

Heritage Assessment

Proposed Student Accommodation at
140a Manchester Road
Huddersfield
HD1 3JA



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This document is to be read in conjunction with the drawings & other documents submitted as part of the Full Planning Application to Kirklees Council.

1.0 Introduction

The site for this proposed development is to the west of Huddersfield town centre, on the north side of Manchester Road opposite a large DIY retail warehouse unit, currently occupied by Wickes.

It is not located within a designated Conservation Area, but there are a number of Listed Buildings within the vicinity and therefore this assessment has been prepared to identify these and assess any impact on these buildings and their settings, to ensure the proposals are appropriate and respectful.

A 2-storey red brick building is currently the only building on the site, the ground floor commercial element of which is vacant, with some residential accommodation still being in use above. The building is generally in a poor state of repair.

Fibre Architects have been instructed by the applicant to investigate how the overall site could be regenerated into a small bespoke development of student accommodation to add high quality new modern residential & ancillary space to serve those attending nearby educational establishments.

This heritage assessment has been prepared to establish the significance of the listed buildings and their settings and subsequently to define the parameters for development of appropriate design proposals taking this into account.

This document endeavours to assess the above and also make allowance for current planning guidance ensuring the design response is appropriate and proportionate to the significance of the heritage assets and their context.



2.0 Context

The buildings in the vicinity of the site are mainly 2 and 3-storey in height, predominantly residential & constructed in stone, with a few incorporating render to some facades.

A row of 2.5-storey Victorian terraced houses address the main road frontage immediately adjacent to the west, whilst a larger 3-storey stone built detached property addresses the main road adjacent to the east.

Other buildings in the area and along Manchester Road to the west mainly have a variety of business uses at ground floor, with ancillary storage or residential above. These include 160, 162 & 164 Manchester Road which are Grade 2 Listed and assessed in relation to this development later in this document.

The large retail warehouse, also in stone, is located opposite the site.

The only existing building on the site is 2-storey and of red brick construction with residential accommodation above a commercial ground floor unit. The building is in a poor state of repair and makes little contribution to the street scene or area and so is proposed to be demolished as part of these proposals.

The site levels generally slope upwards towards the rear of the site and a Grade 2 Listed property known as Spring Lodge is located at a higher level to the rear of the site on Woodthorpe Terrace. This and its relationship to the proposed development is discussed in more detail later in this document.

3.0 Listed Buildings

The Official List entries from Historic England of the Listed Buildings in the vicinity of the site mentioned above, together with their listing descriptions and locations, are included on the following pages.



2-storey Victorian terraced houses adjacent to the west of the site



3-storey detached stone building adjacent to the east of the site



More modern 3-storey residential buildings to the west of the site



Listing description

To the right is an extract from the Official List Entry for **164 Manchester Road** provided by Historic England:

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1313528
Date first listed:	28-Sep-1978
List Entry Name:	No. 164 Manchester Road
Statutory Address 1:	164, Manchester Road
District:	Kirklees (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SE 13623 16188

Details

This list entry was subject to a Minor Amendment on 17 August 2021 to update the name and address and to reformat the text to current standards

SE 1316 33/892

MANCHESTER ROAD (North Side) No 164

(Formerly listed as The Albion Public House)

GV II

Early C19. Hammer-dressed stone. Pitched stone slate roof, catslide to rear. Three storeys. Stone brackets to gutter. Two ranges of Three-light stone mullioned windows on upper floors. Two paired sashes on ground floor. Side elevation has one range of three light stone mullioned windows.

Listing NGR: SE1362316188



Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1134951
Date first listed:	28-Sep-1978
List Entry Name:	162, MANCHESTER ROAD
Statutory Address 1:	162, MANCHESTER ROAD
District:	Kirklees (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SE 13631 16186

Details

MANCHESTER ROAD 1. 5113 (North Side) No 162 SE 1316 33/891 II GV 2. Early C19. Rendered. Pitched stone slate roof. 3 storeys. Stone brackets to gutter. One range of 3-light stone mullioned sashes. Shop window with moulded cornice.

Listing NGR: SE1363116186

Listing description

To the right is an extract from the Official List Entry for **162 Manchester Road** provided by Historic England:



Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1215805
Date first listed:	28-Sep-1978
List Entry Name:	160, MANCHESTER ROAD
Statutory Address 1:	160, MANCHESTER ROAD
District:	Kirklees (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SE 13637 16185

Details

MANCHESTER ROAD 1. 5113 (North Side) No 160 SE 1316 33/890 II GV 2. Early or mid C19. Rendered. Pitched stone slate roof. 3 storeys. Stone brackets to gutter. 4 ranges of sashes. Late C19 shopfront. Door with 6 moulded panels.

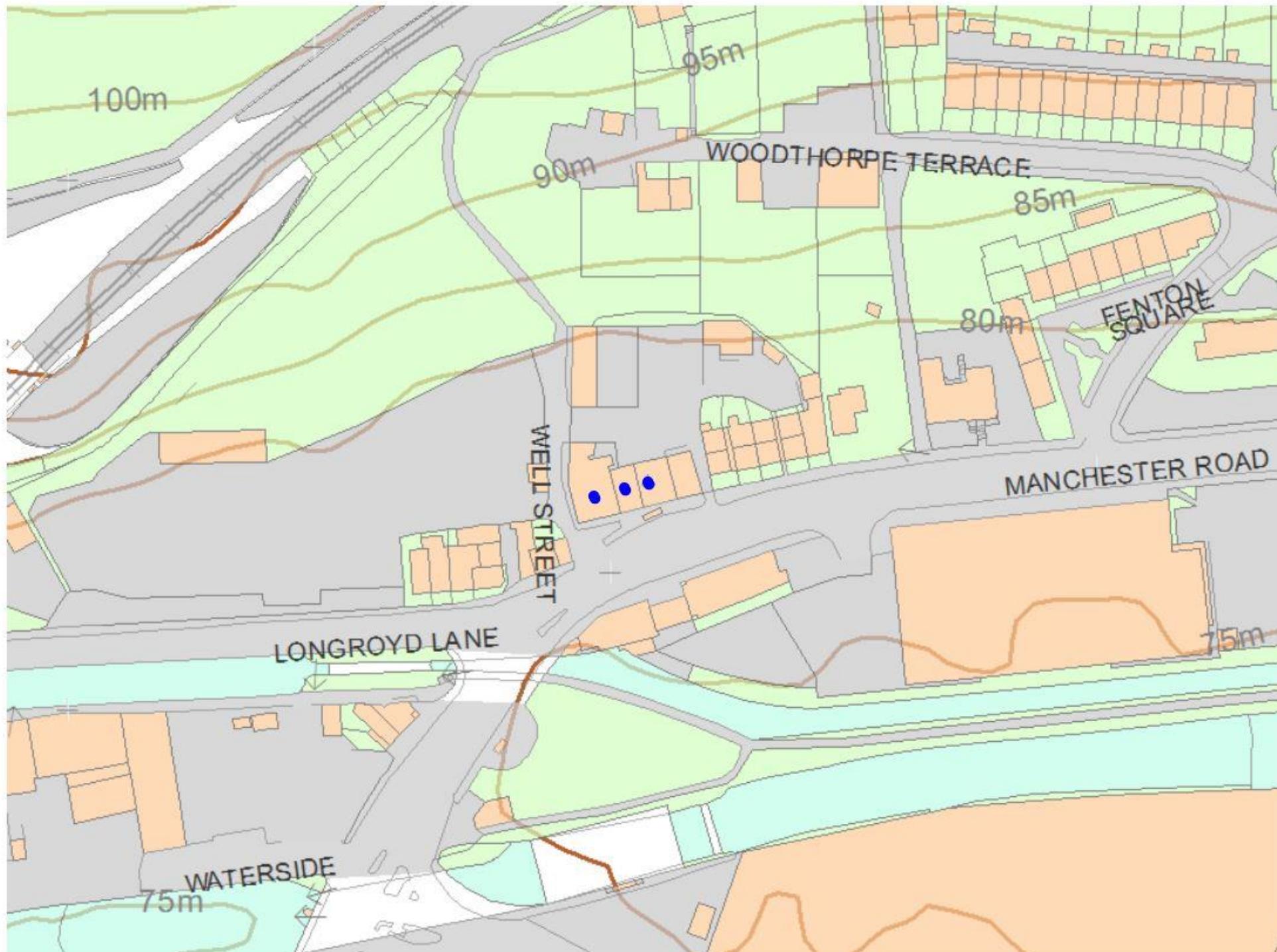
Listing NGR: SE1363716185

Listing description

To the right is an extract from the Official List Entry for **160 Manchester Road** provided by Historic England:

Listing Building Locations (164, 162 & 160 Manchester Road):

Below is a plan identifying the location of the Listed Buildings as identified by Historic England:





Listing description

To the right is an extract from the Official List Entry for **Spring Lodge** provided by Historic England:

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1066569
Date first listed:	28-Sep-1978
Date of most recent amendment:	06-Mar-1979
List Entry Name:	SPRING LODGE
Statutory Address 1:	SPRING LODGE, 27, WOODTHORPE TERRACE
District:	Kirklees (Metropolitan Authority)
Parish:	Non Civil Parish
National Grid Reference:	SE 13682 16255

Details

In the entry for WOODTHORPE TERRACE (South Side) Springwood 33/1404 No 23 (Spring Lodge)

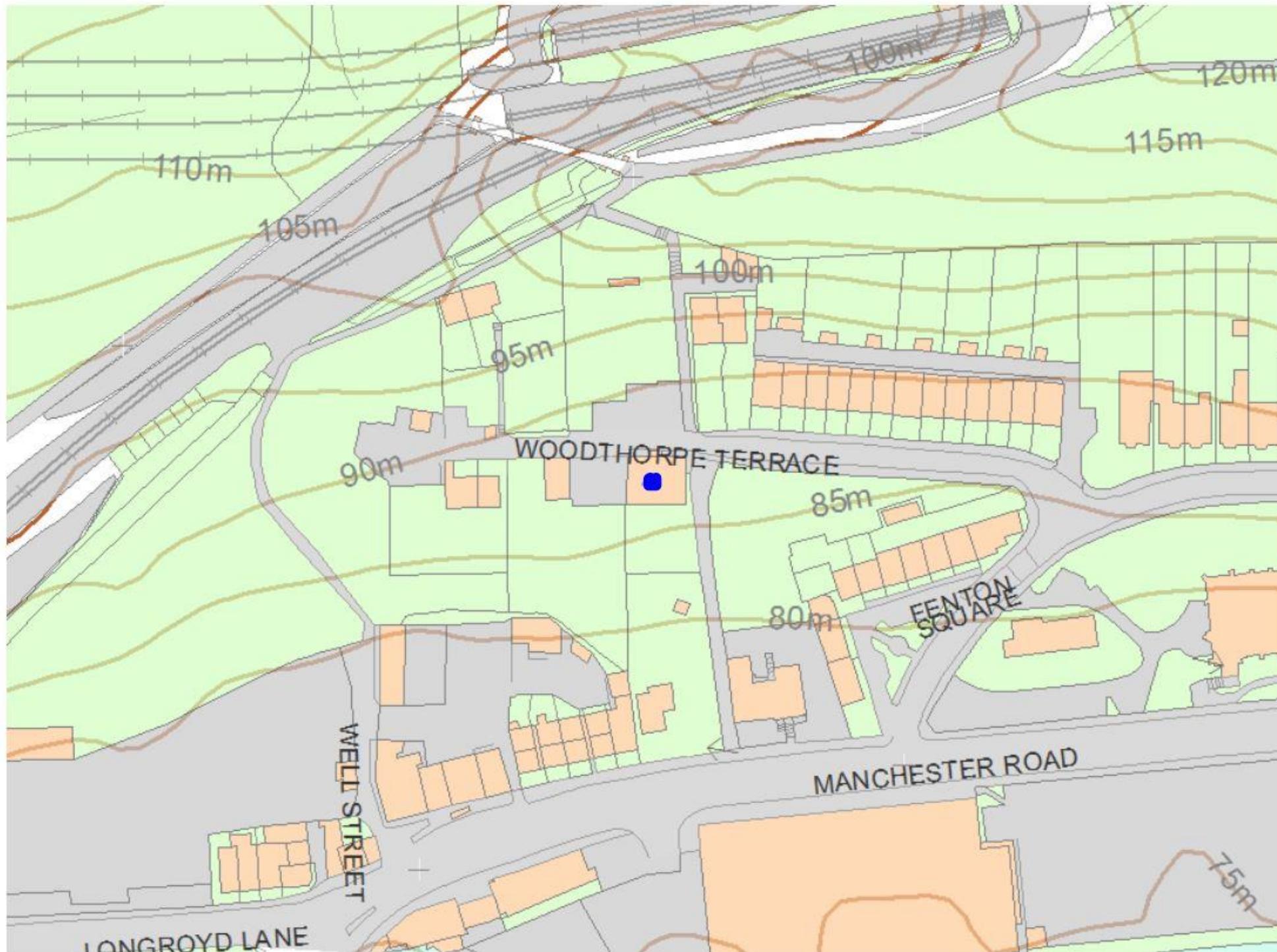
No 23 shall be amended to read No 27

WOODTHORPE TERRACE 1. (South Side) 5113 Springwood No 23 (Spring Lodge) SE 1316 33/1404 II 2. Early C19. Ashlar. Hipped stone slate roof. 2 storeys. Moulded eaves cornice. Parapet with 3 balustraded sections on each side. Side elevations have continuous 1st floor sill bands and raised quoins. Front (south) has 3 ranges of sashes and door with moulded panels in Doric porch. East side has door with 2 moulded

Listing NGR: SE1368216255

Listing Building Location (Spring Lodge):

Below is a plan identifying the location of the Listed Building as identified by Historic England:



3.0 Assessment (164, 162 & 160 Manchester Road)

These three listed buildings that front Manchester Road are around 40m along from the site are 3-storey in height, predominantly constructed in stone with some render, and have pitched stone slate roofs.

They have simply designed facades with a strong continual eaves line, and incorporate windows of varying proportions in a simple fenestration pattern, above less well designed modern ground floor retail elements which have had less attractive shopfronts added over recent years.

A row of attractive 2-storey Victorian terraced houses (with dormer windows) are located between the listed buildings and the site, and a rendered property of less note is positioned between, adjoining no.160

These, together with other buildings along Manchester Road (that accommodate a variety of business uses at ground floor with ancillary storage or residential above), generally make a fairly positive & strong presence and contribute to an active and vibrant street scene addressing the main road.

It is considered that any new development along Manchester Road, including the infill development on the site in question, should continue and strengthen this theme.

Other contributions to the street scene are less successful including the large retail warehouse, also in stone though, located almost opposite.

4.0 Proposals (in relation to the above)

The proposed development has been designed to be respectful of the context in terms of built form, heights, massing and materials in the area, responding to adjacent buildings in this respect, including these Listed Buildings

The development addresses the main Manchester Road frontage continuing the 3-storey height of adjacent buildings, and makes a much more positive contribution to the street scene than the existing poor quality set-back red brick building on the site.

It is also respectful of these Listed properties (as well as other adjacent buildings) by the use of similar and complementary materials, maintaining the strong and continual eaves line & simple façade design with pitched roofs, albeit incorporating a slightly more contemporary fenestration pattern.

This is justified by the varying fenestration patterns in the area, and including the recognised variety in the window patterns in these three Listed Buildings on Manchester Road.



Existing Street View



Proposed Street View

5.0 Assessment (Spring Lodge)

Spring Lodge is a large 2-storey Grade 2 Listed detached property on Woodthorpe Terrace, around 60m to the north of the main Manchester Road frontage of the proposed development site.

It is constructed predominantly in ashlar stone with a hipped pitched stone slate roof, and has a simple near square plan form.

The straightforward, well-designed and traditionally proportioned facades have a strong solid appearance & presence and a continuous perimeter eaves line. It is double fronted on the south elevation with the central former main entrance on this façade.

It has been converted into a number of separate residential apartments in recent years which are accessed from Woodthorpe Terrace, and a private garden area is situated to the south of the property forming the curtilage and setting on this side. This garden area is at a lower level and slopes down to the boundary of the site for this proposed development.

The building sits in a much elevated position compared to the buildings addressing Manchester Road and in relation to the site for these proposals.

Views through the site towards Spring Lodge from Manchester Road are limited at present, and it is not considered that the current open nature of the site was ever particularly planned, due to the close presence of adjacent built form and the nature of the area. It is also likely that there was previously other built form on the site, replaced by the single red brick building that is currently located there.

It is considered that any new built form on the development site should still respect the setting of this building and be sympathetic to its scale, massing and materials (and the buildings within its immediate vicinity), and in design terms be considerate of its presence & position.



Existing View



Proposed View

6.0 Proposals (in relation to the above)

The development has been designed to address the Manchester Road frontage and then to gradually step up the site to the rear, just as far as to continue the building lines of adjacent buildings on Fenton Square and the 3-storey residential building to the west, and creating a central courtyard accessed from Manchester Road.

In this way the proposals maintain an appropriate distance from the Listed Building so as not to impact it's setting, and by carefully considering site levels, the building has a maximum 3-storey appearance externally from all viewpoints, and is also significantly lower than Spring Lodge at it's rear-most point.

Views through the site towards Spring Lodge from Manchester Road were limited anyway, and the proposed built form does not affect or impact these in any way. More distant views of the Listed Building from this side in it's elevated position remain as previous, as demonstrated in the 3D visual views included within this document & the Design & Access Statement.

The elevations of the proposed building are predominantly in ashlar and pitched face stone, with traditional pitched roofs & windows of a respectful proportion to adjacent developments introduced, albeit in a slightly more modern architectural pattern. The lighter weight cladding on the upper levels of the building also help reduce it's perceived height.

In this way the proposed development has been designed to be respectful of the context in terms of built form, heights, massing and materials, responding to adjacent buildings in this respect, and including the Listed Building.



Existing View



Proposed View

7.0 Conclusion

It is considered that the design proposals have fully assessed and considered the relationship of the proposals with respect to Listed Buildings in the vicinity, and both preserve & respect their setting, taking cues in the design of the proposals where relevant.

The new buildings have been designed to be sympathetic to & have negligible impact on the nearby heritage assets.

We therefore conclude that the proposals are appropriate in a heritage context, and would be a positive contribution to the site and local area.

Heritage Assessment prepared by:

Michael Owens RIBA

and

Martin Booker RIBA

BA (Hons) DipArch MArch ARB

Design Director

BA (Hons) Dip Arch (Leeds) ARB

Managing Director

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