

HERITAGE ASSESSMENT

MARKET STREET HUDDERSFIELD



C49 Architecture Ltd
www.C49Architecture.co.uk
Tel: 01535 281432
Email: Info@C49Architecture.co.uk



Heritage Assessment

The site is located outside, but close to the boundary of the Huddersfield Town Centre Conservation Area and several listed buildings. An assessment of the impact of the proposals on identified heritage assets has therefore been undertaken in accordance with relevant legislation and national and local planning policy.

Relevant Legislation and National Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

In relation to listed buildings, sections 16(2) and 66(1) of the Act set out the duty placed upon the local planning authority as the decision maker, stating that the authority shall have regard to the desirability of:

“preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

In relation to conservation areas, section 72 states:

“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

National Planning Policy Framework

Paragraph 193 highlights 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. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 sets out that any harm or loss of the significance of a designated heritage asset will require clear justification.

Paragraph 195 identifies that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, it should be refused, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh the loss.

Paragraph 196 highlights that where a development will lead to 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, where appropriate, securing its optimum viable use.

Paragraph 197 highlights that in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 200 emphasises that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Local Planning Policy

Policy LP35 (Historic Environment) of the Local Plan requires proposals to retain the 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.

The policy also encourages proposals to identify opportunities, including the 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.

Heritage Assets

4 MACAULAY STREET (Grade II listed)

Late C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 3 storeys. Stone brackets to gutter. One range of tripartite stone mullioned sashes, central lintel higher than the other 2. One range of sashes. Door with 4-fielded panels and fanlight. Rear has one range of 3-light stone mullioned sashes with glazing bars and 1 continuous staircase window.

The Plumbers Arms (Grade II Listed)

Late C18 or early C19. Hammer-dressed stone. Pitched stone slate roof. 3 storeys. Stone brackets to gutter. 2 ranges of tripartite stone mullioned sashes, central lintel higher than the other 2. 2 ranges of sashes. One door with 6 moulded panels and fanlight. Rear has 4 ranges of 3-light stone mullioned casements.

Plantation House (Grade II Listed)

Mid C19. Rock-faced rustication ground floor. Hammer-dressed stone above. Ashlar quoins and dressings. Hipped slate roof. 3 storeys. Moulded eaves cornice. 4 ranges of sashes, those on ground floor round-arched with alternating voussoirs vermiculated and continuous moulded impost band. Double doors with moulded panels.

5 to 9 Dundas Street (Grade II Listed)

Mid C19. Rock-faced rustication ground floor. Hammer-dressed stone above. Ashlar quoins and dressings. Hipped slate roof. 3 storeys. Moulded eaves cornice. 4 ranges of sashes, those on ground floor round-arched with alternating voussoirs vermiculated and continuous moulded impost band. Double doors with moulded panels.

Imperial Court (Grade II Listed)

Early C19. What is now the rear was formerly the front elevation of the Queen Hotel, Market Street. Ashlar. Hipped stone slate roof. Three storeys. Stone brackets to gutter. Ten ranges of sashes. The six most northerly on the first floor have a continuous balcony with an ornamental cast iron balustrade. Modern panelled door in original opening. Trabeated archway to Queen Tap Yard, with stone setts underneath. Segment-headed archway with plain impost blocks to Imperial Arcade: cast iron gates, ramped upwards towards centre.

Front to Imperial Arcade was formerly the rear. Eight ranges of sashes on first and second floors: modern shop fronts.

Huddersfield Town Centre Conservation Area

A Conservation Area Appraisal has not been undertaken for the Huddersfield Town Centre Conservation Area. The Conservation Area includes many listed buildings, with a particular concentration to the east, namely at the junction of Lord Street and St Peter's Street, Queen Street, Cross Church Street and the eastern end of King Street.

The application proposal is located outside the southern part of the Conservation Area, in an area with relatively few listed buildings. Built form in this location is varied and includes a number of low quality twentieth century buildings, particularly on New Street and parts of Ramsden Street. The refurbished facades of Ramsden House will provide a moderate improvement to the character of this part of the Conservation Area and have a negligible effect on the Conservation Area.

Effect of the proposed works

Overall, the change of use of Kirklees House and the improvement of its appearance will have a positive impact on the heritage assets closest to it, namely the Town Hall and the south-western edge of the Conservation Area. Given the tight urban form, there will be a neutral impact on the remainder of the heritage assets.

The proposed development therefore accords with the provisions of Local Plan Policy LP35, paragraphs 193-200 of the NPPF and sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.