

KIRKLEES COUNCIL
HOMES & NEIGHBOURHOODS - HERITAGE IMPACT ASSESSMENT
BUCKDEN COURT & HEBDEN COURT - JUNE 2024
2023.00020.001 /HER01

AHR



Heritage Impact Assessment

Project Background

This Heritage impact statement has been written in support of the application for full Planning permission to the existing medium rise apartment blocks, proposed works include the remodelling of the external render system to improve the fire safety of the buildings. This application has been submitted on behalf of Kirklees Council.

Site Address

Buckden & Hebden Court
Chesil Bank,
Quarmby,
Huddersfield
HD3 4EB

Location and Surroundings

The blocks of flats are situated in Quarmby, a district in Huddersfield. It is worth noting that the apartment buildings where the proposed works will be carried out are **not listed** (Refer to image 01). The surrounding area includes a mixture of residential and community buildings.



Image 01 – Map of Surrounding Area.

The above view indicates the location of the Apartment blocks and the Listed Building. The two structures are approximately 37m apart. Therefore, the proposed alterations will not impact the architectural integrity of the listed building.

Existing Site Buildings & Heritage

The Grade II listed building is Labelled by 'Historic England' as – '248, QUARMBY ROAD'
Please see below, the official List Entry for the Building:

QUARMBY ROAD 1. 5113 (North Side) Cliff End No 248 SE 1116 32/1105 II 2. Mid C19. Ashlar. Hipped slate. 2 storeys. Moulded eaves cornice. Blocking course. Rusticated quoins. 3 ranges of sashes in moulded surrounds. Canted ground floor bay, with sashes, Tuscan piers, full entablature (with porch of circle ornament in frieze) and blocking course. Door with 4 moulded panels, Tuscan pilasters, full entablature and blocking course.

It is noted that the Grade II listed property known as 248 Quarmby Road lies approximately 33 metres South-West of the building known as Buckden Court and approximately 75 Metres from Hebden Court to which this application pertains.

The perimeter of the Listed property to the NE and NW is bounded by mature trees varying from 7 metres to some 18 Metres in height which appear to be well managed and act as both a visual and acoustic screen to these boundaries.

In respect of curtilage, the Listed property 248 Quarmby Road has a clearly defined boundary as aforementioned delineated with mature trees and whilst this has an ancillary building within the boundary performing a function of car parking garage 2nr this appears to have been substantially reconstructed after 1948 and as such unlikely that Curtilage assessment applies to this structure. In respect of the proposed building work areas of Buckden and Hebden Court along with the associated sprinkler tank housing, due to the distance, setting and clear delineation of boundaries between the listed and proposed works sites then it has been assessed that listing by curtilage does not apply in this case.

Proposed Works

The proposed works include remodelling the external of the buildings by replacing the existing components with a proposed render system, changing both the colour and the tone. The works also include for a small single storey structure to house essential fire protection systems (sprinkler tanks and pumpset/ controls) which are of a significant size and weight so as to preclude the inclusion of these systems within the buildings themselves. The new external structure is proposed to be located adjacent to the current car park for maintenance and minimal visual impact reasons. Please see below location of this housing in grey in submitted drawing ref: 230201-AHR-HEBDEN-SI-DR-A-10-001_P02 - Hebden Court - Location and Site Plan.pdf

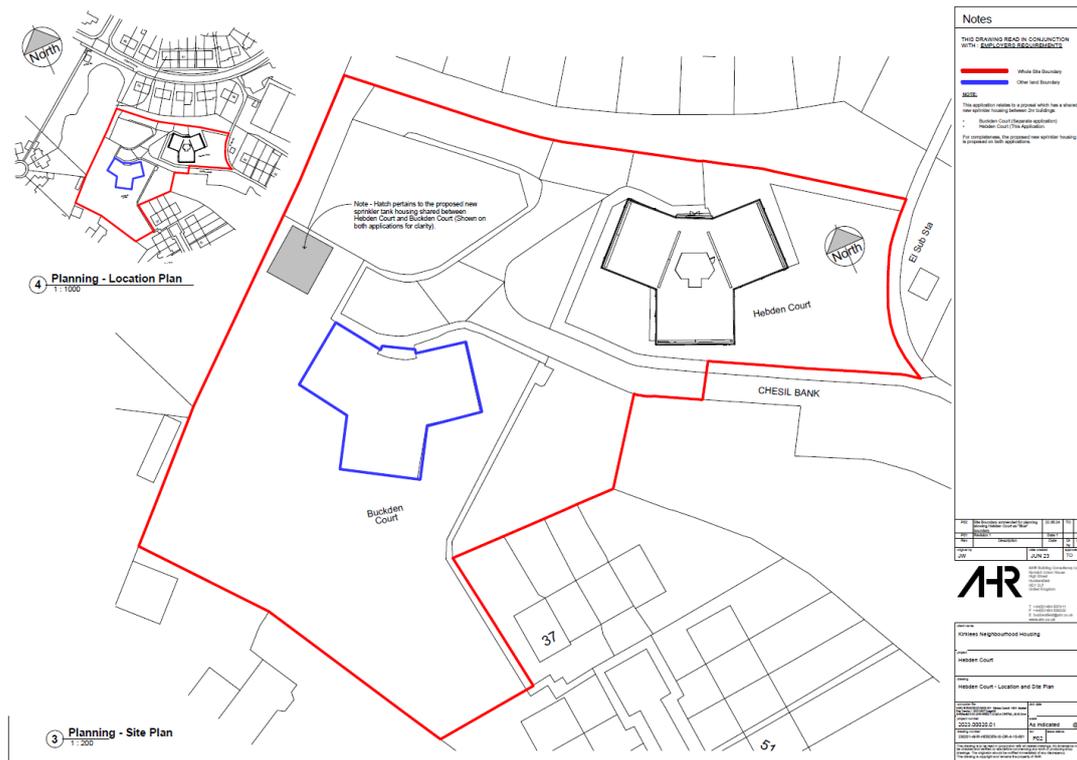


Image 02 – Proposed works plan

Kirklees council have instructed that the existing external render system with an associated insulation system is to be removed in full, back to the original 1960s brickwork substrate. It is Kirklees council's proposal that this be replaced with an entirely new insulated render system to the latest compliance standards in respect of fire performance and durability.

After considering which design / colour options would be most acceptable and appropriate regarding both the residents of Hebden Court and the surrounding area of Quarmby, AHR provided a number of potential design options, exploring colour massing impact and context.

These were cross referenced with the render systems that can be manufactured by the named supplier – 'Wetherby systems' to assess the most appropriate option. It is noted that for fire performance reasons, the finish and colour tones available for the project are limited and due consideration should also be made in respect of mossing and prevention of premature delamination of outer finishes particularly to the west and north facing elevations of Hebden Court which is sheltered by the mature trees.

Appearance and Effect on the Character of the Surroundings

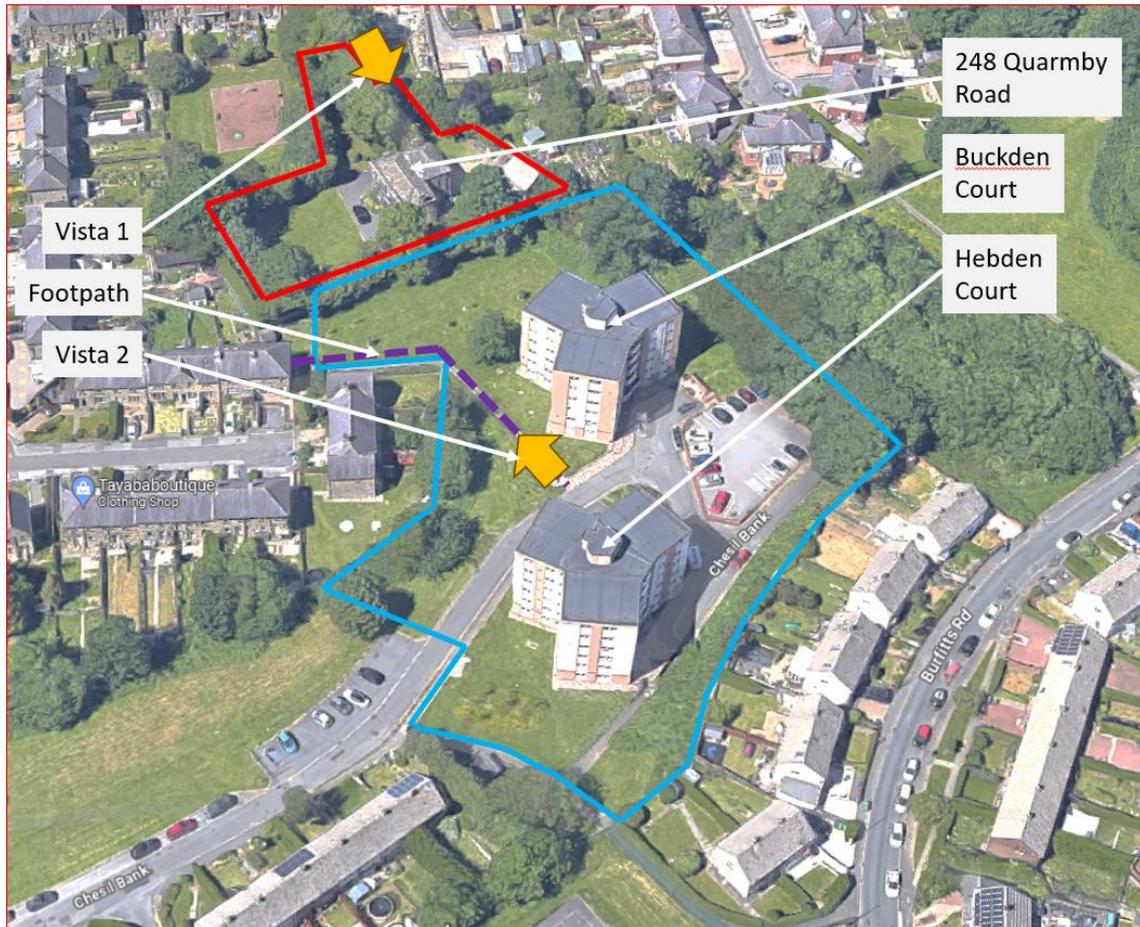


Image 03 – Boundary and Vista Aerial

In assessing the impact of the proposals on the character of the surroundings and/ or the listed property to the boundary of the proposed works site we shall be applying the methodology as set out in the Historic England Conservation principles briefly described as assessing the significant and impact on:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** 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.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Assessment:

Principle	Value Assessment	Dialog
Evidential	Limited to negligible.	The impact of the proposed works on the listed property due to distance and vegetation sheltering is limited to key vista assessment from the listed property access road off Quarmby road where the mature trees completely screen the proposed property from view and the access road to the proposed works areas off Chesil Bank Rd is again largely screened by the vegetation with only the upper portion of the listed property main gable being visible during winter seasons.
Historical	Neutral	Illustrative – Nil Associative - Nil
Aesthetic	Neutral	The architectural typologies and form of the 1960's buildings are by very definition incongruous to the typical construction form of the area. The current render colours performed in 1999 are a mixture of browns and beiges which whilst seeking to "replicate" colours used on adjacent buildings is largely unsuccessful and could arguably attract the term of "pastiche" approach. The proposed new colours/ form seek to accentuate the original 1960's verticality and slab forms in a light contrast approach which along with improvements to window systems and curtain walling framing/ colour seek to return the proposed buildings to their original intended modernist form of understanding. In respect of impact of the proposed new aesthetic upon the listed property, this is assessed as being positive in nature noting again that the distance and setting between the listed property and proposed site area are significant so as to limit the Aesthetic impact on the listed property to that of being Neutral impact.
Communal	Nil	The impact of the proposals in respect of communal value are assessed as being nil on the basis of the aforementioned matters pertaining to distance, key vista's impact limited and the nature of communal assessment "the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory." Is difficult to apply in this case.

Conclusion:

The changes to the external characteristic of the apartment blocks and their impact on nearby properties will be limited to the change in colour once the proposed render system has been installed and the new sprinkler housing shall be completely blocked from view at all times by vegetation from the listed property and properties of its curtilage.

It is our overarching assessment that the proposed works would have limited or negligible impact on the adjacent listed property and curtilage largely by the screening of the boundary by mature trees and it is argued that the proposals also seek to enhance what little impact they may have by returning the buildings to a more modernist form and colour approach rather than the current poor quality pastiche approach of mixed browns and beige with brick slips.

End.