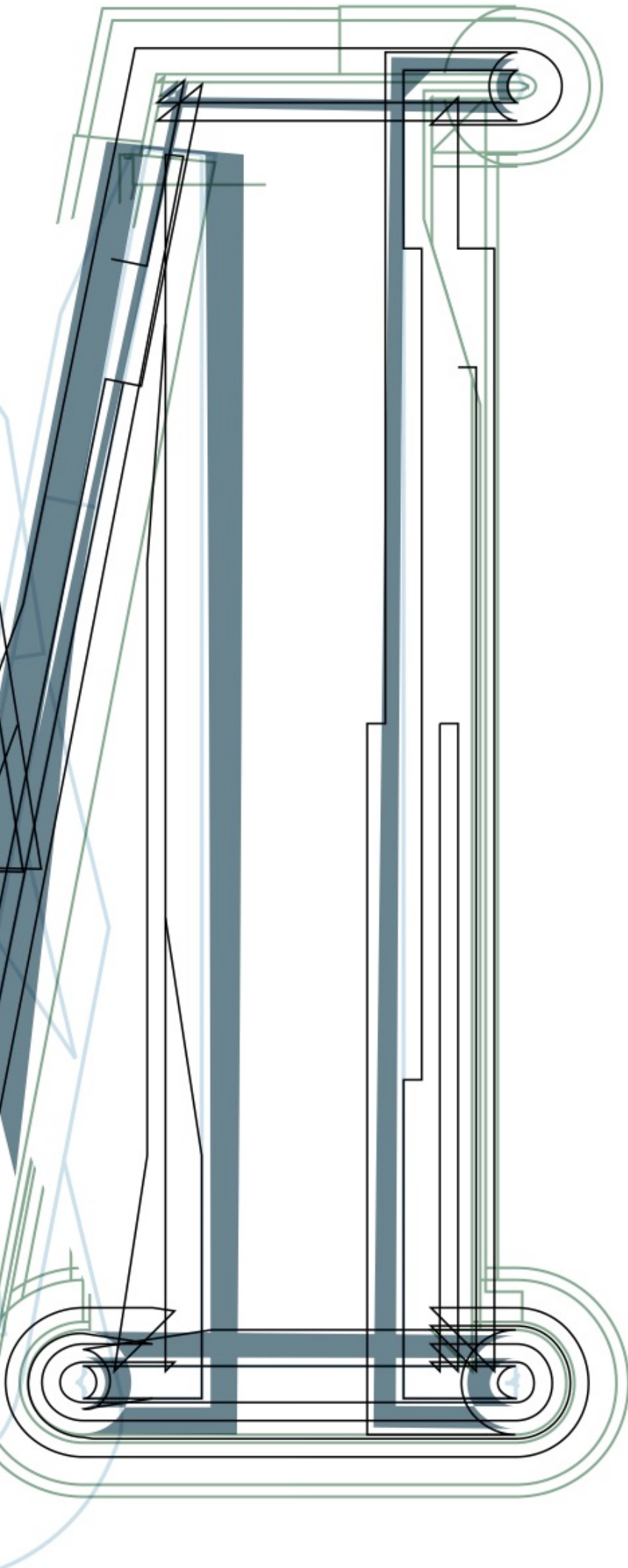
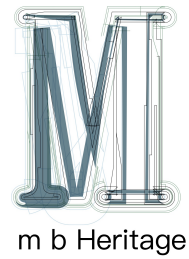


m b Heritage

Ubrique Investments

Residential Development of
Land of Storthes Hall Lane,
Kirkburton

Supplementary
Built Heritage Statement



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Land of Storthes Hall Lane,
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**Supplementary
Built Heritage Statement**

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1.0 INTRODUCTION

- 1.01 This Supplementary Statement, prepared on behalf of Ubrique Investments, has been prepared in respect to proposals for the redevelopment of land and buildings at Storthes Hall Student Village, Storthes Hall Lane, Kirkburton, Huddersfield, HD8 0WA. The proposal comprises an application for Outline Planning Permission, submitted to Kirklees Council, for the *“demolition of buildings and erection of residential development (up to 261 dwellings), redevelopment of Lodge Cottage for residential use and associated works”* (application reference 2023/93667).
- 1.02 The Statement supplements a Built Heritage Statement (m.b. Heritage. 2023) submitted with the planning application. This provided a baseline assessment of designated and non-designated heritage assets which may potentially be affected by the proposed development. It notes two Grade II Listed Buildings, as recorded on the National Heritage List for England, falling within the site, these being *The Lodge* (list entry 1184088) at the eastern entrance to the Student Village off Storthes Hall Road and, the adjacent *Gate Piers and Gates* (1135347). Outside of the site to the north-east *The Mansion* is a Grade II Listed Building (1313310) comprising a country house built in the late 18th century. In assessing the potential development impact upon these designated heritage assets, the Built Heritage Statement concludes that no harm to their significance will arise.
- 1.03 The Built Heritage Statement identifies two non-designated heritage assets falling within the site. These comprise a former administration block to the Storthes Hall Hospital and a former ward block, now known as The Venue. Both buildings date to the early part of the 20th century. The originally submitted development proposals sought the demolition and clearance of both buildings. Following discussion with the Local Planning Authority, the former administration block building is now to be retained and converted to a residential use. The assessment set out below is therefore made on the basis that The Venue is the only asset under consideration for demolition. The wider demolition and clearance of modern buildings within the Student Village will not raise any heritage issues or give rise to harm to the built historic environment.
- 1.04 This Supplementary Statement sets out statutory and policy framework for considering the proposed demolition of The Venue, assesses the heritage significance of the building and considers the relevant policy tests. It has been prepared in collaboration with the Project

Architects for the development, Parker Peel Architectural Limited, who have provided opinion in respect to the difficulties of the conversion of the building and impact of retention on the wider scheme.

2.0 POLICY AND ASSESSMENT GUIDANCE

Legal Context

- 2.01 The Venue building is not a designated heritage asset, a listed building or falling within a conservation area. As such the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 are not engaged in the consideration of the proposed demolition.

National Planning Policy and Historic England Guidance

- 2.02 A summary of the relevant guidance contained within the National Planning Policy Framework, 2023, (the Framework) and produced by Historic England is set out within the Built Heritage Statement (2023).

- 2.03 The Framework defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

- 2.04 In considering potential development impacts upon non-designated heritage assets, Paragraph 209 of the Framework states that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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.”

- 2.05 The requirement of Paragraph 209 is that the effect of an application on the significance of a non-designated heritage asset should be ‘taken into account’. A non-designated heritage asset does not have statutory protection and as such the test is different from that for designated assets. Paragraph 209 requires the ‘weighing’ of applications which affect a non-designated asset and consideration must be of the application as a whole, not merely, as in this case, the demolition of the asset but also the construction of the new development. This

requires a 'balanced judgement' to be made by the decision taker. The Framework does not prescribe how this balance should be undertaken, or what weight should be given to any particular matter.

The Development Plan

- 2.06 The Development Plan comprises the Kirklees Local Plan (the 'KLP') which was adopted in February 2019. Policy LP35 of the KLP relates to the historic environment and in respect to non-designated heritage assets states that:

"Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset".

- 2.07 The Policy adopts a similar approach to that set out in the Framework, in required a balancing based upon the extent of harm identified and the significance of the relevant heritage asset and the consideration of the development as a whole, include benefits flowing from it.

3.0 ASSESSMENT OF IMPACT

- 3.01 In order to assess the proposed demolition of The Venue it is necessary to consider the significance, or historic and architectural values, of the building and balance the loss of the building against the overall planning benefits of the development proposals. It is also reasonable to consider any potential dis-benefits to the development which would arise should the building be retained. These matters are considered below.

The Venue – Heritage Significance

- 3.02 The submitted Built Heritage Statement (2023) provides background information regarding the historical development of the wider site and heritage values of the standing buildings falling within it. In considering the significance of The Venue a useful assessment framework is provided by guidance contained within HEAN7, Local Heritage Listing (Historic England. 2021). This provided a number of assessment criteria for determining the significance of a non-designed heritage asset and this is adopted below.

Age

- 3.03 The Venue is of comparatively late dating and was constructed in the early 20th century, circa 1904, following the purchase by the West Riding County Council of land within the Storthes Hall estate for the construction of a fourth West Yorkshire Asylum for ‘pauper lunatics’. The building is first shown on the 1906 Ordnance Survey map (see Appendix 2 of the Built Heritage Statement).

Rarity

- 3.04 The building was originally constructed as an outlying ward block known as the Arboretum located to the south-west of the main building group which was arranged on a compact arrow form centred on the administration block. The building does not exhibit particular rarity in terms of plan form, architectural style, material treatment or technological innovation. It was constructed as one of a number of ward block and other buildings which comprised the original West Riding Asylum.

Architectural and Artistic Interest

- 3.05 The building was likely constructed contemporaneously with the original Hospital to designs by the, then, West Riding Surveyor and Architect, J. Vickers Edwards. It was constructed in two and three storeys, reflecting changes in land levels, on a H-shaped plan form with principal elevation orientated to the south. The building is constructed in a coursed sandstone with ashlar detailing under pitched roofs with terracotta tile coverings. The front elevation is arranged with a central block in 3-bays with canted porch entrance with flanking gabled wings each terminated at ground floor by stone canted bays with cornice. The façade incorporates paired and tripartite windows with stone mullion divisions to the central block and end gables. Windows retain modern 6-over-6 pane painted timber sashes.
- 3.06 The east and west elevations are more simply presented although retain a distinctive bayed division with tall single light windows with stone heads and sills to the west and a similar treatment to the east with some paired windows with mullion divisions. The east elevation has later door openings to utility spaces at lower ground floor and continues in single storey to the north. The central courtyard has been over-built by a modern infill block which is out of keeping with the architectural character of the original building and which has masked or removed original fabric. This element of the standing building holds no heritage value.
- 3.07 The architectural character of the building draws upon derivative neo-classical elements, typical of the Edwardian period, although relatively simply presented with limited architectural elaboration. The design is similar to that of the original ward blocks, since demolished and the building provides evidence of the original architectural character of the Hospital complex. Much of the architectural interest of the building relates to the principal south facing façade with other elevations adopting a more functional character and showing a greater extent of alteration. Architectural interest is assessed as low-moderate in the local context.
- 3.08 The building has no significant artistic interest.

Group Value

- 3.09 The demolition of the majority of buildings associated with the former Hospital use has removed the historic setting to the building. The standing building has no significant inter-visibility with the retained administration building and as such no group value is identified.

Archaeological Interest

- 3.10 The building holds no significant archaeological interest.

Historic Interest

- 3.11 The building is considered to hold some degree of historic interest given its association with the former West Riding Asylum and as an example of the work of the prominent surveyor and architect J. Vickers Edwards. The ability of the building to illustrate this past use have however been compromised by the removal of the majority of other former hospital buildings at Storthes Hall and loss of historic setting. Historic interest in the local context is assessed as low-moderate.

Landmark Status

- 3.12 The Venue building was detached from the main original complex and is considered to hold a lesser degree of importance to that of the central administration building. Whilst the building has some prominence in short-medium distance views from the west and south, largely related to its siting on elevated ground, it is not considered that the building holds particular landmark status.
- 3.13 Overall, it is concluded that The Venue building holds a low-moderate degree of architectural and historic interest in the local context. Architectural interest principally relates to the main frontage elevation with the building range to the rear showing a greater extent of modern alteration, including the infilling of the former rear courtyard space. The loss of the historic context of the building, following the demolition of the majority of the Hospital complex in the late 20th century, along with the adaptive conversion of the building to form The Venue space, has removed much evidential value.

Assessment of Development Impact

- 3.14 The proposal demolition of The Venue building will result in the total loss of significance of a non-designated heritage asset considered to hold low-moderate heritage value in the local context. This element of the proposed development will therefore need to be considered having regard to the provisions of Policy LP35 of the KLP and guidance contained at Paragraph 209 of the Framework. This requires a balanced planning judgement to be undertaken balancing the harm against other material considerations and the wider benefits of the overall development. The harm assessed does not carry any additional weight in this balance as would be case in the consideration of impacts upon a designated heritage asset which has statutory protection.
- 3.15 A number of material matters have relevance to the consideration of the balance and these are set out in more detail within the Planning Case Report submitted with the planning application. In summary, these matters relate to:
- The relatively low assessed heritage values of The Venue building.
 - The difficulties in securing an adaptive re-use of the building for residential purposes given the comparatively large floor-plate of the building, its scale and massing which would prevent a vertical sub-division and likely require a large number of apartment units to be constructed reducing the housing mix of the development.
 - The work required to secure an adaptive conversion would be extensive particular in terms of internal sub-division and the remodelling required to the rear courtyard elevations.
 - The retention of the building and land surrounding it, would lead to a significant reduction in the number of new dwellings proposed within this section of the site. This reduction would relate to not just the ability to site dwellings within the footprint of the standing building but would also impact upon the placement and alignment of estate roads and their gradients, the ability to achieve level building platforms on surrounding land and would require areas to the south of the building to remain clear of development given proximity to trees.
 - The reduction in housing numbers and/or the housing mix of the development, particular in combination with the intention to retain the administration block, will

have implications in terms of the weight to be attached to housing delivery in line with Framework guidance.

- 3.16 These matters should be considered as part of the planning balance in assessing the proposed development and are set out in more detail within the Planning Case Report for the application.