



THE GEORGE HOTEL

REVISION P1

BOW
MAN
RILEY



Kirklees
COUNCIL



HERITAGE STATEMENT
DECEMBER 2022

1.1 Purpose of the Report

Bowman Riley have been appointed by Kirklees Council to work with Queensbury Properties in order to develop the proposals for the re-development of the Grade II* listed George Hotel in Huddersfield.

As the building is included on the National Heritage List for England at Grade II*, Helen Walker RIBA CA will be working with the architects to advise on the likely impact of the proposed designs and to assist with the development of a sympathetic scheme which achieves a balance between the need to protect the significance of the heritage asset with the need to secure a long-term, viable future for this historically important Hotel.

This report has been prepared in accordance with the requirement under paragraph 194 of the NPPF which requires the applicant to provide an impartial assessment of significance of the heritage assets in order to understand the potential impact of the proposals and provide advice on mitigation to reduce the impact.

This document has also been prepared in accordance with the Historic England Advice Note 12 (HEAG279) "Statements of Heritage Significance: Analysing Significance in Heritage Assets" and Historic England's "Conservation Principles Policies and Guidance for the sustainable management for the historic environment".

1.2 Authors

This report is written by Helen Walker RIBA CA, Dr. Joanne Harrison RIBA Assoc IHBC and Robert Sharples RIBA.

Helen is a Conservation Architect with over 10 years' experience of working with heritage assets including Grade I, II* and II listed buildings as well as battlefields, scheduled ancient monuments and conservation areas. She has a broad range of experience including preparation of Heritage Impact Assessments, Quinquennial Inspections and advice on historic building repairs and identification of defects, and has provided heritage advice to local authorities, private clients, and organisations such as the National Trust.

Joanne is a heritage consultant and architect with a PhD in Building Conservation. She has experience in a wide range of project types and is conducting doctoral research on late 19th century workers' housing in Leeds. Her publications and conference presentations cover housing in numerous periods and adaptive reuse of schools .

1.3 HER records

The West Yorkshire Archaeological Advice Service (WYAAS) identified the following close to the site:

- Railway station (Monument WYHER no.MWY4607)
- The Stables, former lavatory block and store rooms at the station (Monument WYHER no.MWY8149)
- Lion buildings (Monument WYHER no.MWY7301)
- Britannia Buildings (Monument WYHER no.MWY7294)
- Railway Station Water Tower (Monument WYHER no.MWY7473)

Research held by the HER shows development from the mid-19th century onwards. There are two records from the Excavation Index (EI), an archaeological assessment and fabric appraisal of the train station undertaken by Wessex Archaeology, and a historic building recording of a late 19th century water tower in St. George's Square.

1.4 Additional sources of information

Helen Walker and Joanne Harrison visited the WYAS archives in Huddersfield on two occasions to research the historic development of The George Hotel.

Historic England have also developed a statement of significance for The George Hotel which was issued as draft and which has been consulted as part of this assessment. In addition to the archive visit, desktop research of online sources and historic maps has been undertaken by Robert Sharples.

Numerous site visits have been undertaken since 2020, to record various aspects of the building's architectural design, construction phasing and condition. A Matterport survey of the building was undertaken in 2022 which has captured the current state of the building internally and a point cloud survey of the building and photographic record was undertaken of the external built fabric in 2021.

Additional information has also been uncovered as part of the Phase 2 repair works.



2.1 Relevant planning policy

NPPF

The National Planning Policy Framework (NPPF) identifies the Government's planning policies and how they should be applied in practice. They are used by Local Planning Authorities when preparing their development plans and is a material consideration in determining planning applications.

Section 16 of the NPPF provides guidance on conserving and enhancing the historic environment and the decision-making process in relation to heritage assets. This heritage statement has been prepared in accordance with the requirement under paragraph 194 of the NPPF which requires the applicant to:

"...describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

This heritage statement enables the Local Planning Authority to assess the application in accordance with Paragraph 195 of the NPPF which states:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."

The NPPF indicates that when assessing impact, great weight should be given to the asset's conservation and that this should be proportionate to the importance of the asset.

If the development will lead to substantial harm, paragraph 201 indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed by substantial benefits to the public OR if the proposal can demonstrate all of the following:

The nature of the heritage asset prevents all reasonable uses of the site; and

No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

The harm or loss is outweighed by the benefit of bringing the site back into use.

If the development leads to less than substantial harm, paragraph 196 indicates:

Where a development proposal 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.

In summary, substantial harm must be exceptional and less than substantial harm must be balanced against the public benefits of the scheme and the optimal viable use.

2.1 Relevant planning policy (cont)

Historic England

Historic England is a public body that helps people care for, enjoy and celebrate England's historic environment. They are also a statutory consultee on applications for Listed Building Consent.

This document has been prepared in accordance with:

Historic England Advice Note 12 (HEAG279) "Statements of Heritage Significance: Analysing Significance in Heritage Assets"

and

Historic England's "Conservation Principles Policies and Guidance for the sustainable management for the historic environment".

These publications advise that the development of the proposals for works to a heritage asset should be informed by an overarching understanding of the significance.

It is only by understanding significance can we then begin to understand the impact of any proposed change to that heritage asset. HEAG279 recommends a staged approach to the development of proposals for change:

- Understand the form, materials, and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
- Understand the significance of the asset(s)
- Understand the impact of the proposal on that significance
- Avoid, minimise, and mitigate negative impact, in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance.

HEAG279 recommends that when assessing the impact of development on a heritage asset this should be done in a way that is succinct, that identifies both positive and negative impact, identifies how harmful impact has been avoided and finally provides justification for any harm that is unavoidable when assessed against the public benefit.

In summary, what is needed is an impartial analysis of significance and the contribution of setting. A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.

2.2 Local Policies

The Kirkless Local Plan Policy LP35 states:

“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:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. 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.

2. 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. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the

developer will be required to make adequate provision for excavation and recording before or during development.

3. 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:

a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

c. 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;

d. 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;

e. accommodate innovative design where this does not prejudice the significance of heritage assets...”

2.2 Relevant Planning History

The following applications have been approved:

- Application 2021/94596 - Listed Building Consent for repair works to the external facade with window replacements and re-roofing [within a Conservation Area]
- Application 2021/93807 - Advertisement Consent for erection of non illuminated image attached to scaffolding (Listed Building within a Conservation Area)
- Application 2019/91505 - Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/cafe/function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area)
- Application 2019/91506 - Listed Building consent for Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/cafe/function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area)
- Application 2014/90692 - Change of use to mixed use 30 bedroom hotel with function rooms, part of first floor to dental centre and educational facility, basement to spa, formation of 11 apartments on parts of first, second and third floor, erection of rooftop coffee shop/diner with creation of terrace with balustrade, erection of canopies and external alterations (Listed Building within a Conservation Area)
- Application 2014/90693 - Listed Building Consent for erection of rooftop coffee shop/diner and balustrade, canopies and internal and external alterations (within a Conservation Area)
- Application 2013/90511 - Discharge of condition 2 on previous permission 2012/93694 for Listed Building Consent for re-location of plaque (within a Conservation Area)
- Application 2012/93694 - Listed Building Consent for re-location of plaque (within a Conservation Area)
- Application 2009/92328 - Installation of facade lighting to front (Listed Building Within a Conservation Area)
- Application 2009/92329 - Listed Building Consent for installation of facade lighting to front (Within a Conservation Area)
- Application 90/06041 - Listed building consent for erection of illuminated signs
- Application 90/06040 - Erection of illuminated signs (listed building)
- Application 90/04309 - Listed building consent for internal alterations
- Application 90/03353 - Listed building consent for extension and refurbishment
- Application 90/03306 - Erection of extension to hotel to form additional bedrooms and enclosed fire escape (listed building)
- Application 86/00583 - Listed Building Consent for erection of 4 flag poles (Listed Building within Conservation Area)
- Application 86/00582 - Erection of 4 projecting flag poles (Listed Building within Conservation Area)

The following applications have been refused:

- Application 2007/92606 - Listed building consent for erection of non-illuminated entrance sign (within a conservation area)
- Application 2007/92248 - Erection of non-illuminated fascia sign (listed building within a conservation area)

3.0 Approach and Methodology

3.1 Heritage Values

In order to understand the significance of the heritage asset, it is necessary to first understand the perceived heritage value which contributes to that significance.

This assessment can be made using either the three interest categories in HEAG279 (archaeological, historical, and architectural and artistic) or with Historic England’s Conservation Principles. The latter, used in this report, arranges heritage values into four groups:

Evidential:	The potential of a place to yield evidence about past human activity.
Aesthetic:	The ways in which people draw sensory and intellectual stimulation from a place.
Historical:	The ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
Communal:	The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory .

3.2 Heritage significance

Once the interest has been ascertained, the level of contribution

the interest makes to the heritage significance of the asset can then be determined and used to guide the development of the scheme. This level of significance has been classified as per the table shown below.

Since the building is particularly large and complex, significance is considered in terms of the significance of each room (and therefore its capacity for change), and also of the three wings of the building. The methodology for this is discussed more fully later.

The level of harm to the significance of the heritage can then be assessed by understanding the impact of undertaking the works and can range between major beneficial to major adverse. This impact is assessed as potential and final and takes into account the options for mitigation and public benefit.

Detrimental	The element is detrimental to our appreciation or understanding of the Significance
Negligible:	The element provides little or no contribution to the heritage asset.
Low:	The element provides some contribution to the heritage asset but not to the extent that any alteration will cause harm.
Moderate:	The element is important to the significance of the asset and requires assessment with the assumption that any harm will be less than substantial and can be mitigated.
High:	The element is very important to the significance of the asset and careful consideration is required to assess if the harm is substantial or less than substantial and whether the harm can be mitigated.
Considerable:	The element is essential to our understanding of the significance of the heritage asset with the assumption that any harm to that element would be constitute substantial harm to the heritage asset and would require full justification.

3.3 Assessing Impact

The level of harm to the significance of the heritage can then be assessed by understanding the impact of undertaking the works and can be substantial harm, less than substantial harm or no harm.

This impact is assessed as potential and final and considers the options for mitigation and public benefit.

To provide a succinct and accessible summation of the impact to the significance of the heritage asset, the impact has been displayed in table form as per the example opposite with a summary as part of the conclusion.

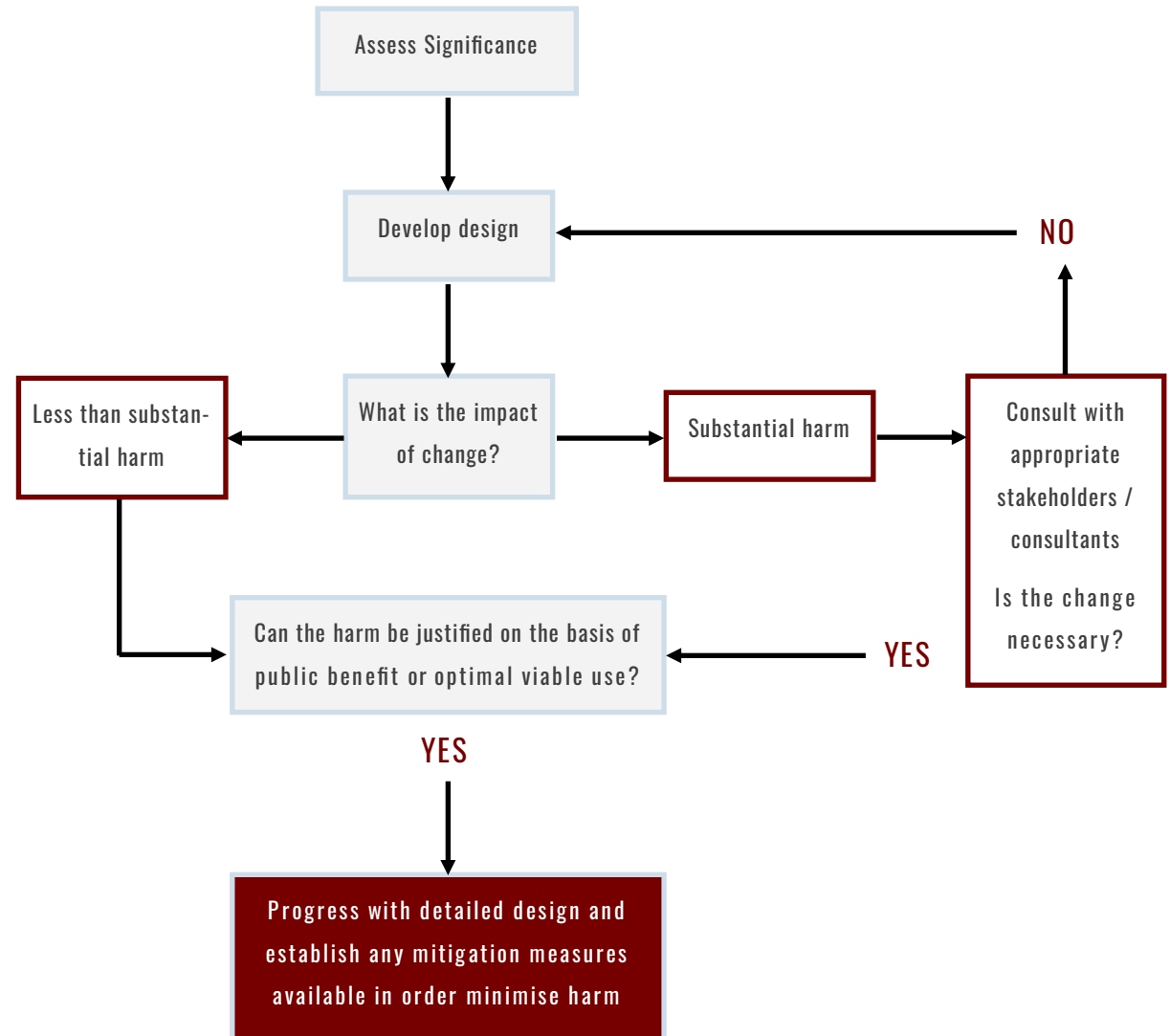
Element	Level of significance	Alteration	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against public benefit	Final Impact
Walls	High & Moderate	Form openings	Less than substantial harm	Fire doors are required for escape in the event of fire	New doors have clearly been identified as modern insertions and escape routes have been designed to have the least impact	Insertion of these doors is required to protect life in the event of a fire and will allow this building to be brought back into use	Beneficial

3.4 Approach to assessment of proposals

The approach taken to the assessment of proposals and interventions has been one of continual assessment, justification and mitigation.

As with all historic buildings the first step is to understand the brief from the client and assess the significance of the historic fabric. The design is then based on balancing the brief with the need to retain and enhance the significance of the building.

Any proposed intervention which is likely to cause harm is challenged in accordance with the adjacent process of assessment.



4.1 A Brief History of Huddersfield

The development of both the town of Huddersfield and the George Hotel is linked to the Ramsden family who were almost the sole landlords in Huddersfield and its surrounding area from the 16th century to 1920. As Lords of the Manor of Huddersfield, the Ramsdens were given the right to hold a market in the 17th century and exercised a substantial degree of economic and political control until the late 19th century.

Like many market towns in the West Riding of Yorkshire, Huddersfield grew exponentially in the 18th and 19th centuries, initially as a centre of the woollen trade and then as a place for manufacturing. The Ramsden Estate map of 1716 shows Huddersfield as a primarily linear settlement developed around Westgate, Kirkgate, and Beastmarket, with a small marketplace at its centre.

By 1778 the town was expanding southwards with the construction of the Cloth Hall to the south of Westgate. A plan shows the intended layout of new, wide, straight streets leading from the Cloth Hall and the Market Place, displaying the Estate's early penchant for town planning; these became Cloth Hall Street, King Street, and New Street.

Most of the town's development up to 1850 took place to the south of Westgate and along the Colne and Ramsden Canal. Huddersfield Railway Station was opened in 1847, starting a shift of the 'commercial centre of gravity of the town'. The Ramsden



4.1 A Brief History of Huddersfield (cont.)

Estate saw this as an opportunity to develop a 'New Town' to the north of Westgate and east of the new station. To achieve this, a new street was required, leading from the marketplace to the new railway station. This necessitated the removal of Huddersfield's principal inn, the George Hotel, which stood at the north end of the marketplace. The existing George Hotel was planned as a replacement for the former inn, and it was deliberately given a prominent site to take advantage of the new railway station.

The New Town was laid out in an approximate grid system, with wide straight streets and building plots let out to developers, as can be seen in a plan made for the purpose from 1850. Despite Huddersfield having improvement commissioners, the Ramsden Estate retained control of the laying out of the New Town, employing Sir William Tite (1798-1873), a London architect and designer of the Royal Exchange (opened 1844), to function in the manner of a modern building control officer. All leaseholders had to submit details of plans and elevations to Tite, who could refuse permission to build if the Estate's high standards were not met. The result of the 1850s development was an extensive area of new building, primarily built in the Italianate style and to a very high standard.

In 1868, the same year that Huddersfield became a municipal borough with its own council, the Ramsden Estate decided to build a new Estate Office on Railway Street and Westgate, relocating the

Estate Office from the Ramsdens' ancestral home, Longley Hall, and completing the development of the New Town.

The majority of Huddersfield, including the George Hotel, remained the property of the Ramsden Estate throughout the 19th century and into the 20th century. However, in 1920, after years of deteriorating relations between the town council and the Ramsden family, the council purchased the entire freehold estate from Sir John Frenchville Ramsden, the 6th Baronet, via a proxy, earning Huddersfield the epithet of the town that bought itself. The estate, in the hands of the council, continued to be managed from the Ramsden Estate's former offices in Railway Street.



Photograph of the reconstructed George Hotel on St Peter's Street



Early drawing of the Estate Offices

4.2 History of the George Hotel

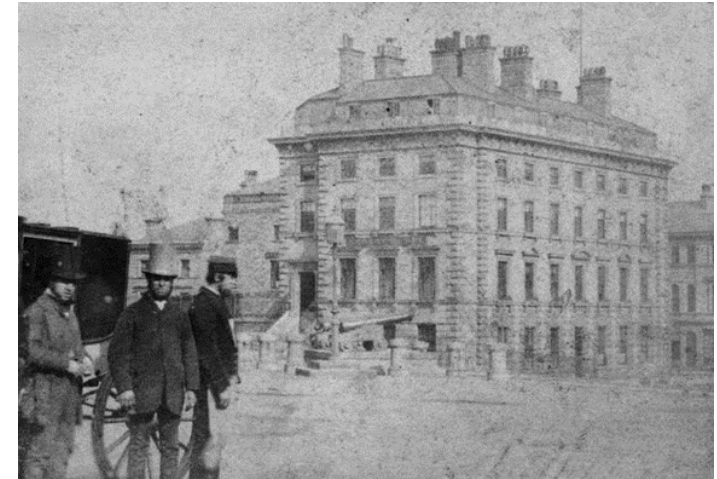
The George Hotel began life as the George Inn. Constructed by the Ramsden Family in 1726, and named in honour of George I, it was built to serve clothiers and merchants trading in Huddersfield's Market place. The original George Inn was demolished in 1787 to be rebuilt as a larger inn. The 1787 inn was eventually demolished but the central three bays of its façade can still be seen fronting a warehouse on St Peter's Street where it was moved in the 1850s.

In common with coaching inns in other market towns, the earlier George Inn acted as a commercial and civic hub. Trade directories from 1822 (the earliest found) to 1847 demonstrate that the inn (hotel from 1842) also served as an excise office, posting house, and subscription newsroom. It also hosted meetings of the Lighting and Watching commissioners, and it served as a meeting place and office for many local merchants.

As noted above, the construction of the railway station in 1847 brought an opportunity for the Ramsden Estate to capitalise on the expected growth in trade and also provided an opportunity to rebuild a larger hotel next to the station, taking advantage of the railway trade. The 1848-50 and 1849 OS maps show the oldest part of the building positioned in front of the train station, looking at that time, somewhat isolated and having an awkward relationship with the station range. The hotel and station framed the new St George's Square, presumably named for the hotel.

Trade directories list the new hotel's proprietor as Thomas Wigney, whose family had run the old George Hotel since at least 1822. It is also understood that left over building materials from the station, such as the stone and roofing materials were used in the construction of the George.

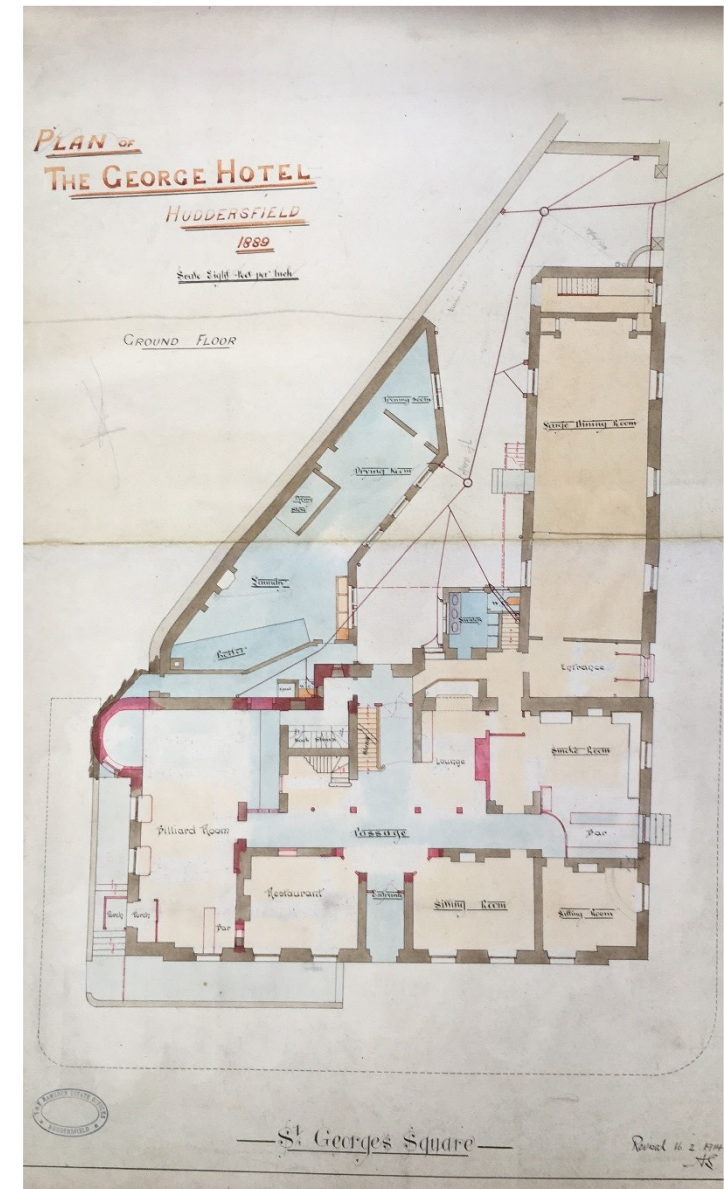
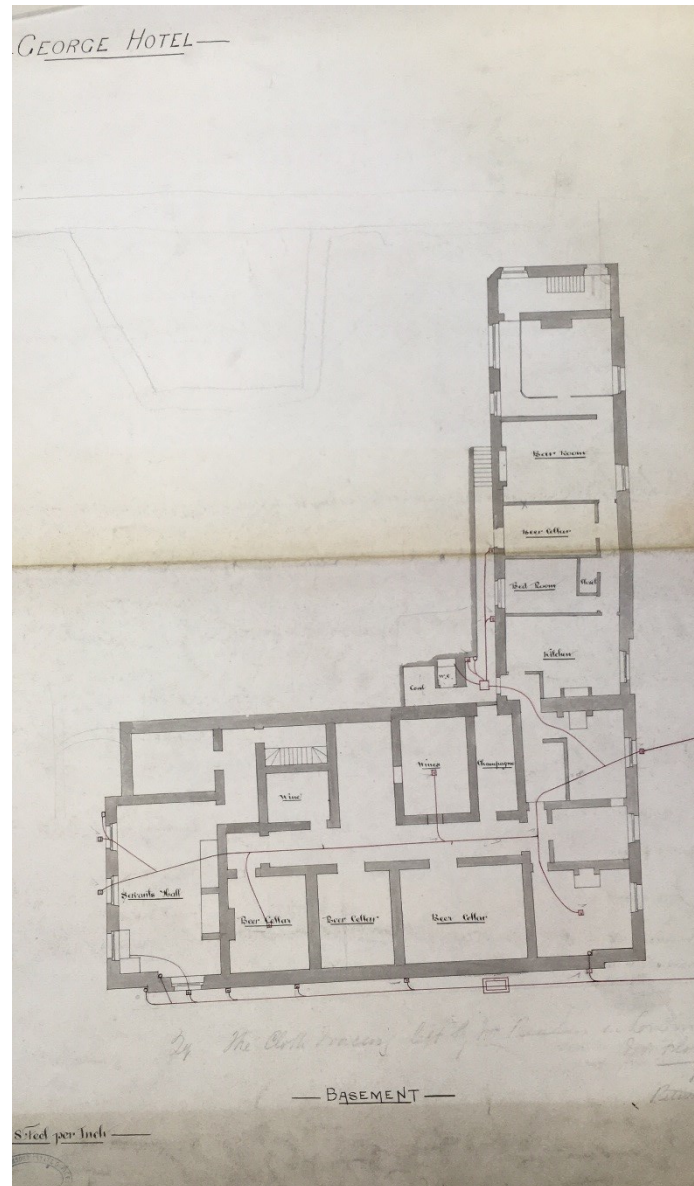
The ground floor of the East Wing (Block C) was constructed shortly after and was extant by 1853. A historic postcard indicates there was a single storey block along John William Street, and that the building was operating as a commercial hotel and posting house.



Photograph taken from the Station towards The George Hotel dating from between 1850 and 1874

4.2 History of the George Hotel (cont.)

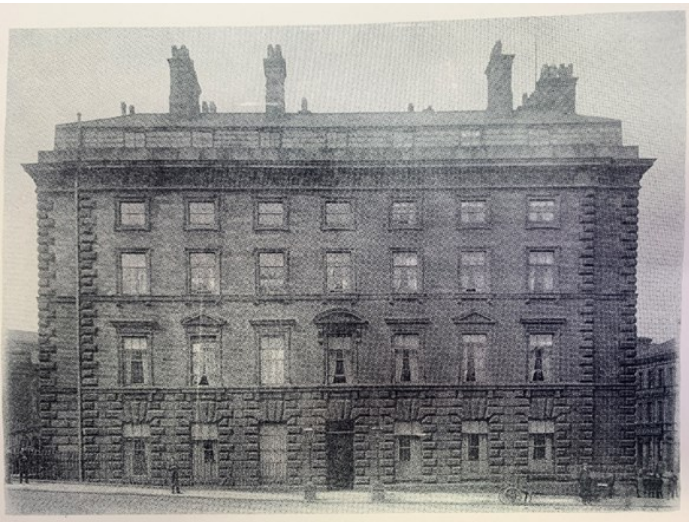
Drawings from 1886 provide further information, notably, that the East Wing had a basement containing ancillary accommodation, however there is no basement accommodation indicated for the West Wing. The ground and first floors of this wing show the same type of spaces, but not the same layout as shown on the 1874 plan. In addition, changes are shown to the original building (e.g. the inclusion of the bow window and making the ground floor circulation space more open), and a glazed walkway is shown to the courtyard side of the East Wing at first floor. The footprint of these drawings matches the OS plan of 1887 and the town plan of 1889. At this time, the East Wing did not extend Northwards to the full extent of the site, and a Cabman's shelter is shown at the Northern tip of the site, with the cab stand indicated next to it on John William Street.



4.0 Historic Development

4.2 History of the George Hotel (cont.)

A photo from the late 19th century shows the main range (Block A) facing St. George's square and provides some indication of how the space was occupied. It also confirms that there was no canopy above what is understood as the main entrance .



Photograph of the front façade from the late 19th century

Towards the end of the nineteenth century, an event in the hotel secured it an important historical association: Rugby League was founded in one of its rooms. This event originated from a divide by around 1890, between largely middle-class teams based in the south of England, who were keen to maintain the amateur nature of the sport, and working-class teams in Yorkshire who needed compensation for work lost when playing games, known as broken time payment.

The refusal of the Rugby Football Union to allow this payment, and the harsh punishment given to clubs and players who broke the rules, precipitated a crisis that came to a head with a meeting of 22 northern clubs at the George Hotel on 29th August 1895. The meeting saw the creation of the Northern Football Union allowing for the payment of 'bona fide broken time'. This group eventually became the Rugby Football League.

It is impossible to be certain of the precise location of the historic Rugby League meeting, but it was most likely to have been carried out in the first floor Commercial Room due to the numbers who attended.

Small-scale block plans of 1904 and 1930 suggest the layout remained largely the same between these dates. A photo from 1912 shows the main range (Block A) in context, with what appears to be a staircase from John William Street into the building. This staircase was shown on the 1889 layouts with an indication that the entrance was to be transformed so it appears that this was implemented.

The architectural drawings show that significant changes were planned during the 1930s. Of the drawings dating from 1930, 1932, 1936 and 1938, some of the proposals indicated on each were certainly implemented, while others appear not to have been. For example, the bars (e.g. American and Tudor) on the 1930 plans do not seem to have been implemented, while the WC cubicle in the room next to the Commercial Room which is shown on the 1932

drawing is extant. The first-floor layout in 1936 shows an open plan ball room and dining room with a folding partition between, but the 1930 and 1938 drawings indicate a vertically sliding partition that is hydraulically operated and housed in the basement. It appears from the extant evidence (see later) that the sliding partition was constructed.

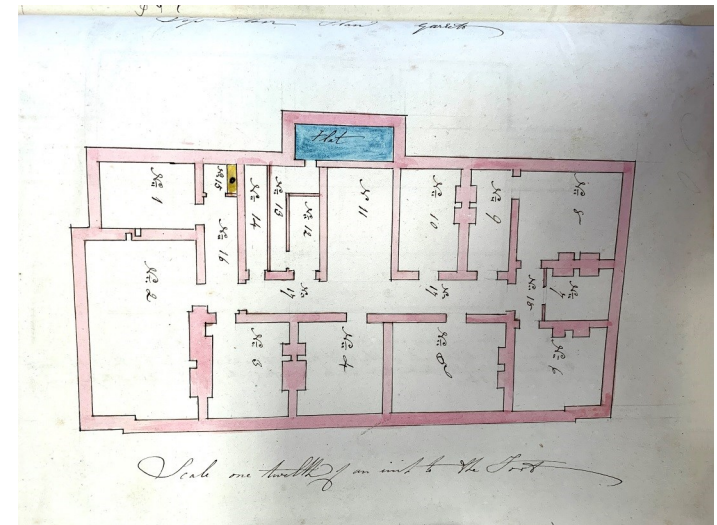
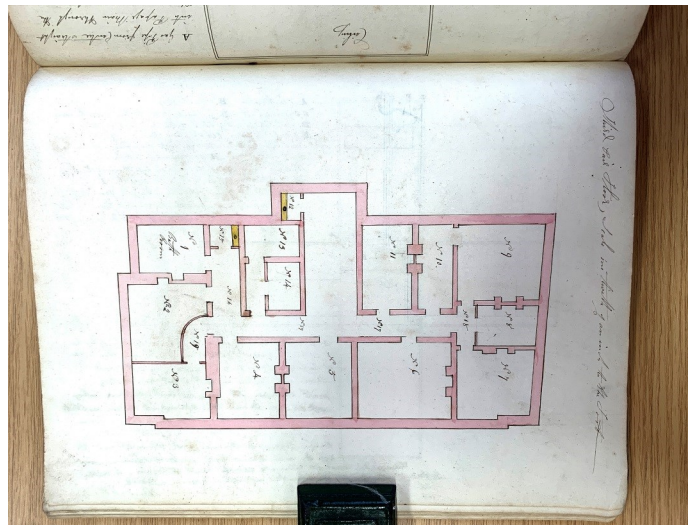
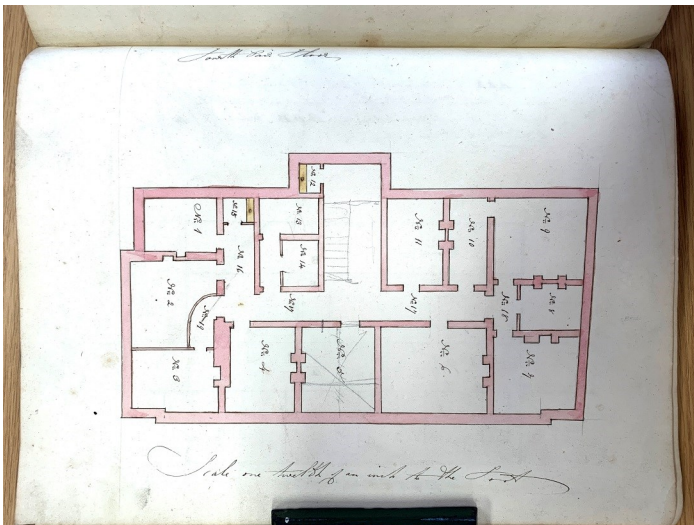
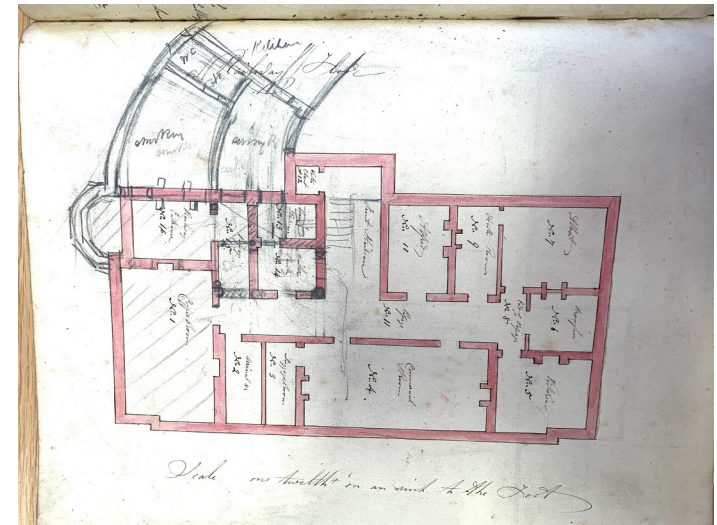
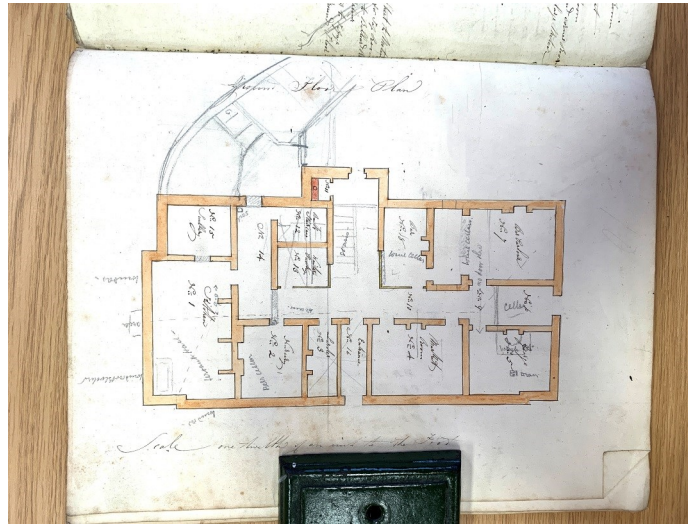
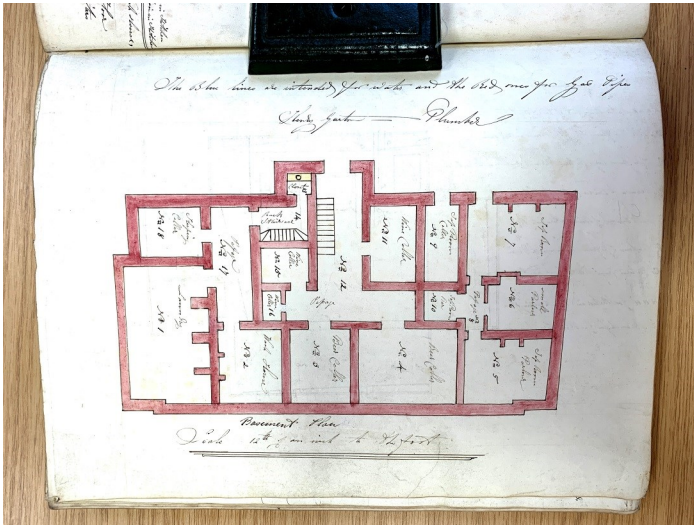
In the 1960s, the West Wing was extended to third floor level to form a final range of bedrooms - there is no archive information of the 1960s extension but a photo from the railway line facing Block B provides supporting evidence that it was completed during this time .

There is physical evidence of subsequent alterations to the main range (Block A) internally and East Wing (Block C) on the upper

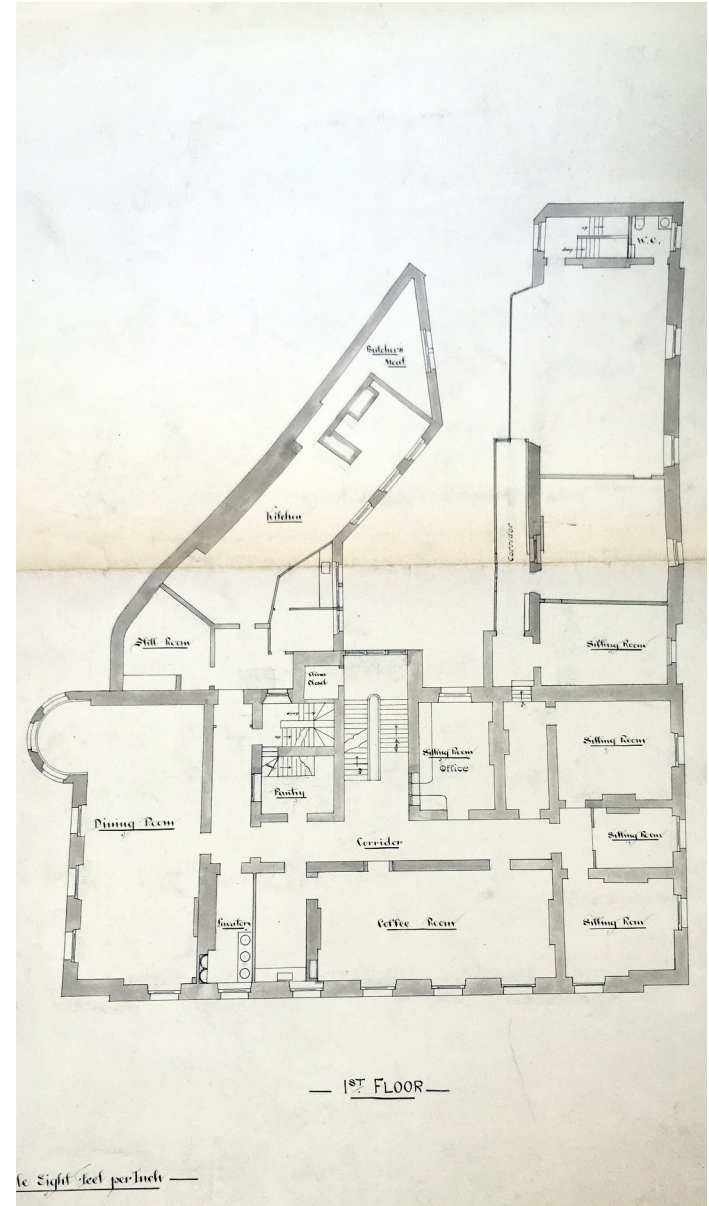
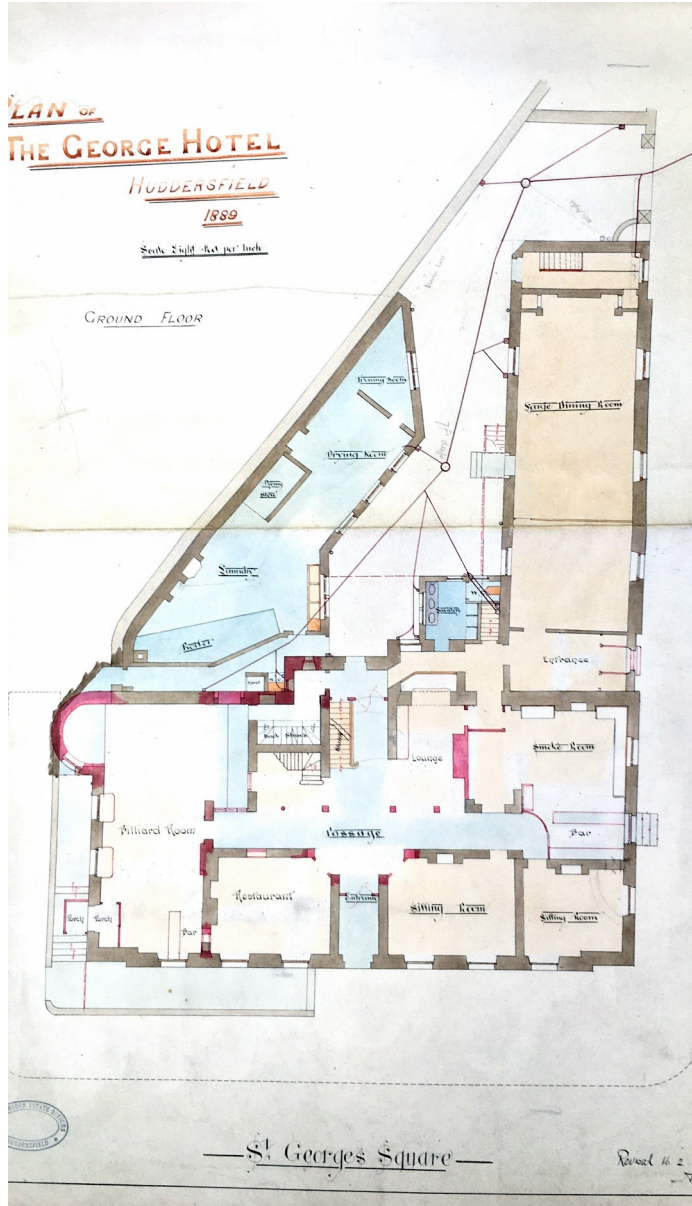
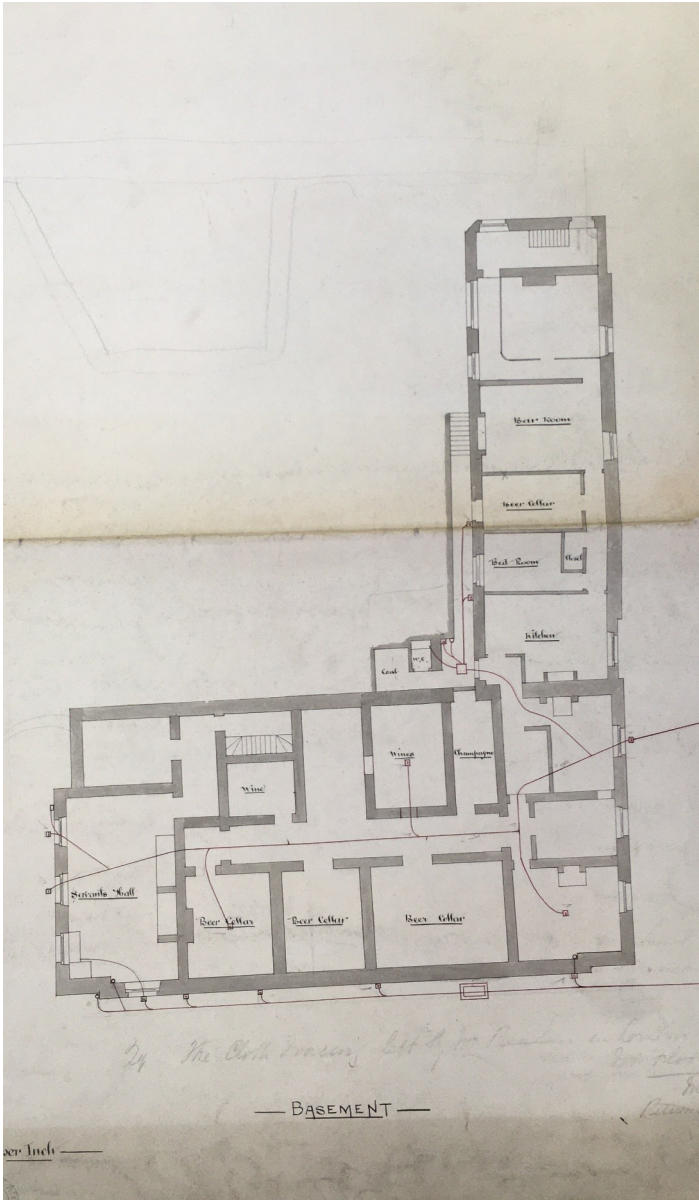


Photograph of The George Hotel in 1912 showing the former entrance from John William Street

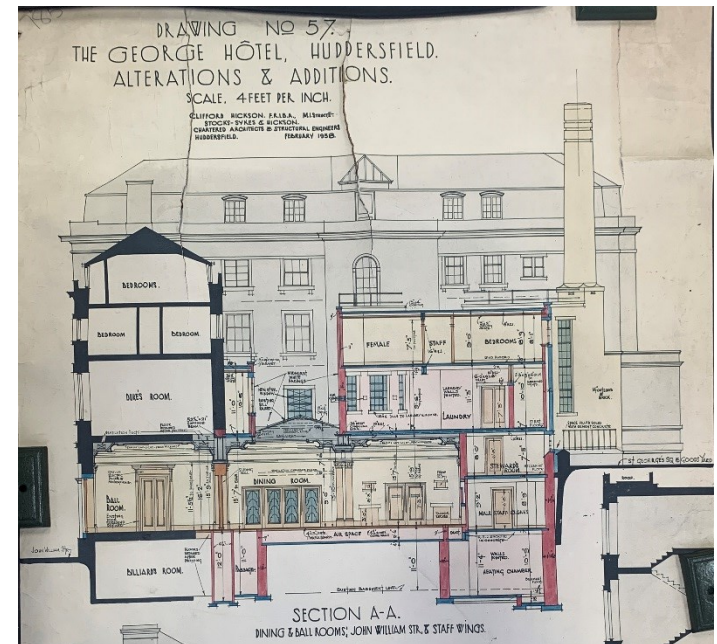
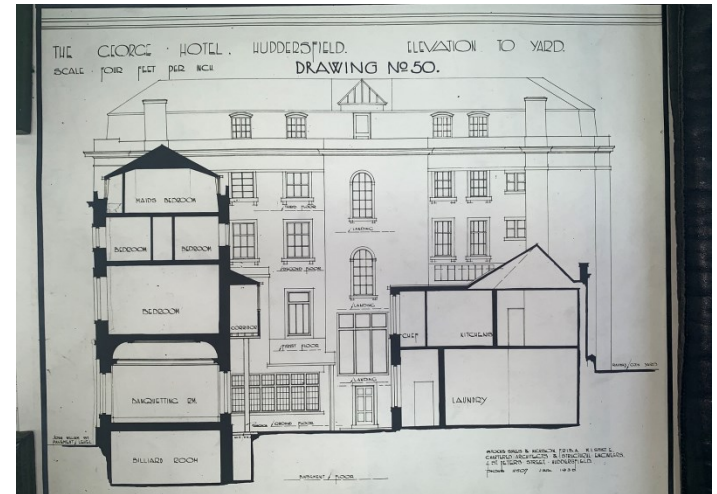
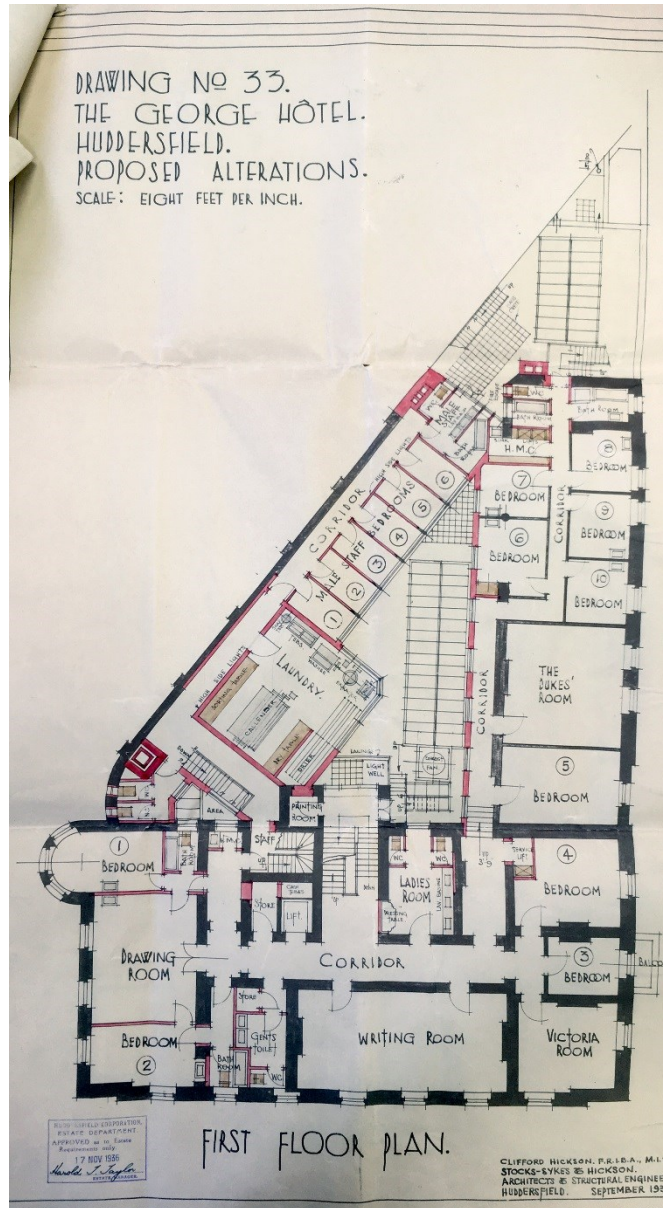
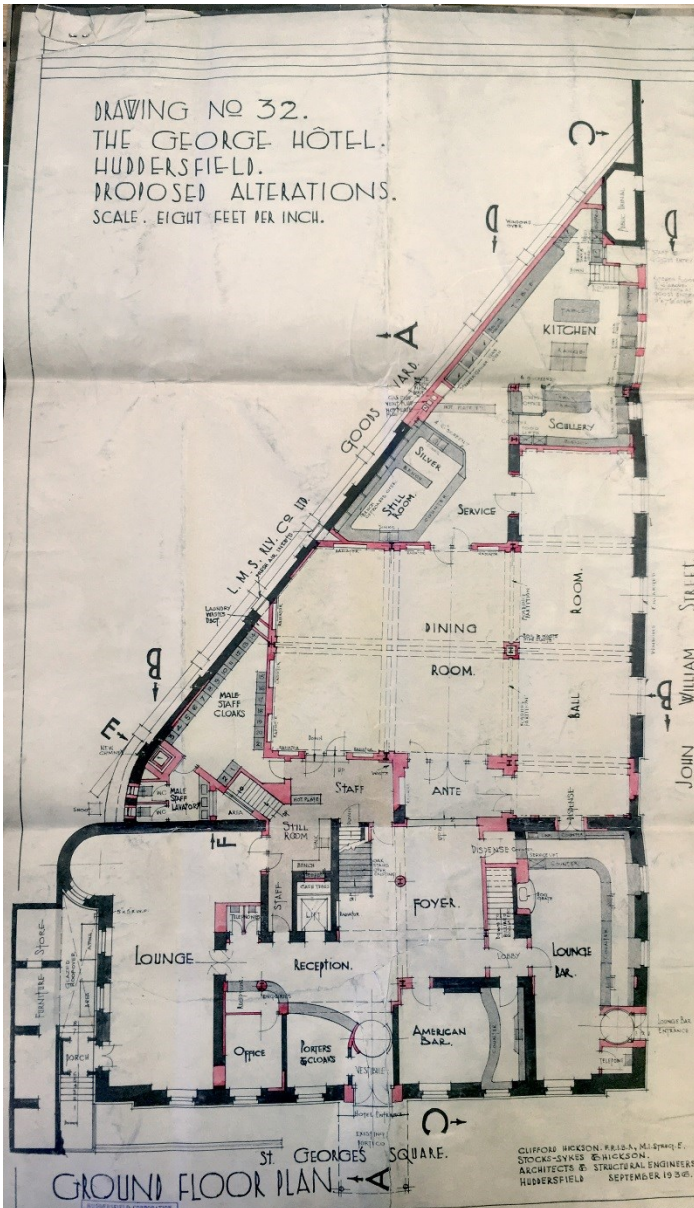
1851 Floor Plans



1886 Floor Plans



1930's proposed floor plans and existing and proposed section



4.3 Summary of Development Phases

Phase 1 (c.1851):

The original hotel building (Block A).

Phase 2 (c. 1852-1873):

The basement and ground floors of the East Wing (Block C) were constructed by 1853, and two further floors were added before 1874.

Phase 3 (c.1874-1930):

The Ground and First Floor of the West Wing (Block B) was constructed. Alterations to the main range (Block A).

Phase 5 (1930s):

A series of major works which involved the remodelling and extension of the West Wing (Block B) to form bedrooms at second floor level and the infill of the central courtyard to form the ballroom.

Phase 6 (1960s):

Third floor added to the West Wing (Block C).



5.0 Extant Site and Building

5.1 Context—Huddersfield Conservation Area

The George Hotel is positioned close to the centre of the Huddersfield Town Centre Conservation Area (Figure x). This is characterised by large, three-storey commercial and civic buildings, dating to the Victorian period, and constructed of stone, and includes a high number of listed buildings, at Grades I, II* and II. Many of the buildings have shallow roofs and / or parapets, and smaller numbers include mansards or gable dormers. Typical details include cornices, corbels, pediments, window hoods, voussoirs, projecting sills, pilasters, relief sculptures and statues.



Bird's eye views from The George Hotel, looking towards the Britannia Buildings

Huddersfield Train Station

The Grade I Huddersfield Train Station faces onto St George's Square. It has a classical, symmetrical form, with a two-storey central section, and single storey platform wings either side. The large columns and pediment indicate its importance.



7 St George's Square / 19 Railway Street

This building is Grade II* listed. And also faces into St Georges Square There is a hierarchy to the elevations, with the most decorative facing Railway Street, then a simpler version facing the George Hotel, and the simplest facing Station Street. There is also a reducing hierarchy to its three floors. The building features include entablature, moulded sill bands, ionic columns and quoins.



5.0 Extant Site and Building

5.1 Context (cont.)

Britannia Buildings

This Grade II* listed building is on the opposite side of St. George's Square to the George Hotel. As with the Lion Buildings, it has a strong symmetry, and demonstrates a hierarchy of space through its reducing floor heights. Here however, the style of fenestration suggests it had a more formal historical use than retail. The tall ground floor windows with sills above head height, have voussoirs, while the upper floor windows are square-headed with pediments to the first floor and low arches at second floor. At the top, there is a decorative frieze, cornice and balustrade.



The Former Empire Cinema

This former cinema is located on John William Street is not typical of the architecture in the conservation area, having a later construction date (1915). It is Grade II listed.



5.0 Extant Site and Building

5.1 Context (cont.)

Lion Buildings on John William Street

This Grade II* building faces St. George's Square, The George Hotel and Huddersfield Train Station. This building is designed in a near symmetrical way, with a large curved façade to the primary road network. Its central entrance bay projects forward and features a large lion statue at the top. There is a hierarchy in the architecture, with a taller ground floor retail offering, and two further floors with reducing heights and window proportions. The double, triple and quadruple mullioned windows with projecting arches are a distinctive feature.



The Railway Bridge

This is a transition between the historic, commercial core of Huddersfield, and its later development, delineated in part by the railway line, but also the increasing openness and reduction in active frontages to the street.



5.0 Extant Site and Building

5.2 The George Hotel

The building is primarily sandstone, some of which may have come from the left-over stone following the construction of the train station in 1846-1850 round the same time as the George Hotel .

Exterior

The Main Range of the hotel (c.1851), which overlooks St George's Square, is four-storeys in height and constructed of rusticated stonework with vermiculated detailing and quoins at ground floor.

The upper floors comprise of ashlar stonework from first to third floor with rusticated quoins (without vermiculation) and decorative stone surrounds to the windows. The stone has vertical batted tooling with borders of horizontal batted tooling at corner details. The elevation then steps back at fourth floor level to a slate mansard roof. The coursing of the ashlar blocks has a regular pattern with two courses per quoin.

The Main Range has a projecting string course between ground and first and a projecting cornice mounted on carved stone corbels with alternating carved reliefs between each corbel. These reliefs alternate between a circle motif and a simpler pyramidal projection.

The East Wing, which was constructed shortly after the Main Range uses similar design styles to the upper floor of the Main Range with ashlar stonework, decorative stone surrounds and rusticated quoins. In contrast to the Main Range, the building is lower in height and has less regularity in terms of the design and

arrangement of the windows. In addition, the dimensions of the quoins are slightly smaller resulting in a smaller coursing height. The East Wing is separated from the Main Range by a small link section which is full height ashlar blocks, the coursing of which matches the smaller quoins of the East Wing.

The West Wing is also constructed from stonework, but this is a split faced coursed stone with plain stone surrounds to the metal casement windows.

The internal triangular courtyard is formed by the Main Range, East Wing, and the West Wing. The elevations overlooking this area are comprised of painted brickwork with stone sill and head details to the rear of the West Wing. The rear of the Main Range is coursed split faced sandstone as is the rear of the East Wing. The external corridor which was constructed in the 1930s along the rear elevation to the East Wing at first floor level is also constructed of painted brickwork similar to the West Wing.



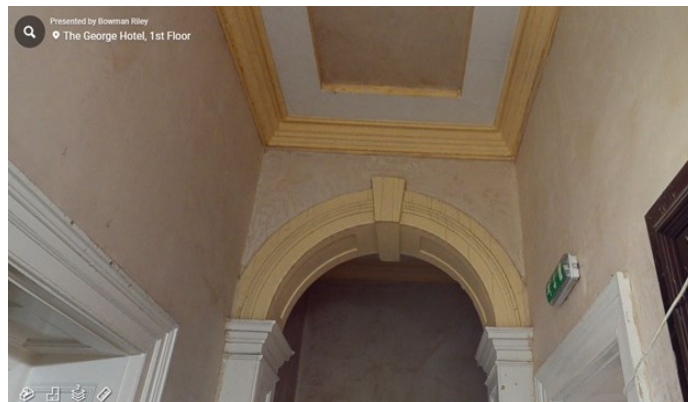
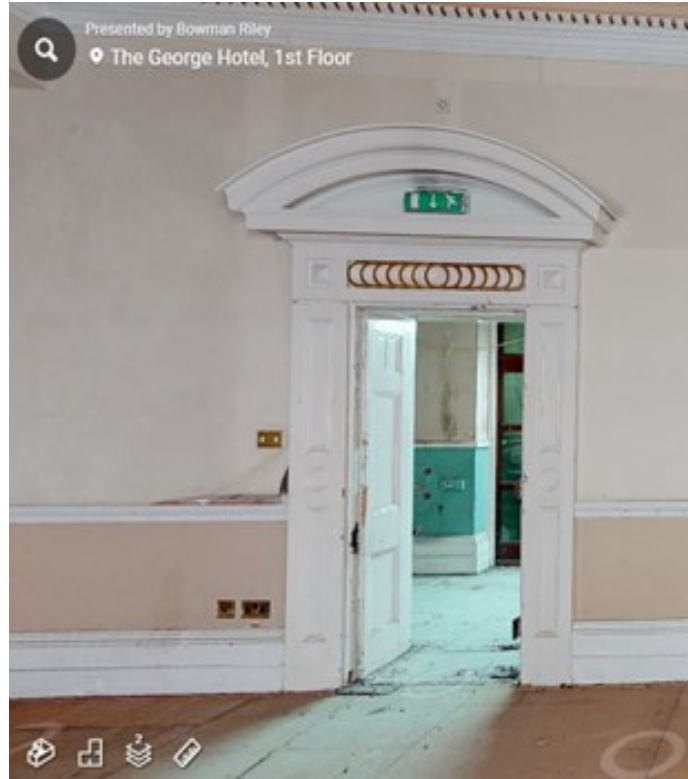
5.0 Extant Site and Building

5.2 The George Hotel (cont.)

Interior

The interior of the hotel is a mix of fabric and styles from its original construction to the present. With regards to the later alterations, there is no clear evidence of a co-ordinated approach to its architecture or design / conservation philosophy.

The earliest phase of work retains detailing that is typical of the Victorian period, such as cornices (generally one design per floor), panelled door linings, profiled joinery, panel doors, and in the case of the Commercial Room, highly decorative pedimented architraves.



5.0 Extant Site and Building

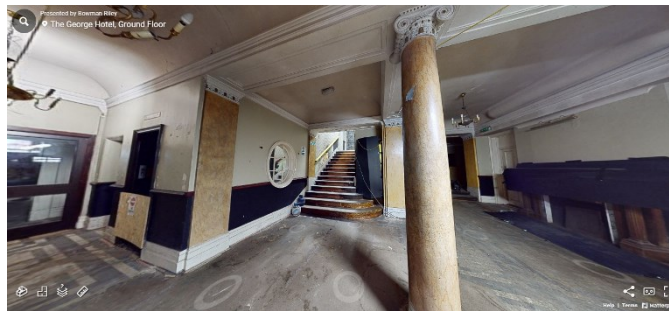
5.2 The George Hotel (cont.)

The second and some of the third phase of work, generally uses the same Victorian detailing, so for example, in room x (next to the Commercial Room), a new door from the corridor has the same panelled lining as the earlier doors .



The later Victorian doorset to the right has the same design as the original to the left.

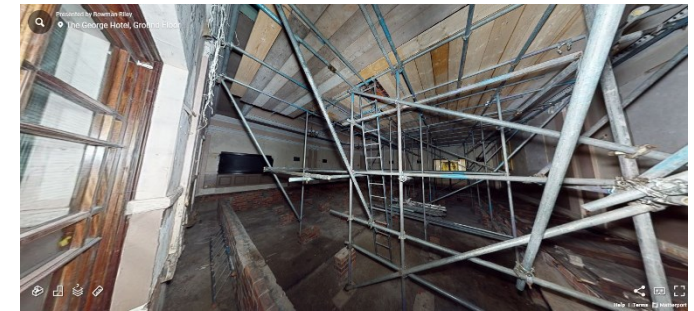
Major work was undertaken in the 1930s however, and in addition to the new build construction of Blocks B and C, the interior of Block A was modified. The ground floor provides a good example, and its opening up to provide a large entrance area and circulation included modification of the architectural features (Figure x). The most prominent of these features is the marble-effect columns with capitals, but the coffered ceiling and Art Deco joinery contribute to its different aesthetic. With the sweeping stair and porthole window, the space has a nautical feel, and perhaps also typifies the grandeur of inter-war Britain for the middle-classes. There remains a black and white tiled floor in this area which appears to correspond to the original floor plan, and a large fire-place is also extant.



The open plan ground floor area
The dining room and ballroom are two other key 1930s spaces.
The dining room features pilasters and columns with capitals, a coffered ceiling and decorative joinery.



The ballroom is architecturally similar, although it has no floor (Figure x). The two rooms are currently divided by a partition with pilasters on it and columns offset by a short distance into the dining room. It is thought that the line of the partition is close to the position of a vertical sliding partition that was shown on the 1930s drawings.



The ball room has similar features to the dining room.
The basement 'pocket' and hydraulic room appear to have been built, but if so, this means that the vertical sliding partition was either not installed, or that it was removed and the fixed wall was constructed as a later replacement. This raises questions about the intended purpose of features such as the columns, and the phasing of attached features such as joinery.

Subsequent modification in the 1960s and beyond has made little positive contribution to the building. It now feels dated and is in an overall poor condition, with some spaces, such as the kitchens, having no architectural merit at all.

5.0 Extant Site and Building

5.2 The George Hotel (cont.)

The upper floors of Block C have been the subject of structural works so there are large steel frames from which the first and second floors of the building are hung.

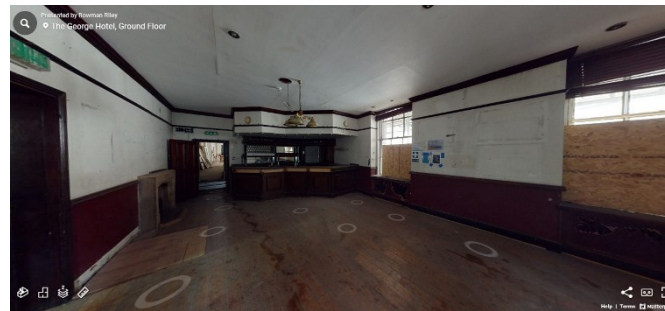


The main kitchen area.



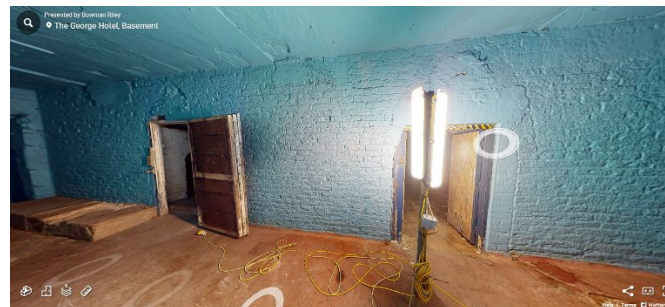
Steel frame to the third floor of Block C.

While many of the modifications have been particularly unsympathetic to some historic fabric, it has been retained in some areas, such as above or behind new insertions, and the form of some openings previous can still be seen. For example, on the ground and upper floors, there are numerous examples of false ceilings being inserted below the original. In some cases, it has been possible to see the original ceiling and cornice above.



False ceilings below the original.

In the basement, where walls are painted brickwork, doors inserted into pointed arch openings (formed by vaulted ceilings) can be clearly identified, as can the edges of steps .



Evidence of former openings (top) and stairs (bottom).

Unfortunately, previous adaptations involving new fabric have also tended to use a philosophy that does not align with current thinking in relation to being able to distinguish different phases of the building, so Victorian cornice details have been applied to new walls within existing rooms for example.



The Victorian cornice design has been recreated on new walls, such as the built-in cupboards.

6.0 Heritage Values and Significance

6.1 Assessment of Significance

Internal room significance

The significance of each room and its bounding walls was determined using a pre-defined set of criteria that takes into account evidential, historical and architectural values. This was done collaboratively in a series of workshops, and involved detailed exploration of the Matterport model alongside the historical archive drawings. The significance of each space and element was debated, and as decisions were taken, these were cross-referenced to spaces and fabric that had already been determined to ensure that the levels were consistent across the whole building. The following principles were used:

Evidential value:

Fabric or features that do not necessarily have architectural value, but which provide information about the building's past and how it was used.

Historical value:

Fabric or features that have associative links (e.g. Rugby League) or illustrative links (e.g. an early example of a particular technology).

Architectural value:

Mainly features that originate from an early phase of the building's development, and are good examples of the design of their period. These can also include features relating to later phases of development where these are particularly good or innovative for their period.



6.0 Heritage Values and Significance

6.2 Significance—Room

Typical examples of how these were determined from the heritage values are provided below.

Considerable

A room with its original floor plan and form, and all or nearly all of its original interior architectural features extant, such as skirting boards, architraves, windows, doors, wall and ceiling plaster, cornices, fireplaces, and any other features.

Example: Room 051

Original floor plan, plastered walls, highly decorative plastered ceiling with cornice and rose, sash windows with panelled linings and architraves, skirting boards, decorative doorcases with pediments and panelling, dado rail (some if not all is a later addition), no fireplaces. A connecting doorway has been blocked up.

This room has a very low capacity for change and every effort should be made to retain the architectural features. The plan of the room should not be changed.



6.0 Heritage Values and Significance

6.1 Heritage Values (cont.)

High

A room with its original floor plan and form and many of its original interior architectural features extant, including at least two categories from those listed previously.

Example: Room 091

Original floor plan, but connected to adjoining room at a later date. Retains plastered walls and ceiling, skirting boards, architraves, sash window, fireplace hearth. While some of the cornice is original, new matching sections have been introduced around a built-in wardrobe, making it difficult to distinguish the phasing.

This room has a low capacity for change and every effort should be made to retain the architectural features. The plan of the room should not be changed, and consideration should be given to enhancing it by removing any inserted features. There is capacity to distinguish between work from different periods.



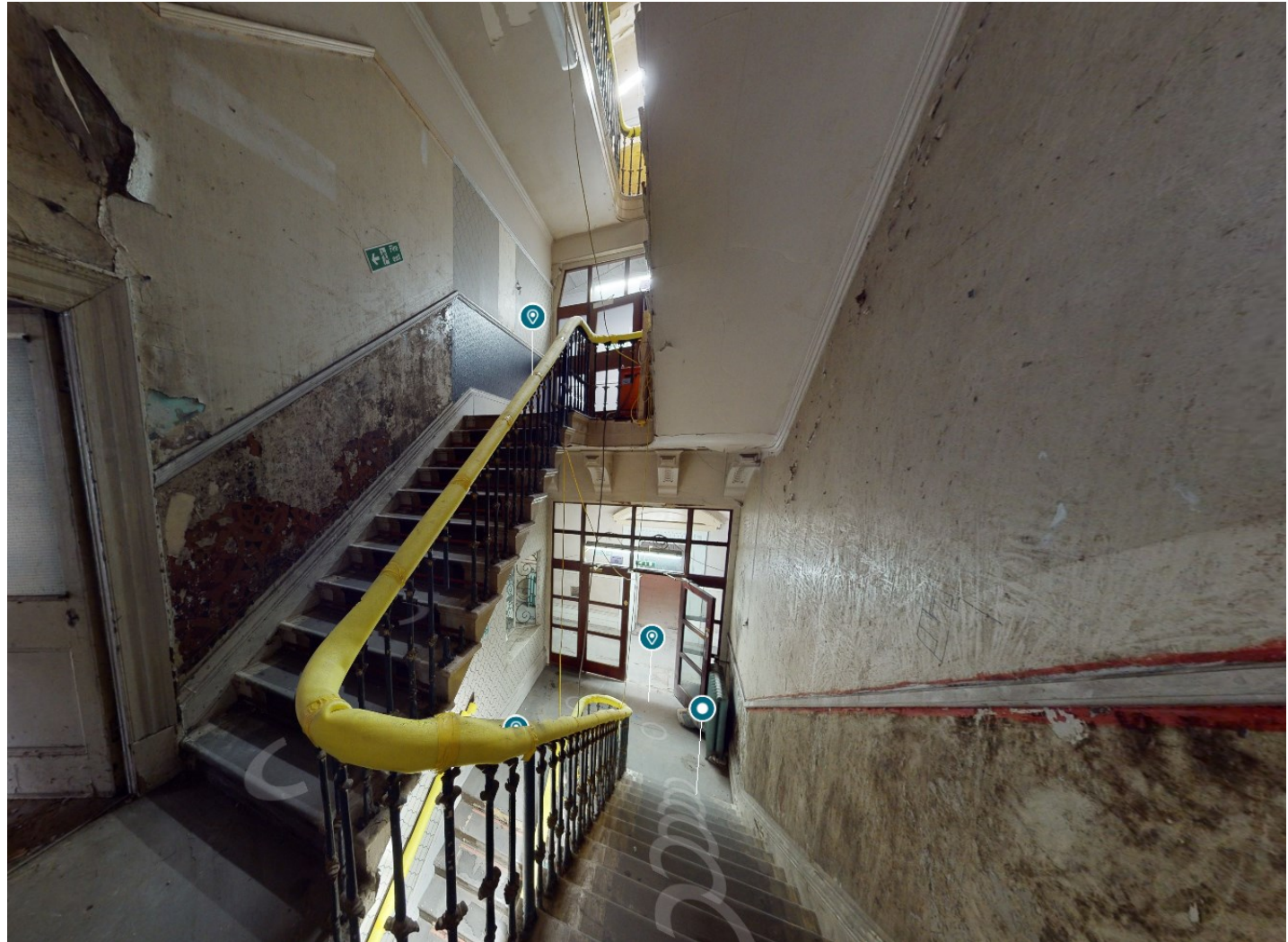
6.0 Heritage Values and Significance

6.1 Heritage Values (cont.)

Example: Rooms X23, X40, X56, X70

Original floor plan. Retains plastered walls and ceilings, skirting boards, architraves, windows, corbels, staircase and balustrades. Later additions include a handrail, dado rail and replacement doors.

This room has a low capacity for change and every effort should be made to retain the architectural features.



6.0 Heritage Values and Significance

6.1 Heritage Values (cont.)

Moderate

A room with its original floor plan and form mostly intact, and at least one original interior architectural feature extant. Alternatively, a room that does not have its original floor plan or form, but which contains at least two original architectural feature categories.

Example: Room 141

The original floor plan is still readable, but an en-suite room has been inserted into the corner of the room (Room 142). The room retains its original skirting boards, architrave and panelling to door case, sash windows and hearth, but there is no ceiling. While some of the cornice is original, new matching sections have been introduced around service boxing, making it difficult to distinguish the phasing.

There is some capacity for change, for example to distinguish between work from different periods.



6.0 Heritage Values and Significance

6.1 Heritage Values (cont.)

Example: Room 045

The original finishes and fixtures have been lost and the room was re-designed in the 1930s. The 1930's floor plan is still readable, but there have been changes to the inner wall, which probably includes the removal of a vertical sliding partition, and the fixing of a wall and columns to the rear of the partition area.

The room retains the 1930's decorative ceiling with cornice and columns. The majority of the skirting boards appear to also date to the 1930's, but where later changes have been made to walls, reproduction skirting boards have been installed, making it difficult to distinguish the phasing. Window fittings are also later replacements.



6.0 Heritage Values and Significance

6.1 Heritage Values (cont.)

Low

A room with its original floor plan and form mostly intact but no original interior architectural features. Alternatively, a room that does not have its original floor plan or form, but which contains at least one original architectural feature.

Example: Room 086

The original floor plan is still readable, but an en-suite room has been inserted into the corner of the room (Room 087). The room retains its original sash window and one section of skirting board but the ceiling has been lowered obscuring any original cornice and there is a service bulkhead over the room entrance and en-suite area.

The room has a high capacity for change.



6.0 Heritage Values and Significance

6.1 Heritage Values (cont.)

Example: Room 127

The original floor plan is still readable in part, but the wall dividing the room from the next bedroom has been removed. The room is now open combined with the original adjacent room, which itself has an en-suite inserted (Room 128). The room retains its window and door architraves, and at least some of the skirting appears to be original. There is no ceiling and it is not possible to know if there was a cornice on construction as the evidence of one having been removed almost certainly relates to a later insertion.

The room has a high capacity for change.



6.0 Heritage Values and Significance

6.1 Heritage Values (cont.)

Neutral

A room within blocks A or C which does not have its original floor plan or form, or any of its original interior architectural features intact. A bedroom within the 1930s block B.

Example: Room 022

The room retains has been divided to create a small room in the corner. its original plan form, but a doorway has been blocked up and another has been created. No original features are retained.

The room has a high capacity for change.



6.0 Heritage Values and Significance

6.1 Heritage Values (cont.)

Detrimental

A room that does not have its original floor plan or form, or any of its original interior architectural features intact, and which also causes harm to immediate fabric and our overall understanding of the building.

Example: Room 059

This part of the building was originally a single, large space, and has been subdivided into six smaller spaces. There are lowered ceilings and bulkheads and reproduction skirting boards, all of which make it difficult to understand the original design intent and use. Other than the windows, no original features remain.

The room has a very high capacity for change.



6.0 Heritage Values and Significance

6.1 Heritage Values (cont.)

Example: Room 071

The 1930's floor plan is still readable, but an en-suite room has been inserted into the corner of the room, and there is a built-in wardrobe, both of which have a significantly negative impact on the original space. There are no architectural features worthy of note.

The room has a high capacity for change.



6.0 Heritage Values and Significance

6.2 Significance

Statement of Significance

The George Hotel has high heritage significance, based on its evidential, aesthetic, historic and communal values.

Evidential value is low as there is a low likelihood of finding buried archaeological evidence of significant value on the site, but the building itself evidences the ways in which it has been used through time, and the changes that have occurred in architectural and interior design, not only in the key building elements, but also in decoration such as wallpaper and floor tiling.

The Hotel has high historical value because of its importance in the town and its relationship with the train station which signalled a key transition in the development of Huddersfield. Its high associative value comes in part from the connections with the notable Ramsden family who owned much of the land and property in Huddersfield from the 16th to early 20th centuries, and who initiated the development of the new town and relocation of the former George Inn to its new site next to the station. The fact that the building has retained its original use as a hotel is a strong contributing factor to its historic and communal values.

The Hotel has high associative historic value because of the hotel's connection with Rugby League. Rugby League is an important game in Huddersfield and the West Yorkshire area, but as the location where the League was established, it cements the hotel's place in not just local, but national history.

This association also contributes to the high communal value, The hotel previously housed a small museum 'The Rugby League Heritage Centre' dedicated to the history of Rugby League and so its long-standing association with the sport is still widely known by the local communities, and valued, hence the establishment of new National Rugby League Museum elsewhere in the town centre. Due to the continued use of the building as a hotel, The George has high communal value to the people of Huddersfield. The majority of people in Huddersfield have attended a significant life event such as a christening, marriage, birthday or funeral in this Hotel and has been a constant source of collective memory.

The hotel also has high aesthetic value, primarily associated with Block A, the original part of the building. In common with much of the architecture in this area of Huddersfield town centre, the Italianate design and stone construction of the exterior provide a good example of architecture of the period. The significance of the hotel and the other individual buildings in the conservation area is enhanced by their additional group value. Internally, the retention of Victorian features adds to the hotel's aesthetic value (including where these are extant but hidden by later modifications). Some rooms, such as the commercial room, have very high aesthetic value and considerable significance, but modification to many of the other spaces from the 1930s onwards, has reduced their individual significance and that of the hotel overall.

SUMMARY:

BLOCK A has high significance and as such a limited capacity for change. The majority of this significance is held in the early 1851 built fabric with the decorative elements of the later interventions contributing moderate significance.

BLOCK B has neutral significance with the majority of the internal spaces being low quality and detrimental to the overall experience of the building.

BLOCK C has moderate significance with the majority of internal spaces having low/neutral significance due to the extent of alteration both historically and more recently. The ground floor dining room has moderate significance due to the extent of decoration in the internal finishes.

COURTYARD BALLROOM has moderate significance due to the extent of the decoration in the internal finishes.

7.1 Brief

The George Hotel has been empty since 2010, with numerous attempts to re-develop having been unsuccessful as can be seen from the various planning applications lodged. This is primarily due to the small number of bedrooms and poor quality of bedroom accommodation in relation to the large areas of communal and ancillary space.

Heritage Action Zone funding has been allocated by Historic England, to regenerate the building, and save it from further deterioration. Kirklees Council now owns The George Hotel, and wishes to develop it for use by a hotel operator, not only to save this important building, but to support growth of the town.

Research by Queensberry Estates demonstrates that a minimum of 90 bedrooms are required for the hotel to be financially viable. In addition, there is a need for a c.100 covers banqueting suite, a c.70 covers food and beverage offer, and ancillary accommodation.

As well as remodelling and adaptation, work to the hotel will also involve the repair of interior plaster.

Design and Conservation Principles:

The following design and conservation principles were developed with the design team following the assessment of the significance of the building as part of the subsequent design development:

- the design should be sensitive to the listed status of the building and seek to enhance the significance
- alterations to built fabric with Considerable, High & Moderate significance should be subject to robust justification
- previous detrimental alterations should be reversed where possible
- the optimum viable use of the building as a hotel should be retained as this is a strong contributing factor to the overall significance
- any new interventions to be high quality design with high quality materials to re-enforce the quality of the original building
- the design must meet statutory and regulatory requirements
- sustainability should be considered in all aspects of design and servicing
- building to be structurally sound

7.2 Parameters for change

The conservation and repair approach has been carefully thought through to ensure that the proposals for the building maximise the retention of historic fabric and significance whilst also giving the building a viable future.

Where there has been conflict in terms of the proposed use and the ability to retain existing built fabric, this has been assessed and a balanced view taken on the need to retain historic fabric but also the need to secure a future for this heritage asset.

There were three main elements for understanding the building prior to preparing the proposals:

- Historic building assessment
- Archival material including historic building plans
- Site visits and inspections

In this introduction we run through each of these parameters for change and provide a summary of how we have achieved this below.

Significance:

The building has been subject to a thorough assessment of heritage significance based on extensive archival research, site visits and intrusive surveys. The findings of this study can be found within Chapter 4 of this Heritage Statement.

Understanding the significance of the various elements of the building has been instrumental in determining the proposals.

Aesthetic Significance of the principal elevations have been retained in blocks A and C and in some cases better revealed by the removal of detrimental extensions (such as the entrance canopy and modern window insertions) in Phase 2.

Our understanding of the how the building operated and the overall planform has been enhanced within the original Block A with some more detrimental additions removed (e.g. suspended ceilings, modern internal partitions) and the ensembles have been removed from the original corridor spaces which have been reinstated as circulation. The Communal significance of this building is high and this is being retained by the continued use of the building as a Hotel with public facilities.

Level of Impact: High Beneficial

Consultation:

Bowman Riley and Kirklees Council have presented findings of research to local civic and historic societies, have met virtually and on site with senior officers of the Council, Conservation Officers and Historic England.

A website has been launched that provides information and contact details so that the public and stakeholders can provide their views on our proposals. This will be publicised through information distributed to over 6,000 households and local businesses, as well as extensive press coverage about the plans and consultation.

Whenever we have undertaken consultation with the public or with stakeholders this has contributed to our understanding of the importance of this building on a communal level. We have also been able to encourage people to submit their memories of the building to the “Memories of our Square” project which is being run by Kirklees and aims to compile all these memories into an illustrated book to be published in 2023.

Level of Impact: High Beneficial

7.2 Parameters for change (cont.)

Conflicts:

Where there has been conflict in terms of the proposed alterations and the ability to retain existing built fabric, this has been assessed in accordance with the process identified in section 3.4 and balanced against the public benefit and the need to retain the optimum viable (and original) use of the building in order to secure a future for this important heritage asset.

In general the majority of conflicts have arisen due to structural issues with areas of the building where significant defects have been encountered. Expert advice has been sought from CARE accredited Structural engineers in addition to workshops held with Structural Engineers and Economic advisors from Historic England to ensure any removal of historic built fabric has been only undertaken as a last resort in order to rectify a defect or to ensure the optimal viable use of the building as a hotel is being retained.

All conflicts are explored in more detail in the impact table.

Level of Impact: Low Beneficial

Landscape and setting:

landscape and setting has been fully assessed and proposals developed which will benefit the setting of both The George and the surrounding heritage assets and will create a gateway building which enhances the approach to the Huddersfield Conservation Area whilst also allowing better public access to the building.

Level of Impact: Neutral to Low Beneficial

Historic Features:

It is imperative that any historic features within the building should be retained and, where possible, exposed to allow appreciation of these heritage assets within the spaces for which they were designed. These assets will be retained in situ, repaired where required and, if possible, will be brought back into use. If these assets cannot be retained they will be fully recorded to enable restoration either as part of this project or in the future.

Level of Impact: Low Beneficial

Restoration of original corridors:

Inappropriate en-suites within this former corridor are to be removed and planform of original corridors to be reclaimed, allowing historic arched openings to be re-used and back of house areas to be returned to store rooms.

Level of Impact: High Beneficial

Plan Form Floor 1:

The removal of modern partitions and insertion of new lightweight stud partitions do not remove historic fabric and are therefore theoretically reversible in the future. While we acknowledge that this is not likely for a number of years, our restoration and revealing of the existing historic plan form offers potential in the future for plan form of The George Hotel to be re-instated if necessary.

Deposition of the Heritage Assessment with the Historic Environment Record will also ensure change will be informed in the future. Other options for mitigating harm and why these are unfeasible are explored further in section 3.0, for example fire regulation requirements.

Level of Impact: Neutral

7.2 Parameters for change (cont.)

Plan Form Floors 2 - 4:

The historic bedroom spaces on floors 2 to 4 will be retained, but additional fabric will be added. We would acknowledge that there is potential for this to cause harm (less than substantial) to the visual reading of plan form with the changes to accommodate en-suite bathrooms. However, there are a number of modern partitions which have replicated the historic cornice thus creating a false narrative of the historic development.

The majority of these walls are being removed and the new walls have been designed to read as modern insertions, thus restoring the appreciation of the historic planform.

Level of Harm: Low Beneficial

New Development:

The proposed design ethos of the elements of new build is to provide high-quality contemporary additions that are clearly an addition but are a contextual response in terms of scale and materiality. They have been designed to strike a balance between being of its time yet still respecting the setting of the heritage asset.

Level of Harm: Low Beneficial

Detractors

20th century low quality alterations such as the bar serverly which currently obscures an external window which will be re-instated as part of the Phase 2 works, and the 20th century mock tudor stone fire place (which gives a false narrative) and surrounding wall in the bar area and the modern stair to the basement from the ground floor entrance are to be removed which will restore the 1851 plan form in this location. The 20th century coffered ceiling at the base of the stair is to be removed to allow a view of the stair and the curve of the balustrade which forms the landing over.

Level of Harm: Medium Beneficial

7.3 Proposed Design—Block A

The initial brief was to convert the existing 60 bed hotel into a 90+ bedroom hotel in order to create a Hotel which would be viable for the current market. Following the assessment of significance undertaken by the heritage team it was ascertained that Block B dated to the 1930's and the 1960's and did not contribute to the heritage significance of the building and as such had the most capacity for change. Block A was the most significant and had the least capacity for change and Block C had moderate capacity for change due to the amount of internal and external alterations that had been undertaken.

Block A

The proposals for the earliest, and most significant section of the building is adaptation to create further ancillary accommodation at ground and basement with hotel rooms at first and above.

Any alteration to an element of the building with significance has been carefully thought through to ensure the least harm whilst also ensuring the building complies with statutory regulations relating to access and escape in the event of a fire.

Planform: The original layout of the corridors is to be re-instated in order to allow appreciation of the historic planform.

Internal Doors: Full assessment of all internal doors has been undertaken with new doors within historic openings designed to replicate the original design of doors in these locations. All doors will be either upgraded or designed to meet current fire regulations.

Demolitions / Alterations: The architectural approach to demolitions and alterations is provided in the Design and Access Statement and sets out to protect significant elements of the building whilst removing inappropriate, low-quality and detrimental interventions.

The main element of demolition in Block A is the removal of the floors to all areas other than the corridor. Our CARE accredited engineer Ramboll, have identified that the spans of the floors are simply too long for the dimensions of the timber and do not comply with statutory regulations. As a result all floors will be replaced that are non-compliant. Locations of all historic cornices have been identified on the accompanying drawings and will be recorded prior to removal. Skirting boards and doors architraves etc. will be retained.

All areas of historic cornice will be replicated as part of the proposed works to match existing (two second floor examples shown below).



Example of historic door within existing opening

7.3 Proposed Design—Block A (cont.)

All proposed demolitions and alterations for Block A are identified on the following drawings: 8662-BOW-ZZ-ZZ-DR-A-.....

- P104 to P110 _ Demolition & Alteration Plans
- P130 to P132 _ Demolition & Alteration Elevations
- P145 to P146 _ Reflected Ceiling Demolition Plans
- P150 to P155 _ Demolition Photographs

All proposed interventions / alterations for Block A are identified on the following drawings:

- P300 to 303 _ Proposed floor and RC plans

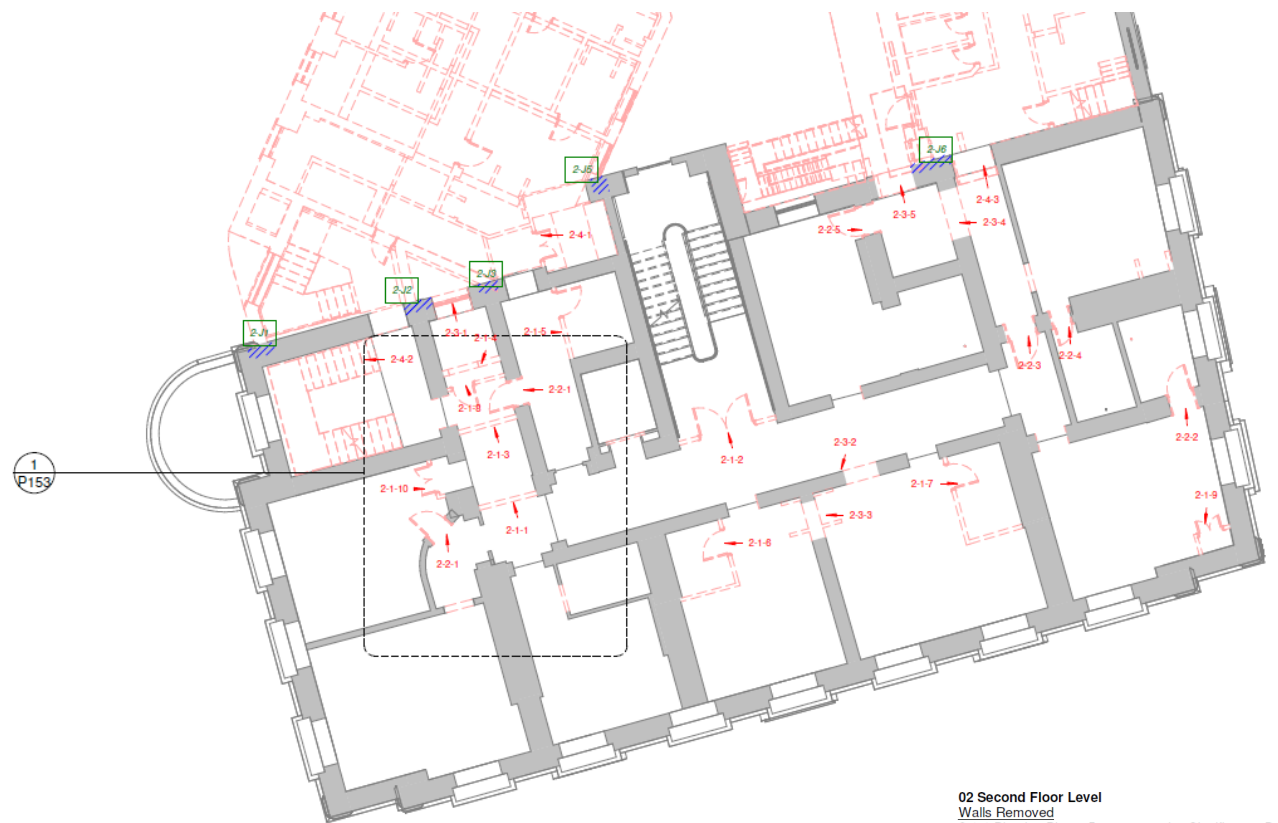
A selection of proposed details have also been shown on the following drawings:

- P310 to P360

These drawings cover details through wall, stairs, doors, proposed screens as well as Room Detail Sheets showing room plans elevations and reflected ceiling layouts FOR Considerable, High, Moderate and Low room types.

An example of a proposed demolition plan is shown opposite for the Second Floor and identifies each element of Demolition / alteration. The drawings also provides additional detail on the phasing and significance of the elements to be altered.

Call outs are added to the drawing which provide a link to a series of drawings showing photographs of the elements to be demolished.



02 Second Floor Level

Walls Removed

- 2-1-1 Phasing:Phase 5 to present day Significance:Detrimental
- 2-1-2 Phasing:1930's Significance:Low
- 2-1-3 Phasing:Phase 5 to present day Significance:Detrimental
- 2-1-4 Phasing:Phase 5 to present day Significance:Detrimental
- 2-1-5 Phasing:Phase 5 to present day Significance:Detrimental
- 2-1-6 Phasing:Phase 5 to present day Significance:Detrimental
- 2-1-7 Phasing:Phase 5 to present day Significance:Detrimental
- 2-1-8 Phasing:Phase 5 to present day Significance:Detrimental
- 2-1-9 Phasing:Phase 5 to present day Significance:Detrimental

Doors Removed

- 2-2-1 Existing door to be removed. Refer to photo.
- 2-2-2 Existing door to be removed. Refer to photo.
- 2-2-3 Existing door to be removed. Refer to photo.
- 2-2-4 Existing door to be removed. Refer to photo.
- 2-2-5 Existing door to be removed. Refer to photo.

Openings Formed

- 2-3-1 Phasing:1930 Significance: Low
- 2-3-2 Phasing:1851 Significance:High
- 2-3-3 Phasing:1851 Significance:High
- 2-3-4 Phasing:1851 Significance:High
- 2-3-5 Phasing:1851 Significance:High

Demolition - Other

- 2-4-1 Ceilings and floors to be removed. Refer to photo.
- 2-4-2 Existing metal staircase to be removed. Refer to photo.
- 2-4-3 Existing staircase to be removed. Refer to photo.

7.3 Proposed Design—Block A (cont.)

External fabric of the building has been retained and repaired as part of the previous Phase 2 works. The only intervention we are proposing to the principle elevation is to provide additional signage (details of which are subject to a separate application) and the provision of a new entrance canopy.

External doors will be updated and in some cases brought back into use.

Cycle storage is to be provided in addition to dedicated parking bays for the hotel.



Proposed CGI's above and adjacent showing the principle elevation and the new canopy

7.3 Proposed Design—Block A (cont.)

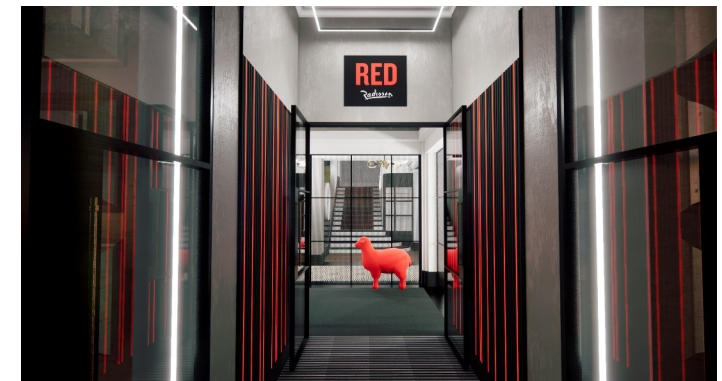
Internal Proposals

Internally, the design creates a high quality hotel offering which is furnished and decorated to an exception quality. This will ensure that the quality of the internal spaces will match the architectural and aesthetic value of the external elevations.

All insertions are to be in high quality modern adaptations in accordance with the design and conservation principles outlined at the commencement of the project. All interventions will be designed to showcase the historic quality of the internal spaces.

The location of the original walls (historically removed) have been identified using changes, or banding in floor material. The majority of the existing, historic finishes and features are to be retained, particularly at ground floor level with the retention of the decorative columns and pillars.

It is proposed to make reference to the 1930's interventions with the use of fixtures and fittings that make subtle references to the early 20th century whilst still being of their time.



Indicative CGI's adjacent showing the proposed alterations to the internal entrance spaces and bedrooms.

7.4 Proposed Design—Block B

Block B was identified as having high capacity for change due to the complete re-build of the structure in the early 20th century, and substantial alterations in the 1960's.

It was decided that the most efficient, and least harmful way forward for the building as a whole was to demolish Block B and rebuild.

This would allow the provision of hotel rooms from ground floor upwards (with natural light achieved at ground floor via a proposed lightwell, evident to rear of columns in CGI opposite) with ancillary accommodation at ground and basement levels.



Proposed CGI's above showing the new-build and adjacent photographs showing existing building externally and internally.

7.5 Proposed Design—Block C

Block C was identified as having Moderate capacity for change due to the extent of alterations that had been undertaken both internally and externally and the resulting structural condition.

An initial structural survey was undertaken at the commencement of the external repair works in September 2021 which identified some significant structural defects with Block C.

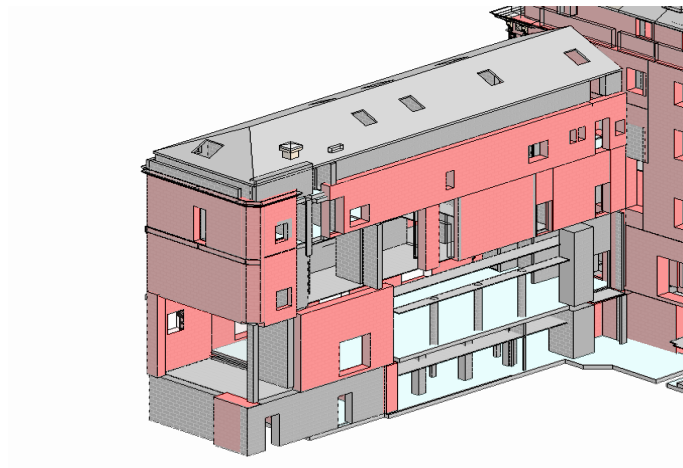
The majority of the courtyard facing and North facing walls had been lost at Basement & Ground floor and the remaining wall over supported on steelwork inserted at first floor level. 50% of the wall had also been lost at First Floor and the full extent of the mansard wall at Third Floor had been replaced with blockwork. (historic walls identified in red on 3d sketch below)

It became apparent that the structure supporting the second floor had failed and the solution that had been implemented was to install a new steel frame from which to hang the second floor. As a result of intrusive surveys it became apparent that this solution also extended down to the first floor. (See excerpt from structural report adjacent)

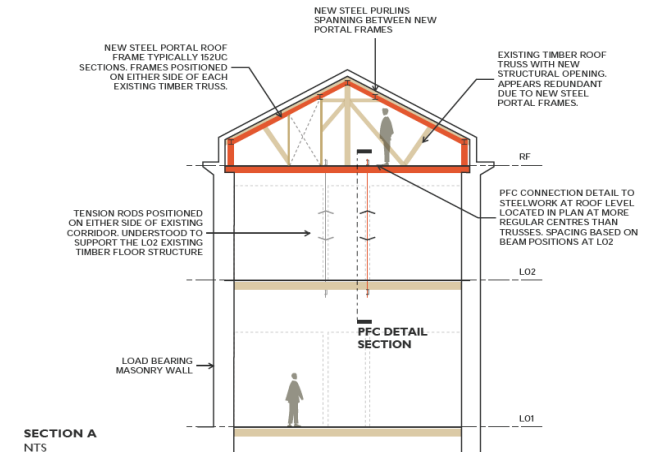
The internal walls needed to be removed to achieve the correct size and number of rooms, the internal courtyard wall prohibited the provision of adequate riser positions (see options appraisal on following page). Restrictive head heights at basement level and changes in floor levels resulted in a substantial redesign of Block C.



Proposed CGI



Location of remaining historic walls to block C identified in red

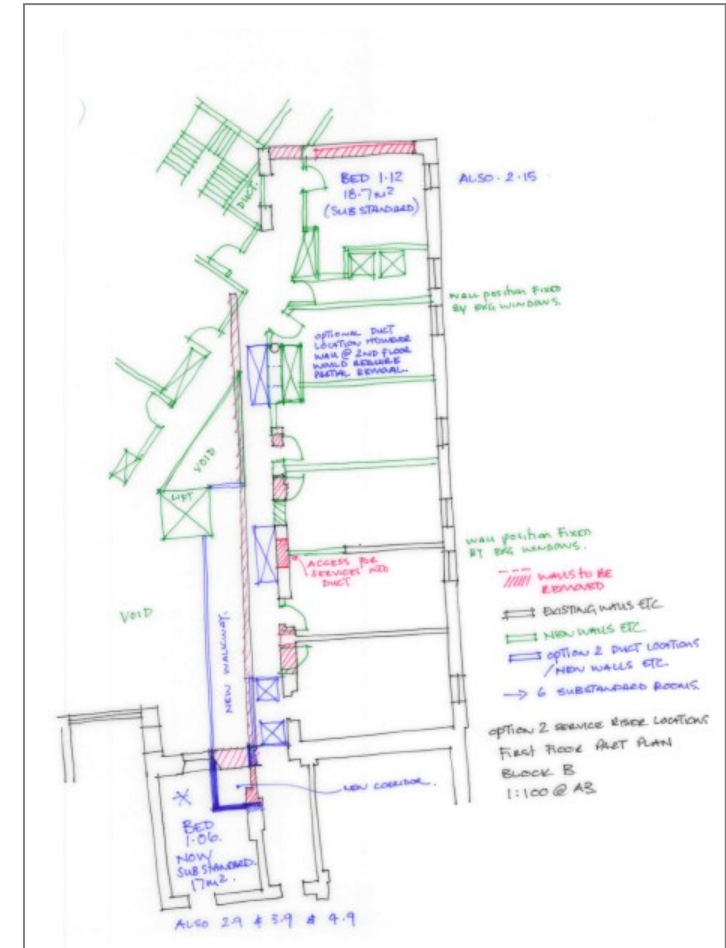


Excerpt from Structural Engineer's Report

7.5 Proposed Design—Block C (cont.)



Option 1 for redevelopment with service risers shown and the impact on First and Second Floors

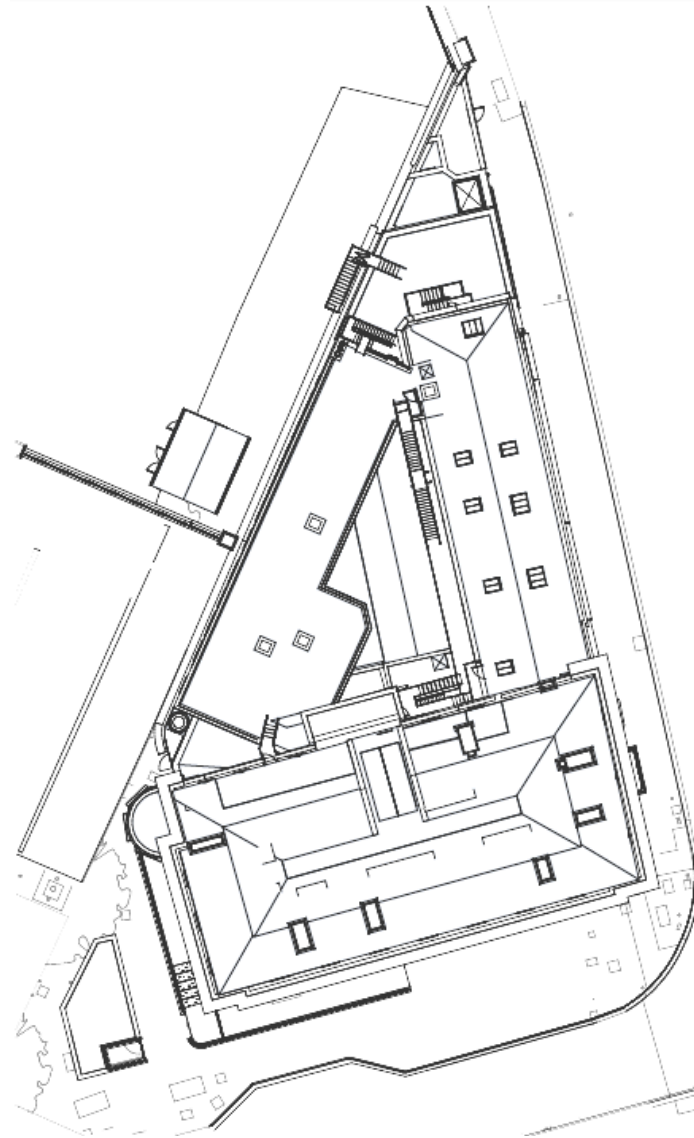


Option 2 sketch showing relocation of risers and impact on the adjacent Block A

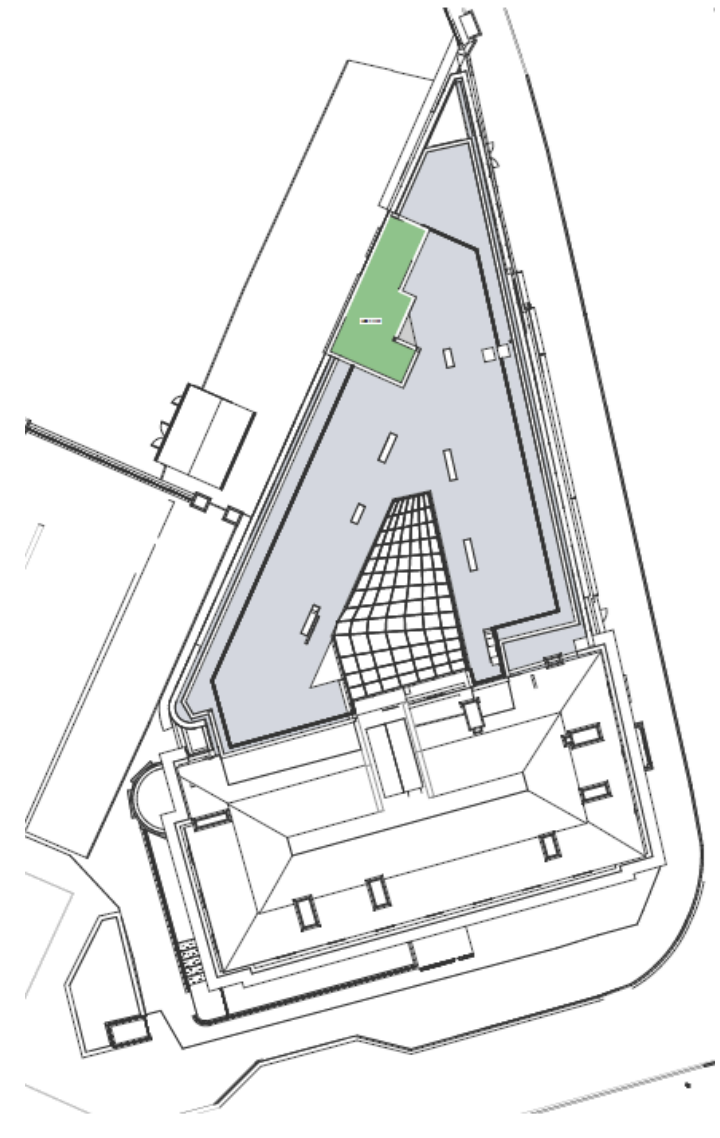
7.6 Proposed Design - Central courtyard / lightwell

Despite the demolition of Block B and the partial demolition of Block C, it is proposed to retain a similar building footprint with the three distinct blocks, but with the central courtyard enclosed to create a full height atrium running from ground floor up to a glazed roof at fourth floor level.

The stonework to the rear of Block A will be repaired and exposed within the atrium. This can be seen in the existing and proposed roof plans shown opposite.



Existing Roof Plan



Proposed Roof Plan

8.1 Overview

In order to assess the impact in a succinct way, as required by the NPPF, the proposals have been grouped into packages of work rather than individual items. All smaller elements of work to areas of the building which have been identified as detrimental will not be covered as these will be assumed to have a beneficial or neutral impact.

In addition to the impact on the heritage asset, an assessment of the impact on the Conservation Area and Castle Hill has also been undertaken.

Conservation area

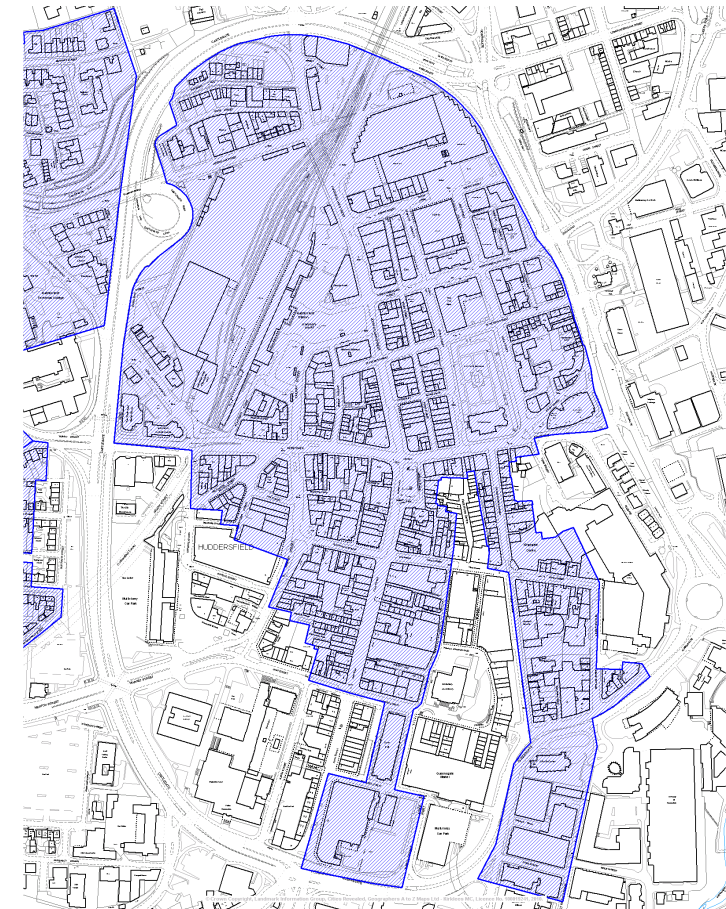
Huddersfield Town Centre conservation area encompasses the 17th century marketplace and the linear settlement that ran west to east along Westgate past the market place to the south, culminating in beast market to the east.

The conservation area then follows the line of late 18th century development to the south along;

- Queen Street (culminating in the late 19th century Ramsden Building and former Milton Congregational Church),
- New Street (past the Town Hall ending at the mid 19th century former co-operative building)
- Market Street towards the location of the former Cloth Hall.

The Conservation area is then bounded to the north by the inner ring road which encompasses the mid to late 19th century “New Town”, with St George’s Square, Huddersfield Train Station and The George Hotel at its centre.

This New Town was developed by Ramsden and overseen by Sir William Tite who acted as a quality commissioner resulting in high quality Italiante style buildings, constructed in stone with slate roofs which are generally three to four storeys in height with oversized windows at ground level.



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		N ↑ ↓ S	

8.1 Overview (Cont.)

Castle Hill

“Castle Hill Setting Study” prepared by Atkins and dated 2015, has been consulted in order to assess the significance of the site to the setting of the Scheduled Monument and the Grade II listed Victoria Tower and the impact of the development.

Visibility from Castle Hill:

It has been ascertained that the site is within the “Zone of Theoretical Visibility” when stood on Castle Hill facing North. However the fact that the site is located approximately 3km away and within a built up area means it is very difficult to identify individual buildings.

Views of Castle Hill:

24 views have been identified as having particular significance to the setting of Castle Hill. Views 2, 3, 4 & 5 are from the north and as can be seen from the viewpoint key, the site (identified as a blue dot) is located between the viewpoint and Castle Hill (identified as a red dot).

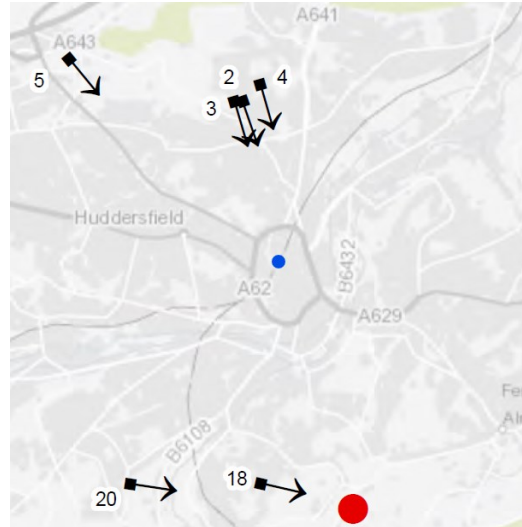
The approximate location of the site is identified using a red square in viewpoints 2 and 3.

The site is not visible from viewpoint 4 and 5.

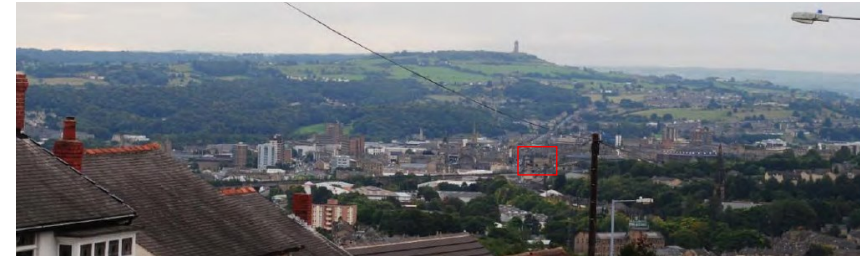
Impact:

Significance of the site to the setting: **Negligible**

Impact of proposed development: **No Harm**



Viewpoint Key



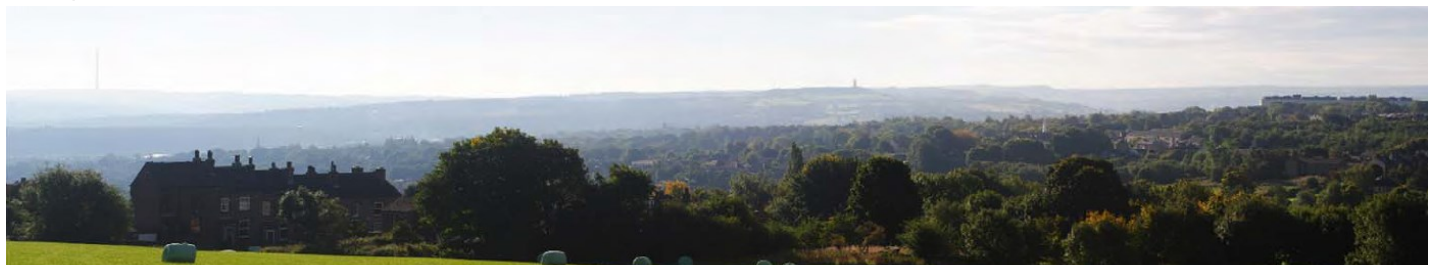
Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 5

8.2 Assessment of Impact on Significance

Element	Level of significance	Alterations	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against public benefit	Final Impact
Block A Walls	High & Moderate	<ul style="list-style-type: none"> Limited new openings formed within historic walls More recent openings extended 	Less than substantial harm	<p>New doors are required due to the formation of protected escape lobbies which cannot be directly accessed by rooms.</p> <p>All doors to rooms need to be FD30 rated fire doors.</p>	<p>New doors have clearly been identified as modern insertions and escape routes have been designed to have the least impact on the layout of the building.</p> <p>New doors in historic openings are to match historic examples within the building which are appropriate for that floor.</p>	Insertion of these doors is required to protect life in the event of a fire and will allow this building to be brought back into use as a hotel.	Major Beneficial
Block A Walls	High & Moderate	<ul style="list-style-type: none"> Independent acoustic lining 	Less than substantial harm	Small number of walls required acoustic upgrades to meet standards required by the hotel operator	Acoustic upgrades to be undertaken to one side of the wall only, the lining is independent and as such reversible. Acoustic wall linings have been located in lower significance rooms to reduce harm.	Upgrading of these walls is essential to create adequate acoustic separation to retain the optimal viable, and original use of the building as a hotel.	Minor Beneficial
Block A Floors	High & Moderate	<ul style="list-style-type: none"> Replacement of floors and historic cornice details 	Less than substantial harm	Existing floors are structurally not fit for purpose.	<p>Majority of the ceilings within the building have been replaced in the 20th century. The options for retention and strengthening were considered but due to the close spacing of the joists and the work required to the bearing of the joists, the cornices and ceilings would be lost.</p> <p>Internal floor levels would need to be raised to accommodate acoustic and fire upgrades resulting in alterations to skirting and door architraves and doors heights.</p> <p>As a result, replacement of the floors was deemed less harmful than strengthening.</p> <p>All existing historic cornices to be identified, recorded and recreated.</p>	Upgrading of these floors is essential to protect life in the event of a fire, and to create adequate acoustic separation to retain the optimal viable, and original use of the building as a hotel.	Minor Beneficial

8.2 Assessment of Impact on Significance (cont.)

Element	Level of significance	Alterations	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against public benefit	Final Impact
Block A basement	High	<ul style="list-style-type: none"> Existing modern floor finishes and limited areas of stone slabs to be lifted basement to be tanked and insulated to allow re-use as office and storage. 	Less than Substantial	The basement provides valuable space for back of house areas such as offices, cellars and stores. The basement is currently damp and is showing signs of water ingress.	Stone slabs to be retained and re-used where possible—currently allowing for re-use in courtyard setting. All the internal finishes have been recorded as part of the Matterport survey that was undertaken in 2022.	These back of house areas are required in order for the hotel to function and for it to retain the optimal viable, and original use of the building as a hotel.	Minor Beneficial
Block A Main Stair	High	<ul style="list-style-type: none"> Additional hand rail to external wall 	Less than substantial	In order to provide safe egress down an escape stair	Additional handrail to be provided in lieu of altering historic handrail. Missing balusters from historic balustrade to be replaced to match existing and repairs to handrail undertaken.	Additional handrail is required in order to provide safe egress in the event of a fire.	Minor Beneficial
Block A Planform	Moderate	<ul style="list-style-type: none"> Internal layout amended to create suitable bedrooms with en-suite facilities and original corridor layout restored 	No Harm	Create better sized bedspaces and more back of house facilities	<p>Opportunity to enhance our appreciation of the historic planform by:</p> <ul style="list-style-type: none"> Restoring locations of historic corridors and back of house facilities adjacent to lift Walls to be removed have detrimental or neutral significance New walls to have simple, modern skirting and cornice detail to enable appreciation of historic and new 	Better sized bedspaces are required in order for the building to retain the optimal viable, and original use of the building as a hotel.	Major Beneficial
Block A Doors	Low / Neutral	<ul style="list-style-type: none"> Variety of modern doors & timber fire screens replaced and new provided Historic doors upgraded to FD30 fire doors 	No Harm	<p>Requirement for fire doors to all corridors</p> <p>Majority of doors currently missing</p>	<p>New doors in existing opening to match historic door style</p> <p>New screens to be modern Critall style screens to complement early 20th century style in Reception, screens on upper floors to match.</p>	Insertion of these doors is required to protect life in the event of a fire and will allow this building to retain the optimal viable, and original use of the building as a hotel.	Major Beneficial

8.2 Assessment of Impact on Significance (cont.)

Element	Level of significance	Alterations	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against public benefit	Final Impact
Block A Ground Floor reception	Moderate	<ul style="list-style-type: none"> Redevelopment of ground floor entrance, new entrance doors and external canopy Removal of 1930's coffered ceiling at base of stair Construction of new reception desk New fixtures and finishes New MEP Installations behind raft ceilings 	Less than Substantial	The ground floor entrance has been altered extensively in the late 19th / early 20th century and promotes a poor quality appearance.	<p>Stone slabs to be retained and re-used where possible—currently allowing for re-use in courtyard setting. All the internal finishes have been recorded as part of the Matterport survey that was undertaken in 2022.</p> <p>High quality design of new entrance will enhance the appearance of the entrance and will be more in keeping with the high quality of the external appearance.</p> <p>Some of the alterations are high quality and will be retained such as the down stand detailing and associated cornicing</p>	Back of house areas are required in order for the hotel to function and for it to retain the optimal viable, and original use of the building as a hotel.	Minor Beneficial
Block A Former Tudor Bar	Moderate	<ul style="list-style-type: none"> Removal of existing bar New MEP Installations behind raft ceilings Removal of mock Tudor fire and 19th century infill to create bar 	Minor Beneficial	Allow the space to be opened up to re-instate the original window along John William Street	Floor finish to show former location of partition walls.	Existing low spec finish to be replaced with high quality fixtures and fittings which will match the architectural and aesthetic value of the external elevations	Major Beneficial
Block A Planform	Moderate	<ul style="list-style-type: none"> Internal layout amended to create suitable bedrooms with en-suite facilities Restoration of Historic corridor layout 	No Harm	Create better sized bedspaces and more back of house facilities	<p>Opportunity to enhance our appreciation of the historic planform by:</p> <ul style="list-style-type: none"> Restoring locations of historic corridors and back of house facilities adjacent to lift Walls to be removed have detrimental or neutral significance New walls to have simple, modern skirting and cornice detail to enable appreciation of historic and new 	Better sized bedspaces are required in order for the building to retain the optimal viable, and original use of the building as a hotel.	Major Beneficial

8.2 Assessment of Impact on Significance (cont.)

Element	Level of significance	Alterations	What is the potential impact	What is the need for change	Options for mitigation / enhancement	Can the harm be mitigated against public benefit	Final Impact
Block B	Neutral Contribution to Conservation area: Neutral	<ul style="list-style-type: none"> Demolition of Block B and re-development to provide a new build extension to rear of building 	No Harm	<p>Existing bedspaces are too small and are not fit for purpose.</p> <p>Floor to floor heights restrict re-use and extensive underpinning would be needed to extend the additional storey which is essential to achieve bedspace numbers.</p>	<p>Opportunity to enhance the appearance when approaching from the Railway Station.</p> <p>Historic boundary wall at external ground level to be retained, with new build designed to reflect the curvature of this wall.</p> <p>Lightwell introduced to reduce overlooking issues from the car park and to allow re-instatement of railings to boundary wall.</p>	<p>Achieving the minimum number of bedrooms whilst also retaining Block B was not possible.</p> <p>Demolition required to retain the optimum viable use of the building as a Hotel and retain the significance of this heritage asset.</p>	Major Beneficial
Block C	Moderate Contribution to Conservation area: Moderate	<ul style="list-style-type: none"> Partial demolition and re-development to provide a new build extension 	Less than substantial	<p>Partial demolition required in order to achieve the number of bedrooms, adequate head height within the basement and level access at the upper levels.</p>	<p>Retention of the John William Street elevation</p> <p>Retention of internal architraves and existing windows</p>	<p>Achieving the minimum number of bedrooms whilst also retaining the majority of Block C was not possible.</p> <p>Partial demolition required to retain the optimum viable use of the building as a Hotel and retain the significance of this heritage asset.</p>	Major Beneficial
Ballroom and central courtyard	Moderate	<ul style="list-style-type: none"> Demolition of Ballroom and enclosure of central courtyard to form central atrium 	Less than Substantial	<p>Due to the additional height within the ballroom this raised the first floor within the new Block B which resulted in additional bedrooms at first, second and third floor only . To create a fourth floor of bedrooms would have resulted in an overly prominent rear extension</p>	<p>Retention of the ballroom was considered but with the demolition of Block B and the need to create an internal atrium in order to accommodate the lifts and the access corridors, this would have resulted in the majority of the ballroom being lost.</p> <p>Ballroom to be recorded prior to demolition.</p>	<p>It was not possible to achieve the numbers of bedrooms required in order to create a viable hotel offering whilst also retaining the ballroom.</p> <p>Demolition required to retain the optimum viable use of the building as a Hotel and retain the significance of this heritage asset.</p>	Major Beneficial

9.0 Conclusion

Summary

The level of alteration to the three buildings on the site has been carefully considered to ensure that the significance of the three buildings is taken into consideration whilst also achieving the original project brief to achieve...

“development of a sympathetic scheme which achieves a balance between the need to protect the significance of the heritage asset with the need to secure a long-term, viable future for this historically important Hotel.”

The hotel also needs to be structurally sound, meet the needs of less able guests and allow safe egress in the event of a fire.

The proposed alterations are continuing the historic pattern of development to adapt to changing needs.

Mitigation

It is proposed to undertake a full photographic and measured survey of any elements to be removed to enable interpretation and understanding and to enable later reinstatement to match. These actions will allow the buildings to be understood by future generations whilst still allowing them to be used and maintained now.

Statutory Compliance

Paragraph 202 of the NPPF states that:

“Where a development proposal 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 securing its optimum viable use.”

The optimum viable use for this building is as a Hotel with accessible leisure facilities accessible to the public which was the original intended use for the building.

The proposed alterations and extensions will ensure that the hotel will be a structurally sound, safe and compliant hotel and workplace.

Overall Impact

The overall impact on the significance of the heritage asset and the setting is as follows:

- Block A – Beneficial
- Block B – No Harm
- Block C – Less than substantial harm (very low level of harm)
- Site – No Harm
- Conservation area - No Harm
- Castle Hill—No Harm

The evidence presented in this report suggests that the proposed works to the building are in accordance with the relevant policies set out in the NPPF.

Any harm to significance is outweighed by the retention and recording of historic features and the substantial public benefit of creating safe and accessible hotel which is viable for the intended use.

BOW
MAN
RILEY



Kirklees
COUNCIL

