brought back into use.

Ground Floor

- 6.1.5 Similar to the east end of the lower ground floor, proposals for demolitions at the east end of the ground floor will respect the significant walls of the existing rooms, with changes being concentrated in the 'central' part where the modern stairs are. Again, the east end external access point will be brought back into use. Overall, Apartment 5 would fit into the space that is now the marked 'stores' on Fig 6. The proposal would prevent access from Apartment 5 into the ground floor auditorium.
- 6.1.6 For the ground floor auditorium, the space will be divided down the long axis east to west to create Apartments 3 & 4. New dividing walls will further sub-divide the apartment spaces to create the various rooms, taking care not to bisect windows. Key to this part of the development is the retention of the feature ceiling, and the design has taken account of this feature and integrated the geometry into the new circulation of the building. Columns will be retained as features of interest. Floors will be retained.
- 6.1.7 At the west end of the ground floor, the entrance lobby and existing staircases will be retained providing access to the first floor. There will be no access from the entrance lobby to the ground floor flats.

First Floor

- 6.1.8 The most notable change to the first floor / ground floor will be the insertion of a new floor over the previously open ceiling in the auditorium. This will maintain that feature for the

ground floor, but at first floor there will be no indication of that. The rising banks of pews will be removed, and the space will accommodate Apartments 6, 7 & 8. Existing stairs from the entrance lobby will provide access to the apartments, and new stair will also provide access to the apartment on the second floor. As with the ground floor, new dividing walls will respect the fenestration and no windows will be bisected (Fig 7).

Second Floor

- 6.1.9 Apartment 9 will be on this floor. No demolitions are proposed, but the space will require subdivision (Fig 8).

6.2 Predicted Impact of Proposed Development

- 6.2.1 The client's design team has been mindful of the comments from the Conservation Officer and has taken a lead from these points (section 1.4) to produce a scheme that accommodates the required number of apartments, while maintaining the key architectural fixtures and fittings, and much of the existing character. This is best seen in the way the designs respect the special circumstances of the arrangement of the ground floor open ceiling and the upper auditorium; using existing original staircases, and by respecting the hierarchy of the fenestration and retaining the columns on the ground floor. No work is proposed on the exterior of the building beyond the rebuilding of the damaged stair structure.

Direct Impacts

Lower Ground Floor

- 6.2.2 Demolitions and subdivision will alter the existing circulation pattern and will entail the loss of a small proportion of the existing historic fabric. However, this floor is presently, from a design perspective, a badly executed and poorly modernised kitchen and storage area, and the proposal will demolish all of the poor modern fabric additions, and enhance the light and comfort of the lower ground floor.

Ground Floor

- 6.2.3 Demolitions and subdivisions will alter the existing circulation pattern, particularly across the length of the ground floor as a whole. However, the main existing division of this floor will be maintained. The open ceiling will be closed by a new floor at first floor, but the geometric feature will be retained and used as a key feature of interest for the apartments on the ground floor, furthermore the design has incorporated this into the new circulation patterns. Floors, windows and the decorated columns will be retained. Loss of historic fabric will mainly be restricted to the wall panels which are not salvageable.

First Floor

- 6.2.4 This floor will see the greatest degree of change. The banks of pews will be removed, and a new floor fitted over the open ceiling. The 2 rooms at the east end of this floor will be demolished to allow the development regular space in which to work. This floor will see extensive changes to circulation and subdivision.

- 6.2.5 Loss of historic fabric and consequently character on this floor is the most notable in the development.

Second Floor

- 6.2.6 No demolitions are proposed for this floor. The impacts from creation of subdivision of a space previously unused will be negligible.

Overall Direct Impacts

- 6.2.7 Using the assessment criteria of Table 3, taken overall, the proposed direct impacts to historic fabric, leading to changes in circulation and character, and balanced against the measures to mitigate these changes are considered to incur a Low Adverse Degree of Impact to the fabric and character of the heritage asset i.e., *A small proportion of the surviving heritage resource is altered; slight alterations to the structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic character.* This assessment accepts the scale of the interior works but acknowledges that the exterior will be retained and improved by the rebuilding of the stepped structure at the east end. Furthermore, the assessment includes the appreciation of the retention of the 'big ticket' features that provide this building with such character.
- 6.2.8 Taking the assessed degree of impacts and cross referencing it against the heritage significance of the building on Table 4, this equates to an Adverse Low Magnitude of Effects to the overall significance of the Methodist Church but recognises that without serious intervention the building will continue to deteriorate.

Indirect Impacts

- 6.2.9 The client's designers are considering developing the existing garden into a resident's carpark. Work would require an access ramp down to the garden from Waingate, and the clearing of the existing vegetation, some of which is rank. This would affect the setting of the Methodist Church and would be a change in the Linthwaite Conservation Area.
- 6.2.10 Presently the garden is a quite well hidden from view, mostly only visible from the pavement directly adjacent or from the Methodist Chapel property. The garden joins the other similar examples at the rear of their associated houses on Chapel Hill and Waingate. As a whole these gardens provide a large block of green space behind the streets.
- 6.2.11 The proposal would require a small loss of the historic stone boundary wall, to form the access to Waingate, and the loss of the green character of the garden would also be a notable change from the baseline.
- 6.2.12 In line with the criteria of Table 3, the proposal would indirectly incur a Negligible Adverse Degree of Impact to the setting of the Listed Building and the appearance of the Conservation Area, because the changes would alter only a small proportion of each heritage asset.
- 6.2.13 In accordance with Table 4 this would equate to an Adverse Low Magnitude of Effects to the significance of the Listed Building and to the character and appearance of the Conservation Area. This assessment acknowledges the that the garden is not a prominent feature in the Conservation Area.
-

6.3 Summary

- 6.3.1 The Methodist Church has ceased to operate as such for many years, and the condition and appearance of the property is deteriorating. It is highly unlikely that the building will ever be required as a church or chapel again, and the current use does little to arrest the decay of the interiors or the exterior.
- 6.3.2 The proposed redevelopment of the Linthwaite Methodist Church into a residential building has been designed to retain and improve the exterior of this imposing building. Furthermore, the designs have thoughtfully incorporated the sound advice of the Senior Conservation Officer, and resulted in a scheme that retains the key features of character, integrating the development aim of maximising the space available, while minimising the disruption to the fabric and character of the Listed Building.
- 6.3.3 This report has also assessed the possibility of providing a residents car park in the existing garden.
- 6.3.4 Overall, this report assesses that the proposals will lead inevitably to some loss of historic fabric and consequently to a loss of character. The proposals will, however, provide a long term solution to the continued deterioration of the fabric, while bringing human activity back to this most social of buildings. Therefore, it is considered in NPPF terms that the proposals will result in Less Than Substantial Harm (at the mid-point of this category) to the significance of the Listed Building and to the Conservation Area.
- 6.3.5 In terms of Local Policy LP35 – Historic Environment, the proposals are considered to meet the relevant second part of this policy, namely:

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.

7. RECOMMENDATIONS & CONCLUSIONS

7.1 Outline Recommendations

- 7.1.1 The existing building has a character that reflects the very particular use for which it was established. Despite some quite severe changes over recent decades, mainly the ground floor, there remains much to value, but which is deteriorating.
- 7.1.2 It is recommended that prior to redevelopment the existing building is archaeologically recorded in the form of a Historic Building Recording Survey, to provide detailed information on possible phasing and functionality of the building and to allow preservation by record. Such a record should place the building in its historical and regional context to aid future studies of similar buildings.

7.2 Conclusion

- 7.2.1 AB Heritage Limited has been commissioned by ABM Developments to produce a Heritage Statement covering proposed works at the Methodist Chapel, Chapel Hill, Linthwaite, HD7 5NU. The Heritage Statement will form part of a planning application and Listed Building Consent application.
- 7.2.2 The building is Grade II Listed and dates from the mid-19th century, it is a purpose built Methodist Church which was partly enabled by a monetary donation from the local industrialist George Mallinson. The building retains a good proportion of the original fixtures and fittings, including the original auditorium design and layout, particularly on the first floor. Key features of interest include the intact fenestration, the original floors and the decorative columns that hold the upper auditorium. On the ground floor all of the pews are gone, but the first floor raking gallery exists. In its current use as a storage facility, the fabric and fixtures are in a deteriorating condition. Despite the existing condition, the Methodist Church is a building of high heritage significance.
- 7.2.3 The proposal is to convert the Methodist Church into 9 self-contained apartments, and the design has been mindful of advice provided at pre-app by the Senior Conservation Officer at Kirklees Council, resulting in a scheme that retains the key features of character, integrating the development aim of maximising the space available, while minimising the disruption to the fabric and character of the Listed Building. This report has also assessed the possibility of converting the existing garden to a resident's car park, and the effect this might have on the setting of the Listed building and the Linthwaite Conservation Area.
- 7.2.4 Overall, this report assesses that the proposals will lead inevitably to some loss of historic fabric and consequently to a loss of character. The proposals will, however, provide a long term solution to the continued deterioration of the fabric, while bringing human activity back to this most social of buildings. Therefore, it is considered in NPPF terms that the proposals will result in Less Than Substantial Harm (at the mid-point of this category) to the significance of the Listed Building and to the Conservation Area. The proposals are also considered to accord with the second relevant part of Local Policy LP 35 – Historic Environment.
- 7.2.5 It is recommended that prior to redevelopment the existing building is archaeologically recorded in the form of a Historic Building Recording Survey, to provide detailed information

on possible phasing and functionality of the building and to allow preservation by record. Such a record should place the building in its historical and regional context to aid future studies of similar buildings.

- 7.2.6 The final decision regarding further heritage works for this application resides with the Local Planning Authority.

8. REFERENCES

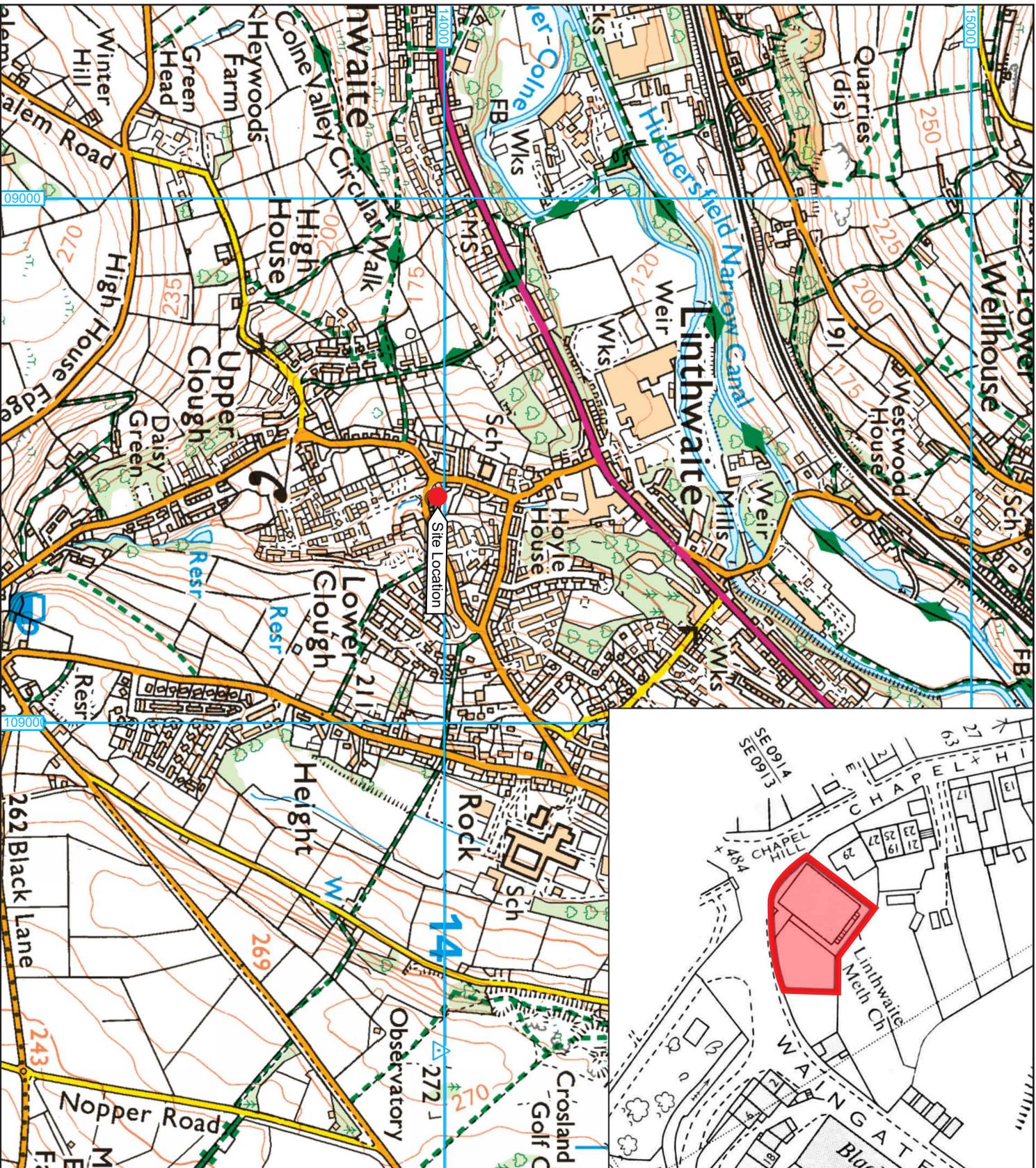
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AB HERITAGE
ARCHAEOLOGICAL CONSULTANCY

A north arrow is located above a map of the United Kingdom. A red dot on the map indicates the location of the site in the north of England, near the border of Yorkshire and Lancashire.

KEY

- Site Boundary (inset)
- Site Location



Figure 1: Site Location

Project:
Linthwaite Methodist Chapel

Date: 23/03/23 Job No: 62353

WINDOW TYPES KEY



Type 1 window
 Timber sub-frame and metal frame. Glass & obscure glass. Inset glazing. Central opening vent.



Type 2 window
 Metal frame. Clear single glazing. No opening vent.



Type 3 window (GFW1)
 Timber sub-frame and metal frame. Stained/obscure glass & obscure glass glazing or intervention. Central opening vent.



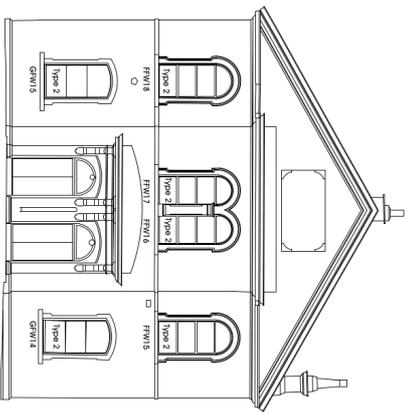
Type 4 window (FVW1)
 Timber sub-frame and metal frame. Stained/obscure glass & obscure glass glazing or intervention. Central opening vent.



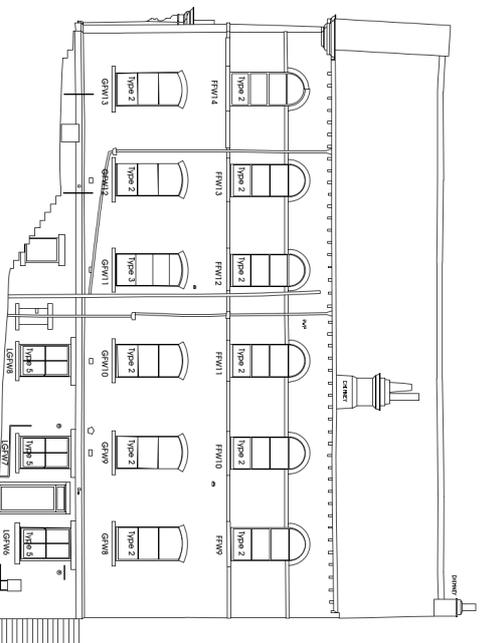
Type 5 window
 Metal frame. Clear single glazing. Clear single glazing.



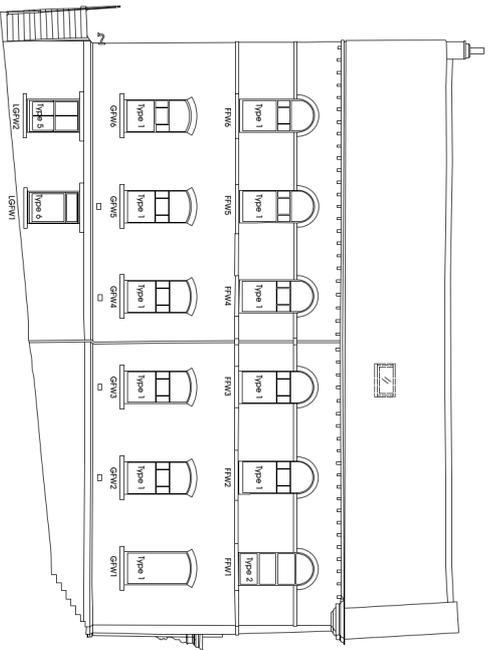
Type 6 window
 Metal frame. Clear single glazing. Clear single glazing.



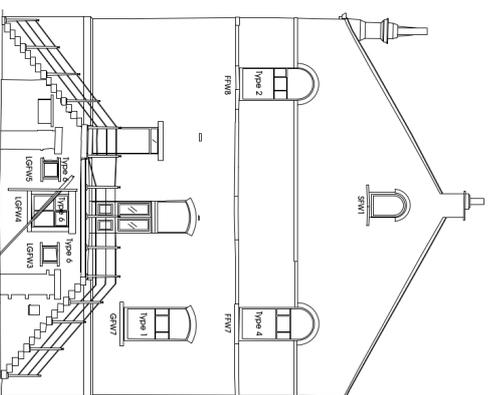
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EXISTING SOUTH ELEVATION 1:100



EXISTING NORTH ELEVATION 1:100



EXISTING EAST ELEVATION 1:100

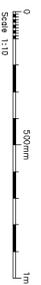
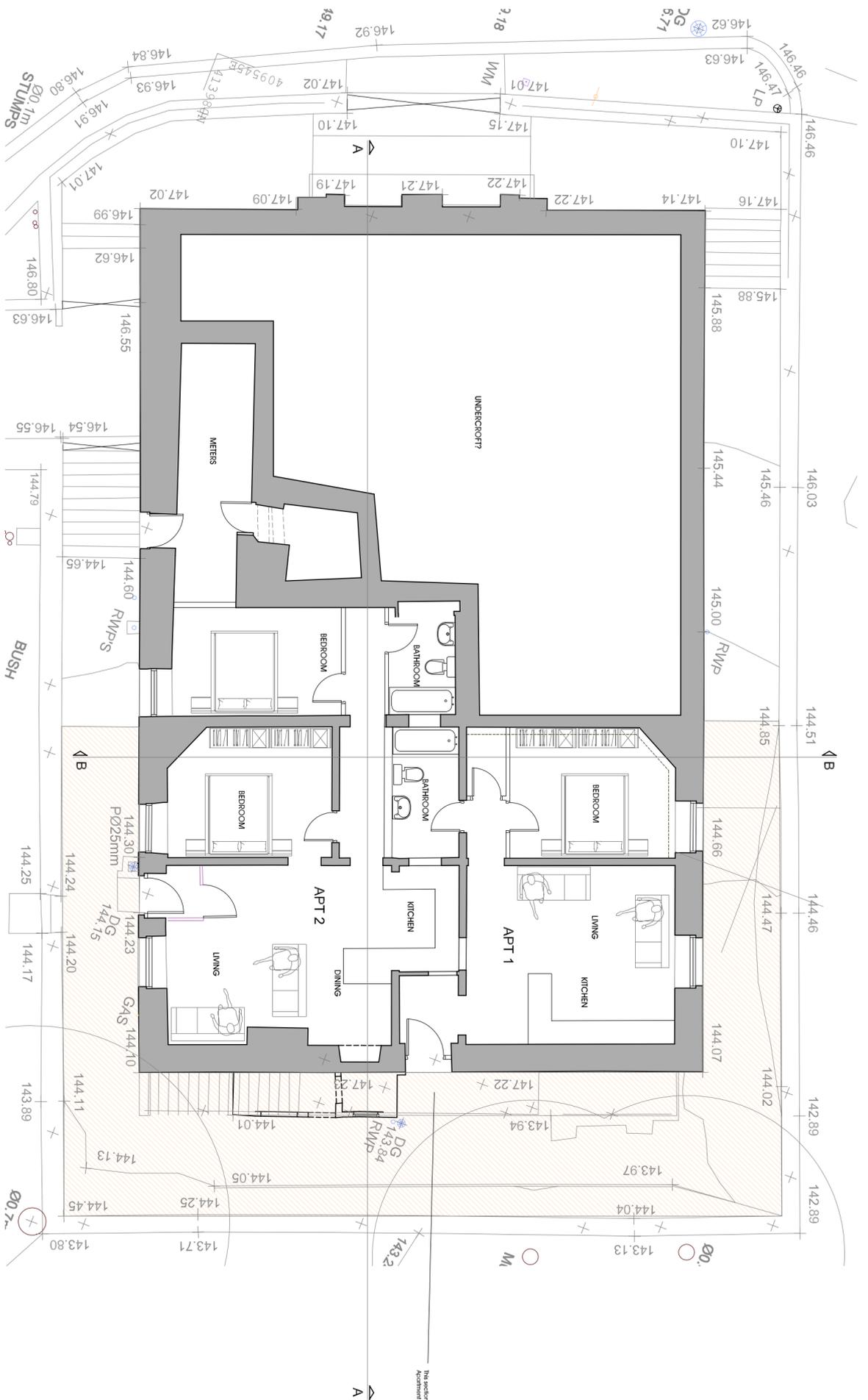


Figure 4

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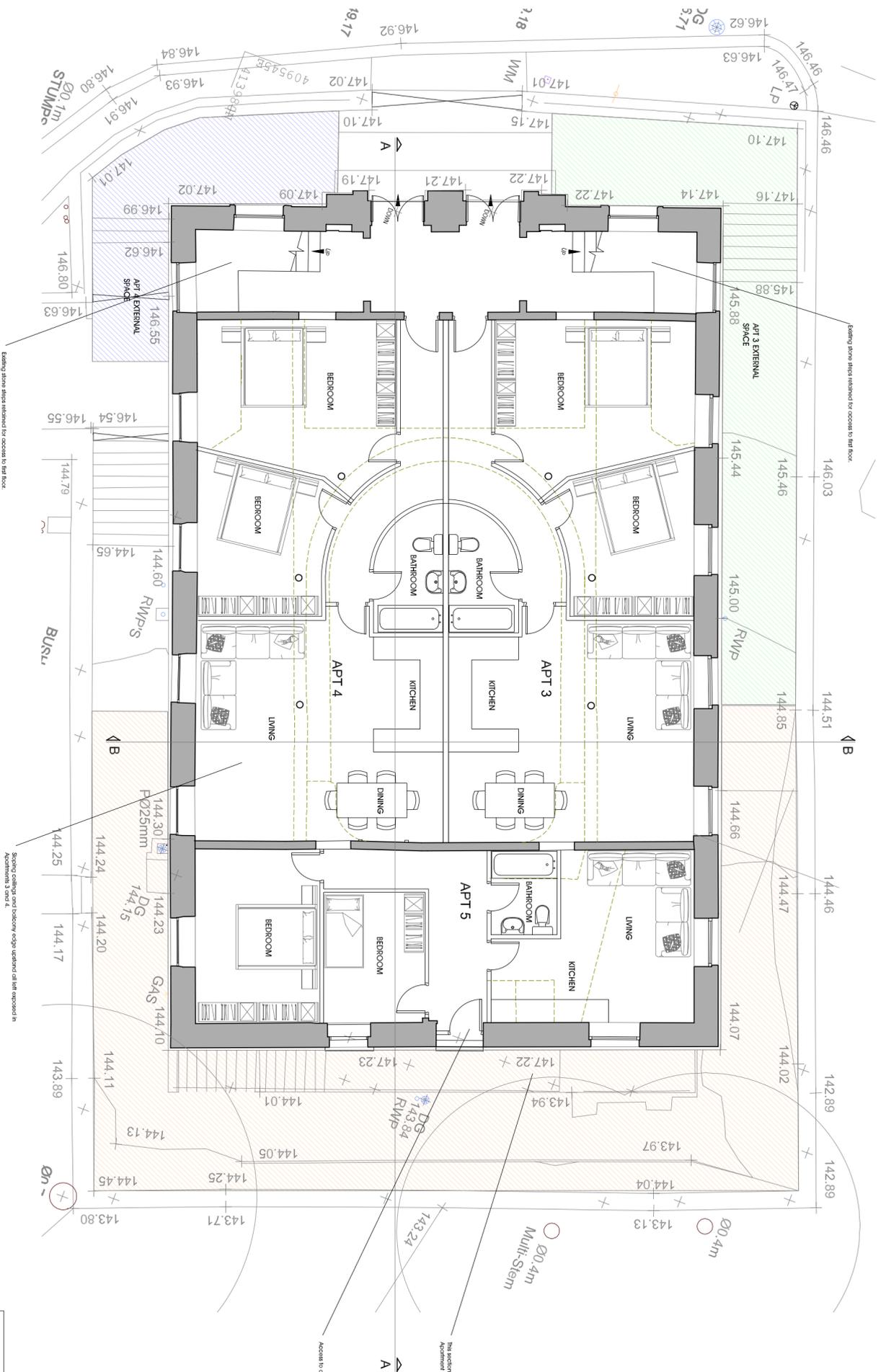


PROPOSED LOWER GROUND FLOOR PLAN 1:50

Figure 5

Client: ABM Developments Ltd Project: Proposed Apartments Address: Hill Lutonville	Drawings: Proposed Lower Ground Floor Plan Date: April 2022 Job No.: 22-509 Scale: 1:50 @ A1 Drawing No.: 200 Rev: A
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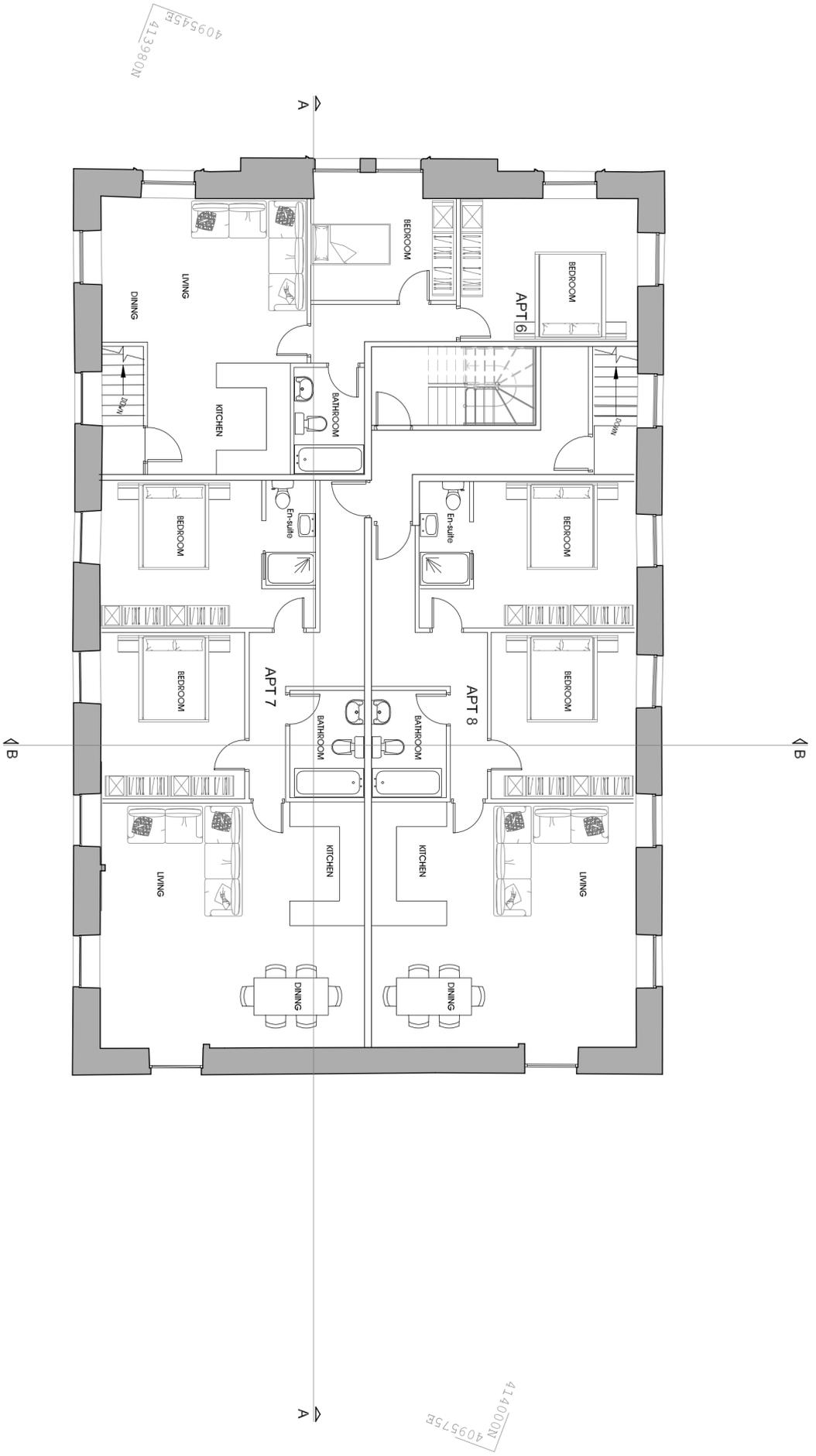


PROPOSED GROUND FLOOR PLAN 1:50

Figure 6

		Client: RMB Developments Ltd Project: Proposed Apartments	
		Drawings: Proposed Ground Floor Plan	
Date: April 2022	Scale: 1:50 @ A1	Job No.: -	Drawing No.: 201
Address: Empire House, Mulcure Hill Lutonville	Author: -	Check: -	Rev.: A
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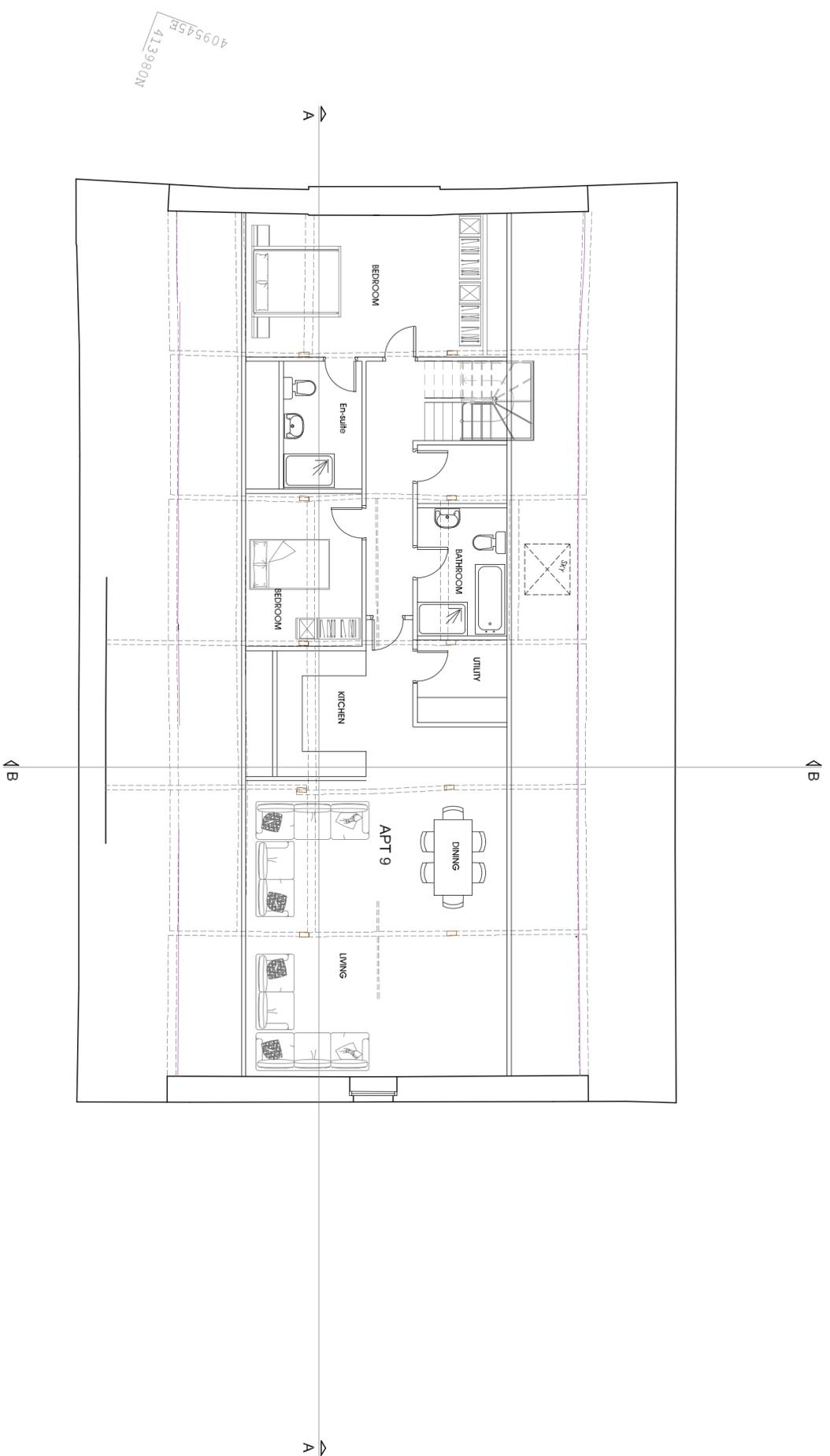


PROPOSED FIRST FLOOR PLAN 1:50

		Drawings: Proposed First Floor Plan	
		Client: ARM Developments LTD Project: Proposed Apartments Address: Hill Location: Lutterworth	
Date: April 2022 Job No: 22-509	Scale: 1:50 @ A1 Drawing No: 202 Rev: A	www.ghparchitects.com Empire House, Mulcume Hall Road, Hill, Lutterworth, Leics, LE15 1SP Tel: 01422 207172 Email: ghp@ghparchitects.com	
RIBA # Chartered Practice			

Figure 7

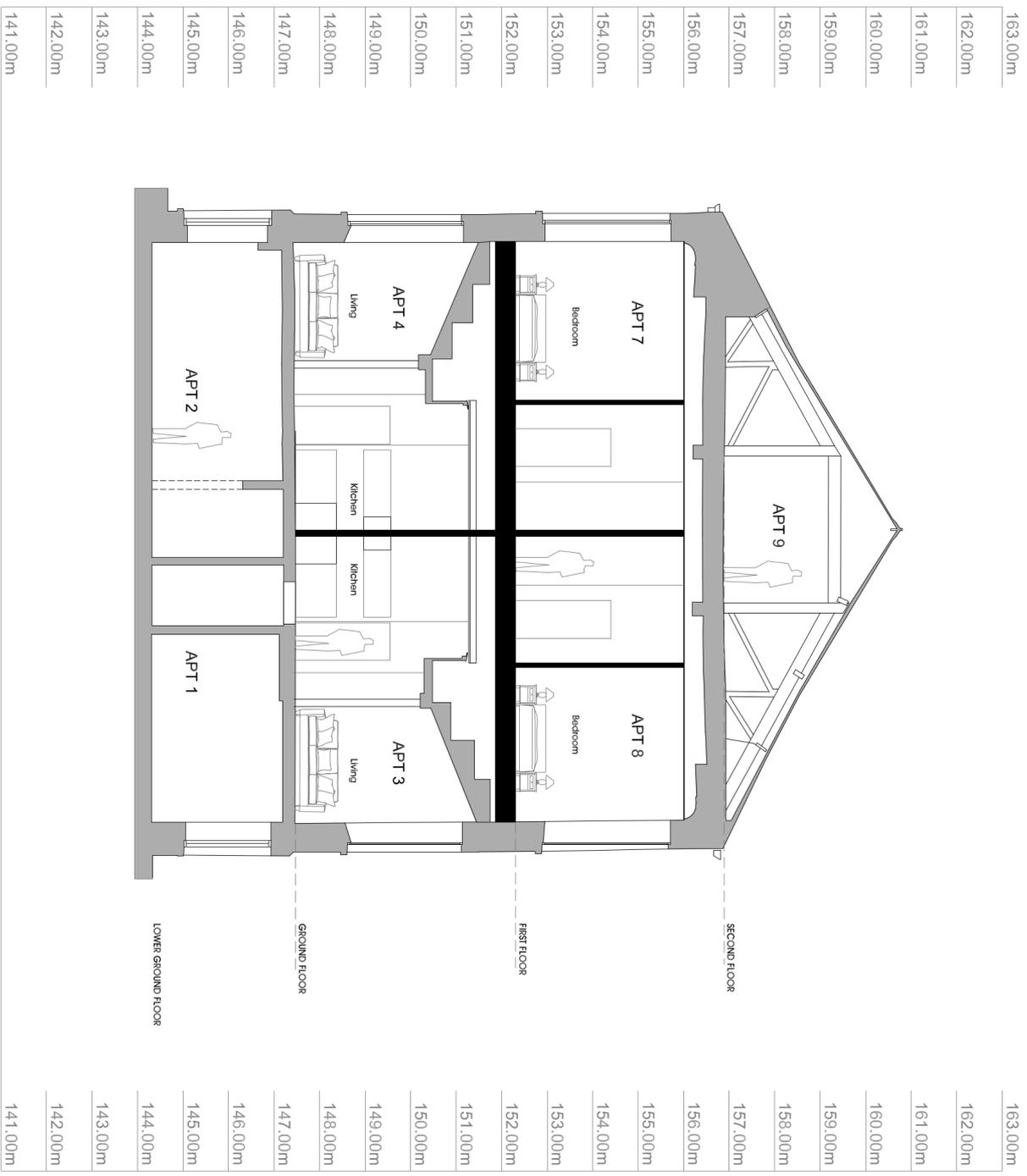
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PROPOSED SECOND FLOOR PLAN 1:50

Figure 8

		Client: ABM Developments LTD Project: Proposed Apartments	
		Drawings: Proposed Second Floor Plan	
Address: Empire House, Mulcume Hill Road, Hoddeston, West Yorkshire, LS11 1SP Lutwisdale	Date: April 2022	Scale: 1:50 @ A1	Rev: 203
Job No.: 22-509	Drawing No.: -	Rev.: A	Scale: 1:50 @ A1
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Empire House, Mulcume Hill Road, Hoddeston, West Yorkshire, LS11 1SP Tel: 01422 207172		RIBA # Chartered Practice	



PROPOSED SECTION B-B

Figure 9

		Client: RAVI Developments LTD Project: Proposed Apartments Address: Hill Lane, Liphewell	
Drawings: Proposed Section B-B		Date: April 2022 Scale: 1:50 @ A1 Job No: Drawing No: Rev:	
22-509		301 A	
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