

# HERITAGE IMPACT ASSESSMENT

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location	Greenhead College, Greenhead Road, Huddersfield, HD1 4ES
application	Taking Down & Rebuilding Boundary Walls Within Conservation Area
client/applicant	Greenhead College
job number	24/1013
date	May 2024

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Ltd  
**PAUL MATTHEWS**ARCHITECTURAL

## ARCHITECTURE | PLANNING | DESIGN

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Company Registration Number: 09898149 - Company Registered in England and Wales

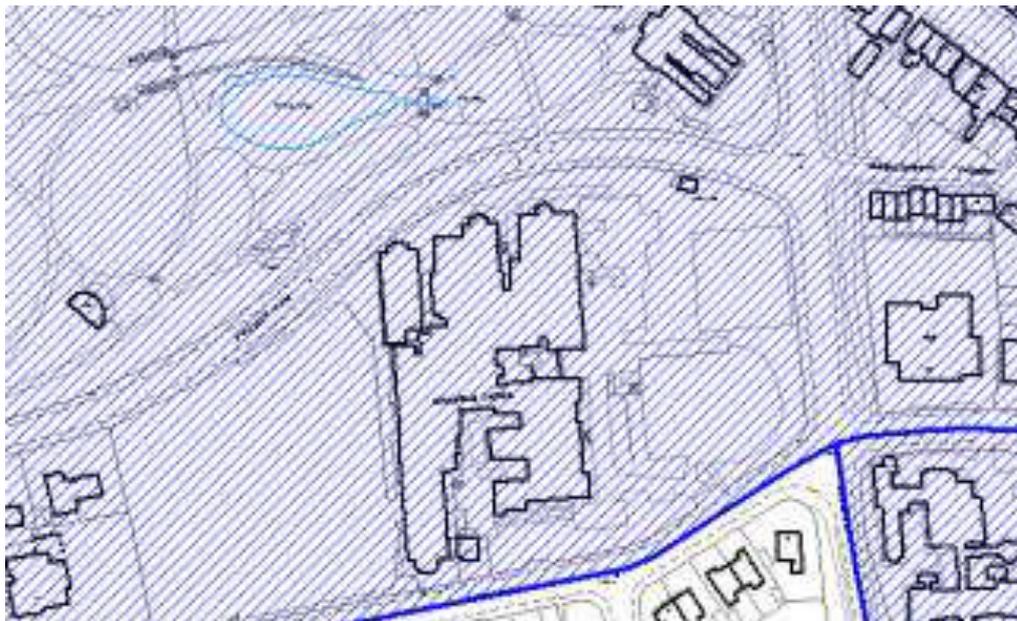
The application seeks permission to dismantle and rebuild 2 areas of failing boundary wall including and existing store which currently pose a health and safety concern at Greenhead College, Greenhead Road, Huddersfield.

A separate and concurrent application is made for the removal of the adjacent trees that have caused the resultant damage.

The land under ownership and areas subject to this application of the college fall within the Greenhead Park Conservation Area.



The proposed works are highlighted on the above map to the southeast and northwest of the college.



The proposed rebuilding of a boundary wall to the Southeast of the site, adjacent to Greenhead Road is currently in a state of failure due to the growth of a large Sycamore tree.

The wall can be seen to have deflected at varying levels up to circa 250mm from its original form and as a result has begun showing signs of structural failure.

Around 2600 students currently attend the college with many using the walkway that the subject wall in question abuts.

As this is a busy college pedestrian access route within an urban area it is critical that the wall is repaired and the current posed danger removed.

It is proposed that the section of wall is dismantled from circa 1000mm from the existing bus stop to circa 5000mm beyond the sycamore tree in order to rebuild and repair the deflection around the area of the tree.

The proposed rebuilding of a boundary wall to the Northwest of the site, adjacent to Park Drive South, is also currently in a state of failure due to the growth adjacent trees and an existing unsafe store.

The wall can be seen to have significant deflection from the connection with a newly reconstructed area of wall to circa 41m beyond southwest.

The wall stands at over 3m tall in the majority over the pedestrian pavement below and has deflected circa 260mm beyond the original built line.

Around 1000mm of wall now overhangs perilously over the pavement where again, students and the public regularly use.

Both areas are busy on a daily basis with vehicles parked on the highway adjacent to the subject walls.

To the south of the wall is a dilapidated brick and concrete store which is in a state of disrepair, adding pressure to the wall.

It is proposed that around 1500mm of the top section of wall is removed in sections and rebuilt, with the complete dismantling of the unsafe store and the wall rebuilt along the 41m segment.

The outer facing leaf to be rebuilt as existing and the inner leaf to be rebuilt using the existing stone to match the newly rebuilt section of wall to the Northwest.

The exterior walls and concrete roof slab of the existing store are in a state of failure and are not to be used. Images of the failure can be seen within the appendix of this statement.

## **USE**

The proposed use of the property or land is not subject to any change of use.

## **PROPOSED APPEARANCE**

There will be no change to the existing appearance as the wall is to be rebuilt to the same aesthetic. The inner leaf of the Northwest works is to be blockwork to match the recently rebuilt wall adjacent.

Structural engineers input is to be sought re the structural stability of the proposed retaining wall.

#### **MEANS OF ACCESS**

There is no proposed change to the means of access to the site.

#### **LANDSCAPING**

There are no changes to the landscaping.

#### **ECOLOGY**

There is no impact on ecology as a result of this application.

#### **HIGHWAYS**

The proposals have no impact on the highway/vehicular movements and have no intensified use.

It is intended a separate footway closure application will be submitted prior to the works commencing.

#### **LAYOUT**

No changes to layout as part of this application.

#### **SCALE**

No change

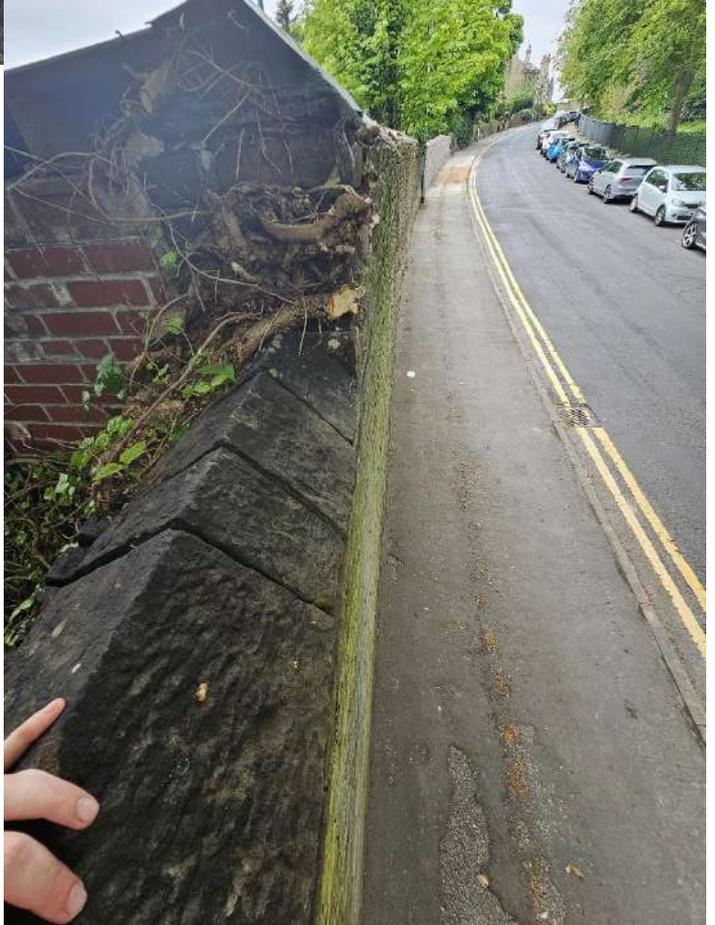
#### **CONCLUSION**

Considering the threat to public health and safety along with no aesthetic changes, we contend that the proposals are acceptable, and that planning permission should be forthcoming.

I would be grateful if you could contact Paul Matthews Architectural prior to drafting up your recommendation for determination.

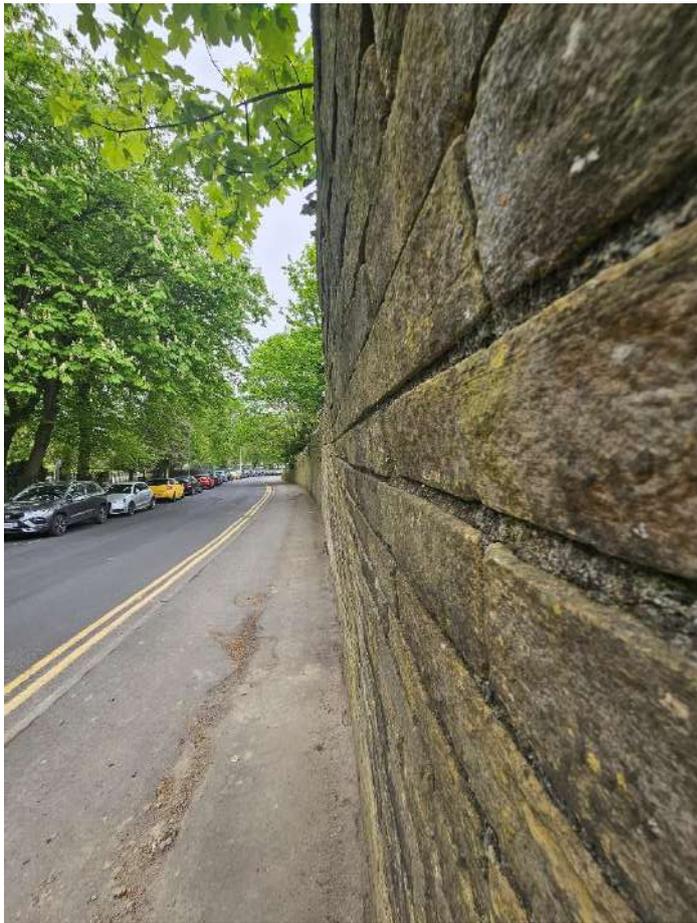
# **APPENDIX A**

**SITE/PROPERTY PHOTOS (Northwest Section)**









## APPENDIX B

### SITE/PROPERTY PHOTOS (Southeast Section)







