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ACUMEN  
Designers & Architects

PLANNING,  
HERITAGE  
STATEMENT

19-21 LOW TOWN, KIRKBURTON,  
HUDDERSFIELD

**Job Ref: 2875**

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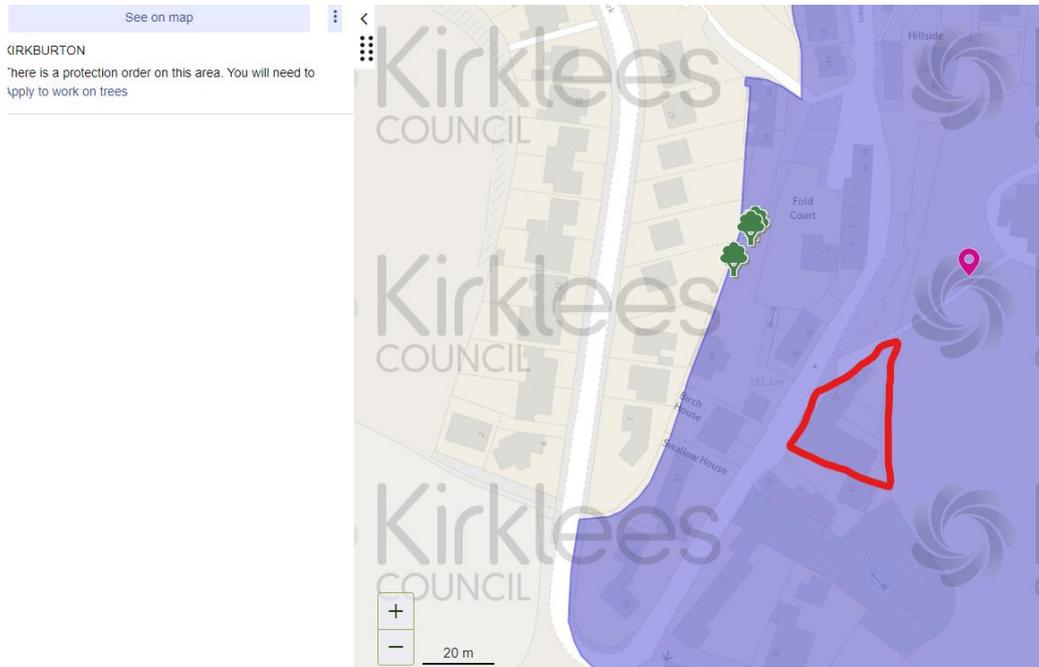
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## SECTION 1: INTRODUCTION

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1. This Heritage Statement has been prepared to support a planning application for the internal alterations to the cottage and bath house to form 2 dwellings at 19-21 Low Town, Kirkburton.
2. The building is not listed however sits within the Kirkburton Conservation Area - See map below from Kirklees Council's map service.



3. This statement responds to section 16 of the National Planning Policy Framework which requires applicants to describe the significance of any heritage asset affected and the impact or contribution of the proposed development upon the heritage asset.
4. This statement has been prepared by James Fearnley BSc(Hons) MArch following site visits to appreciate the building and its context. Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

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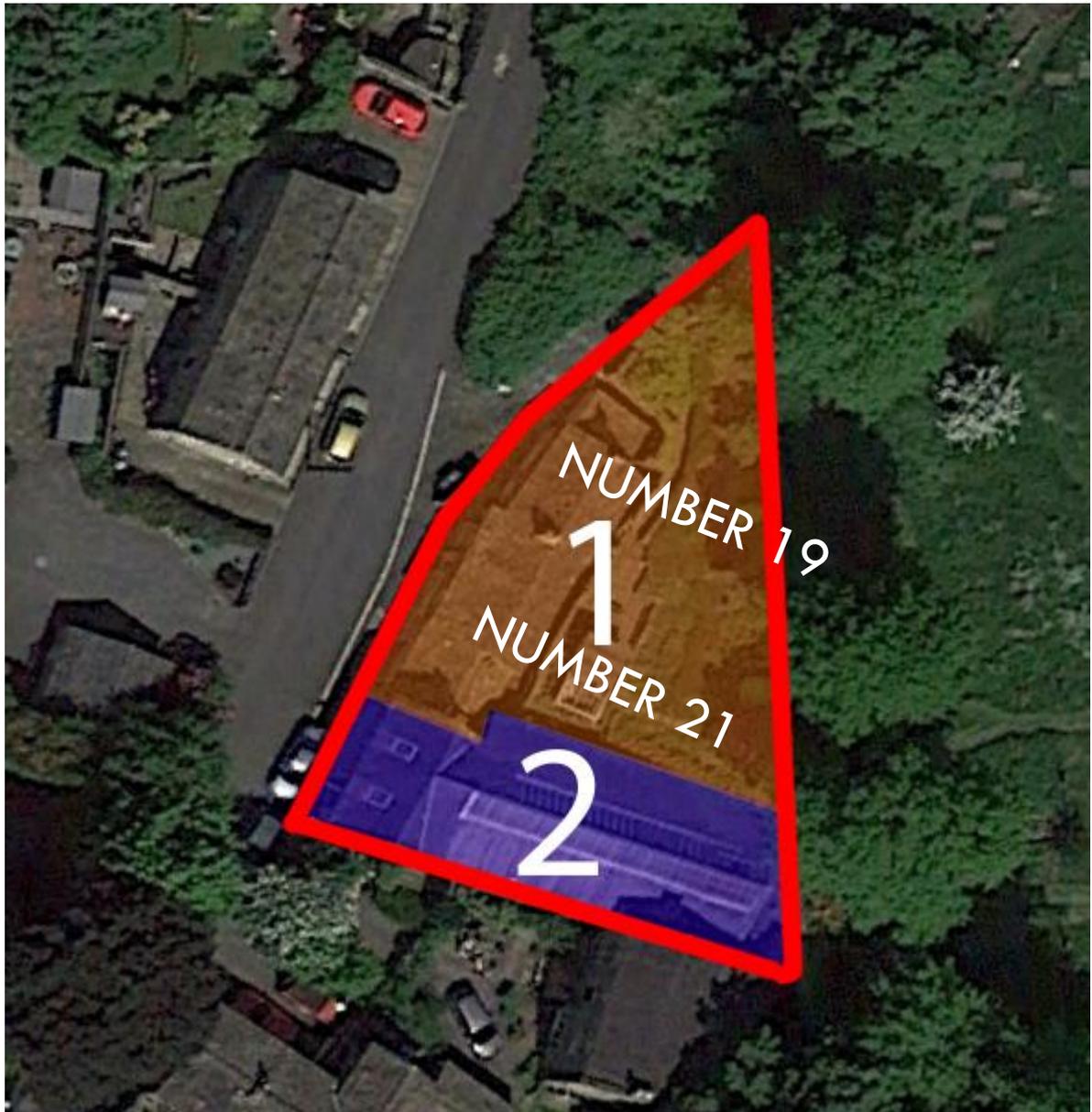
## SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DISCRPTION.

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### GENERAL DESCRIPTION & SITE LOCATION.

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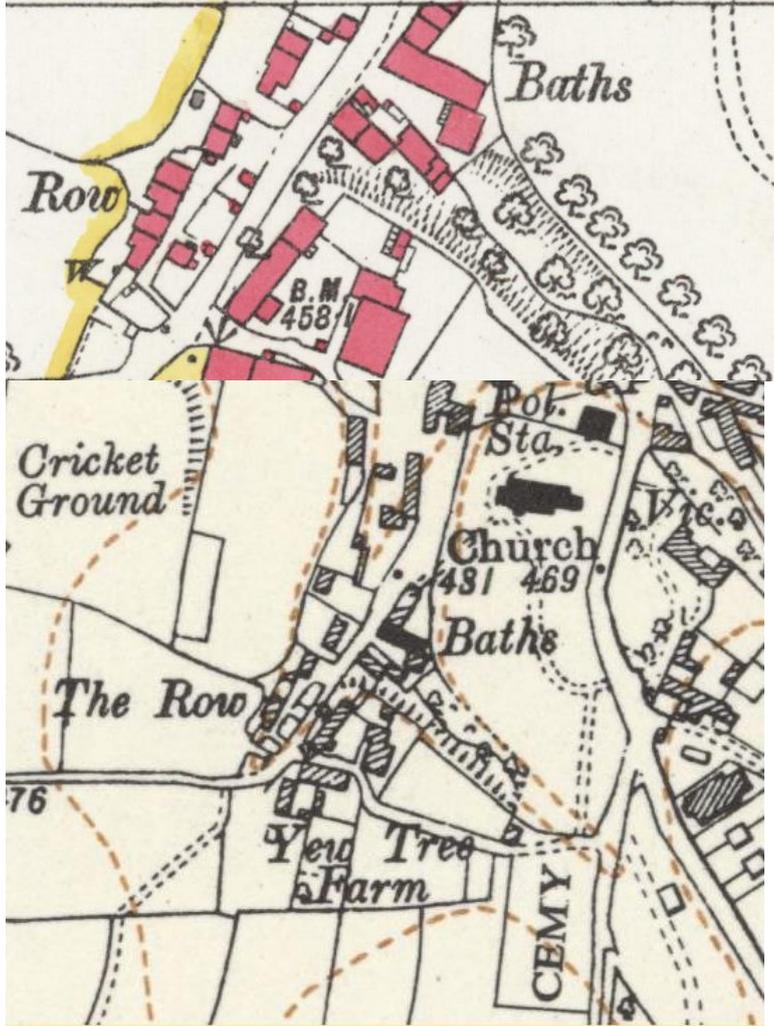
5. The application relates to the buildings which make up Nrs 19-21 Low Town. These properties are under one ownership. The cottages have been combined to form one residential unit. The former baths were last used as a warehouse and have since been used as residential storage for the cottages.



6. The above aerial photo has been annotated to define the extents of the current cottages (1) and the former pool (bath house) building (2).
7. The existing cottages appear on the 1854 Historic maps as shown overleaf.
8. The Baths first appear on historic mapping on the 1894 map, as shown overleaf. Research suggests the baths were built circa 1882 by Baker Joseph Pickering. Local history sources cite the building was used for public bathing, as well as public meetings.
9. Following on from Joseph's death in 1936 the baths were bought by his son in law, Arthur Lodge. It was then re-sold to W.P.Sawtell of Kirkburton who subsequently sold the building at auction in 1945.
10. On the 1955 OS map the building is still shown as 'Baths'. See overleaf



1845 Historic map showing the cottages only.



1893 Historic map showing the cottages and Baths.

1955OS Map showing annotation retained of Baths.

11. A transcribed article from the Yorkshire Observer reads -

Yorkshire Observer, Bradford October 4th, 1945

WHO WILL BE "TAKING THE PLUNGE?"

GOING, going, gone!

*When the auctioneer's hammer falls at a Huddersfield sale next Tuesday, Kirkburton Baths, where three generations of villagers have bathed and frolicked, will change hands.*

*The baths were built 63 years ago by Joseph Pickering, of Kirkburton, the noted oatbread baker and bellringer. To the surprise of the village folk he introduced mixed bathing and, what seemed more advanced than ever, he even encouraged Sunday bathing.*

*When Joseph died in 1936sic, aged 89, the baths were bought by his son-in-law, Mr. Arthur Lodge, of Wallasey. Recently they were acquired by Mr. W. P. Sawtell, of Woodsome Villa, Kirkburton.*

*Mr. J. W. Pickering, of Croft House, Kirkburton, son of the man who had the baths built, recalled last night the happy times which had been spent there.*

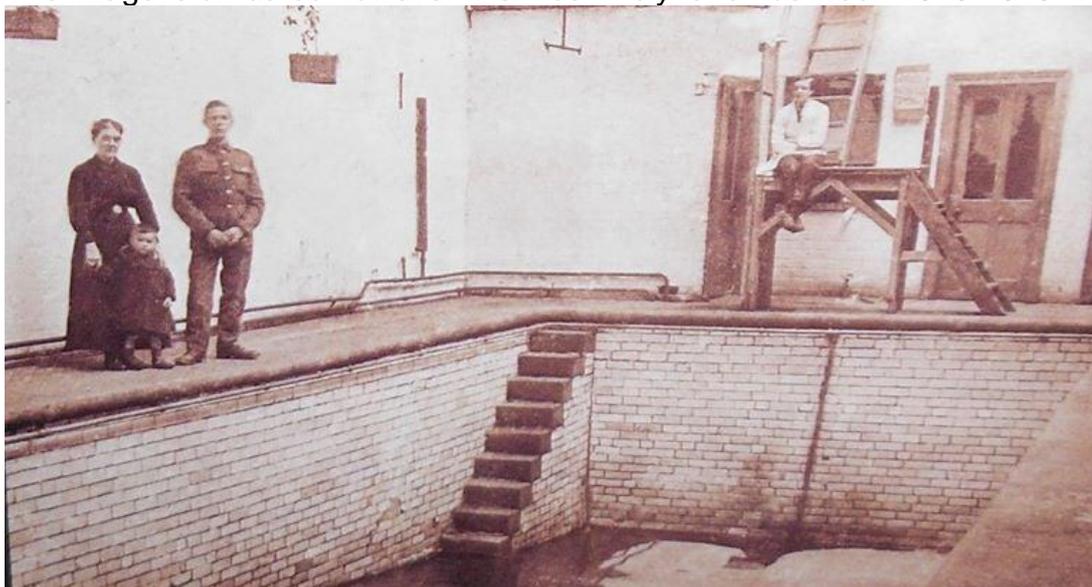
*Latterly, he said, 300 or 400 children from schools at Kirkburton, Kirkheaton, Lepton, Shelley, and Shepley have been taking swimming instruction at the baths, and I think it would be a good thing to keep them there for that purpose.*

*In Kirkburton now the approaching sale is one of the leading topics, and the whole village is wondering who will, be the bidder— who will "take the plunge."*

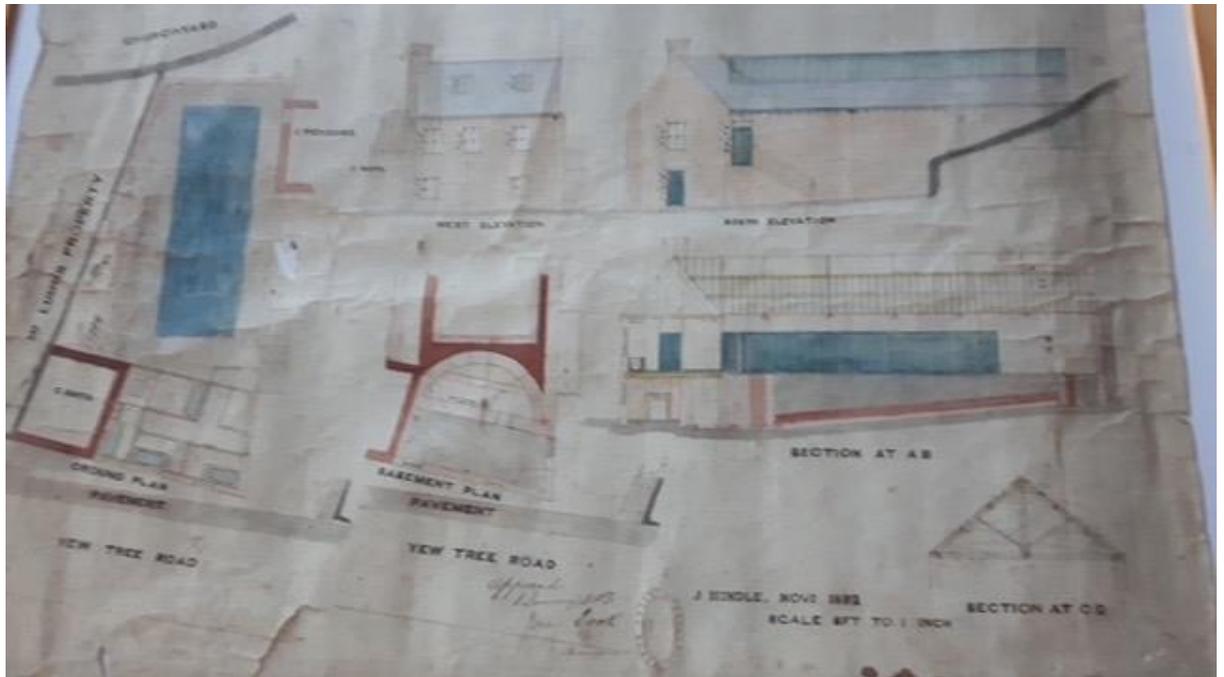
*Please note Joseph Pickering died 1927*

12. Local history groups suggest the building was bought by Brookfield Spinning Company of Kirkburton, who used the building for storage of wool bales. It is at this time that the pool was filled in and the taking in doors were added to convert the building to a warehouse.

13. The image below is the only photographic record found of the pool interior. The image is un-dated however it is most likely taken between 1910-1945



14. The image below has been provided by a local history group, which shows the plans of the pool building. The building is mostly unchanged from its original design, apart from the infilling of the pool and some changes to fenestration, including the addition of the taking in doors.



15. The existing buildings, by virtue of their massing, form and detailing positively contribute to the conservation area.
16. The existing cottage buildings are formed of two distinctive masses, with a small lean to the north, and a link infill garage to the south, which connects the cottages to the former bath building. Both cottages have been significantly altered (most likely C20) from their assumed original form.
17. Number 19 to the north has a modest design, which consists of a former door opening to the ground. The opening has stone jambs and a timber head. The door is now part walled up to form a window. To the right on the ground floor is an existing window with stone jambs, later stone cill and exposed timber head. Above this window on the upper floor is a similar size window, with stone cill jambs and concealed stone head behind fascia. All windows in the property have been replaced with cream uPVC casements with look alike glazing bars.
18. The cottage has brick chimney stacks, stone quoins and Yorkshire slate roofing. The northern lean-to is rendered and has a mono pitched roof abutting the main cottage. The lean to has a single uPVC casement window. Below is an image of the façade of 19.



19. The cottage at 21 is sat forward of 19. On the ground floor there is a central single door with chamfered stone jambs and head. On either side of the door are chamfered window surrounds which were once mullioned (since removed). On the first floor are two more modern window openings with stone surrounds. The building has stone tabling with kneelers at high level, with corbels to eaves.
20. Attached to Nr 21 to the south is a double storey link. The link is between the cottages to the former bath building. The link has a modern single garage door. It appears this link was once accessed from below the current street level, and the lower access has since been infilled. It appears this was once a cottage with its own separate entrance. No historical information has been found on this cottage. Above the garage door are two windows. One being a double arranged sash, and the other a smaller more modern casement.
21. The cottage shares a brick chimney with Nr 19 and has stone quoins. The property is also covered in stone slates. See image of frontage of Nr 21 below. The image shows the relationship of Nr 19, 21 and the former baths.



22. The former bath house is of more modern construction compared to the cottages. The building is regular coursed stone. The building was altered significantly circa 1950 to convert it into a warehouse. At this time a loading door on the ground floor was formed and a taking in door with steel loading beam. On the first floor are two fixed light windows with cross glazing bars.
23. The bath house has a blue slate roof with low profile to the roof at the front. The main roof along the former pool hall has a central ridge light.
24. Internally the pool has been infilled with a concrete slab. The remaining room is an empty warehouse with limited architectural detailing. The roof is supported internally with a row of King post trusses. The images below show the exterior and interior of the former pool building in its current form.



The image overleaf form C1940 shows the baths prior to its conversion to a warehouse.



25. To the rear of the cottages and baths is a shared terraced garden. The gardens feature a collection of ad hoc rubble retaining walls. To the rear of the garden is a stone retaining wall which forms the boundary. The gardens currently have a timber shed and greenhouse with various areas of gravel and paving.

26. In summary the existing buildings offer a positive contribution to the conservation area. Each building has its own story and their contribution to the cultural narrative of the area makes them important.

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#### SURROUNDING CONTEXT & SITE LOCATION.

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27. The images below show the plans and elevations for the attached 'Bath House' from C1936, Titles 'House at Low Kirkburton for MR Joseph Pickering'. The plans do not show any detail for the attached baths building which forms part of the application.



28. The Kirkburton Conservation area does not have an appraisal. As such an individual assessment has been carried out based on the surrounding buildings, immediate context and their wider links.
29. The area adjacent to the site is known as Low Town. The area has its own distinctive character and architectural order when compared to the main village of Kirkburton.
30. The conservation area covers a large area of Kirkburton. This impact assessment shall only focus on the immediate context of Low Town, as the main village is definitively separate to the application site. The application shall have no impact on the wider conservation area.
31. Low Town is characterised by cottage style dwellings, which sit directly off or very close to the lane which the gains its name from.
32. The material palette is restrained and is made up of locally occurring resources. Most houses are built from coursed sandstone or millstone grit. The roofs are a combination of Yorkshire stone slates, with blue slates to the C20th properties.
33. Detailing to buildings in the area are traditional and modest. Most windows in the area have full sawn stone heads, cills, surrounds and mullions. There are some properties with corbels and quoins.
34. The area sits within a natural valley bottom and its secluded location creates a peaceful hamlet outside the main village.
35. Within 100m of the site there are 2 listed buildings as shown by blue markers on the map below.



36. To the south is Yew Tree Farm, a grade II listed building. The listing reads –

*Farmhouse, now pair of cottages. c1700, converted late C18 and altered C20. Thin coursed sandstone with ashlar dressings, stone slate roofs and 4 stacks. Quoins. 2 storey. Main rendered south front has irregular 2 window facade. Central doorway in chamfered ashlar surround has 6 panel, part glazed door, to left 4-light C20 casement window with central surviving ashlar mullion and to right single 2-light C20 casement window. Above single 4-light and single 3-light flush mullion windows with C20 casements. Rendered east front has off-centre flush ashlar doorway with moulded hood and part glazed door, to left single 3-light casement and beyond a boarded casement to right single 2-light flush mullion window with plain sashes. Above single similar 2-light window with glazing bar sashes and to left single light plain sash. North front has irregular openings to ground floor and above two 6-light flush mullion weavers windows, both now 4-light with the 2 central lights blocked. Above again single central Venetian window with blocked central light and glazing bar side lights. West front has 2 doorways with flush ashlar surrounds and between an altered 2-light window, beyond to left single 3-light flush mullion window, and above two 2-light flush mullion windows with C20 casements. INTERIOR has single exposed timber post and C18 door. First floor has exposed chamfered spine beams and single stone fire surround. Queen post roof trusses partly exposed.*

37. To the east of the application site sits the Grade I All Hallows Church. The listing reads –

*Church. Circa 1200 nave, chancel and south aisle. Perpendicular west tower, though upper part said to be C19. North aisle rebuilt 1825, and clerestorey and south porch probably of similar date. East window probably mid C19, perhaps a restoration. Deeply coursed stone to tower and C19 parts, coursed rubble to south aisle and chancel. Stone slate roof with gable copings on cut kneelers.*

*West tower, 6-bay nave, with north and south aisles each with porch, clerestorey, and long chancel. The tower has a fine early English doorway, presumably reset, with heavily moulded arch and colonnette to each side, and large dog tooth band around the whole doorway. Above it is a large 3-light window with Perpendicular tracery. 4-light mullioned and transomed bell chamber openings with traceried heads. Crenellated parapet. Six 2-light clerestorey windows to north and south. Six lancet windows to south aisle and three to south wall of chancel plus two paired lancets. 2-light windows with tracery to north aisle. East window of 3 large lancets.*

*Interior: 6-bay arcade to north and south on octagonal piers, except north side, west end, which is round. Some capitals with stylized leaves, some plain. Carved oak, 1st World War, commemorative screen to tower. Large chancel arch on slender semi-circular responds. Perpendicular panelled oak ceiling with bosses - C15. Arched braced chancel roof. Reconstructed Saxon cross fragments, at east end of nave, showing Christ crucified and with interlace at base. In the chancel are 3 late C18 wall memorials to members of the Horsefall family of Storthes Hall, all on a grey marble ground. Piscina in south wall, and a small square, chamfered hole in the north wall, thought to be possibly an opening into the priests room, a squint or a lepers' window. To left of this is a low, shouldered arched priests' doorway. Passage behind reredos with 2 reset doorways possibly of C13. 8-sided Tulip font with elaborate cover designed by Sir Charles Nicholson c.1930. Benches believed to be pre- Reformation, rectangular with simple mouldings. Other benches are Elizabethan with some carving and mouldings, one inscribed: JOHN WALKER - XX - OF - APREL - ANNO - DNI - 1584.*

38. Yew Tree Farm is some distance from the application site. As there is no deemed impact on the building from the proposed development.

39. The main church building at its closest point sits some 60m away from the application site. Due to the topography of the site, it sits well below the church yard. The site boundary itself is the retaining wall which supports the burial ground.

40. The Church can only be read off Low Town. The main view is towards the north. The view of the church tower is framed by the cottages, which lead the eye to the Lychgate. The view below from Google Street view (2019 in leaf drop) shows the church read in conjunction with the cottages.



41. The images below (undated but both pre 1950) show a similar view.



42. The similarities between the images nearly 100 years apart show how the character of the Low Town area has remained mostly unchanged. The photographs also clearly show the relationship between the Lytchgate and the site. *(note the lower access to the current cottage garage which appears to have formally been a cottage).*

43. The proposals are set out in the accompanying drawings submitted as part of this application.
44. This planning application seeks to retain all the buildings on site.
45. The proposal is split into two distinctive sections; the refurbishment and extension of the cottage and the conversion of the former pool house to form a dwelling.
46. The proposal will retain the form of the buildings when viewed from Low Town.
47. Externally the cottages will remain mostly unchanged from Low Town. The existing doorway to number 21 is to be partially walled up. The existing door surrounds shall be left in place. The ground floor left-hand window enlarged to allow for the installation of a new door. The detailing of these will match the existing chamfered surrounds.
48. To the rear externally, the garden will be subdivided and landscaped to form useable amenity space for the occupiers. The cottages will be extended to create a rear garden room. This garden room will also form part of the boundary and reduce the chance for overlooking or the reduction of quality in amenity space.
49. Internally the cottages are to be refurbished with some internal walls repositioned to create a spacious and useable family home. Externally the cottage has recently been fitted with uPVC cottage style windows which are to be retained. The roof has also recently been refinished in natural stone slate.
50. The former pool building will be modified on the Low Town elevation. A new garage door opening is to be installed with a timber effect sectional door. The existing taking in door on the ground and first floor shall have their opening sizes retained with a new door to the ground floor and a new large window to the first floor. The building will also have two replacement conservation roof lights to the front. The existing upper floor of the cottage garage shall be given over to the converted bath house and will create a small study. This will also be fitted with conservation roof lights.
51. To the rear, an element of excavation shall be carried out to allow for the formation of side windows for the proposed bedrooms. The existing ridge light is to be refurbished and refitted with more efficient glazing. A new opening shall also be formed to allow for the installation of a bifold door allowing for access to the rear garden. There are also a series of proposed conservation roof lights.

52. Internally the space shall be subdivided, with the main living space taking advantage of the double height space. This will allow for the celebration of the existing trusses.

53. As part of the proposal, the area with the former pool steps is to be excavated. If the pool steps are still in situ, these will be repaired and be used to form a feature wine cellar, which will expose the original glazed tiles.

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#### SECTION 4: HERITAGE IMPACT

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54. The proposal introduces minimal changes to the visible built form off Low Town. The minor changes to the external fenestration will have minimal impact on the conservation area.

55. The bath houses local interest relates to a use which ceased long ago. The conversion of this space from its current warehouse form to a dwelling will have no detrimental impact on its former use. The introduction of a wine cellar which will expose part of the pool will enhance the building and create a better link back to its former use.

56. The small extension to the cottage and introduction of high quality landscaping to the rear is not visible from the public domain, and will not degrade the conservation area nor have any impact on the character or setting of the nearby listed buildings.

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#### SECTION 5: PUBLIC BENEFIT

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57. The proposals will take the building through a comprehensive refurbishment scheme and enhancements to allow it to continue offering a positive contribution to the Low Town part of the Kirkburton Conservation Area.

58. Through the construction phase the scheme will create construction jobs for local contractors, which boosts the local economy.

59. The retention of the buildings within the conservation area will ensure they continue to add to the charm and character of the Low Town area.

60. The creation of residential units reduces stress on green belt allocation release and will help contribute to the councils housing needs.

## SECTION 6: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY

### FRAMEWORK (NPPF)

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61. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm to the heritage asset should require clear and convincing justification.
62. Paragraph 189 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
63. Paragraph 200 of the NPPF sets out that local planning authorities should look for opportunities for new development within Conservation Area, and with the setting of heritage asset, to enhance or better reveal their significance.

### SECTION 7: CONCLUSION

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64. The proposal seeks small changes to some unlisted buildings within the conservation area. These small changes are necessary to create high quality residential units within the existing buildings which will allow them to continue to offer a positive contribution to the conservation area.
65. In light of this we believe that this proposal will not harm the character of the conservation area or undermine any local historic interest in the former use of the building.



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