

Consultation Response from KC, Conservation & Design**2024/92136 Tower Works, Birkhouse Lane, Paddcok, Huddersfield, HD1 4SF****Erection of first and second floor extension, formation of improved access and refurbishments****Date Responded: 04.09.2024****Responding Officer: S Pickles****Responding Ref:**

The application site relates to the former Office building which is connected to the former Birkhouse Boiler Works. The main Boiler House works were lost in the late 20th century.

The building is located immediately off Birkhouse Lane and looks directly onto the River Colne. The building is of 3 stories, constructed in coursed stone with a natural stone slate roof and chimney stacks to either end of the roof ridge. While the building has seen a degree of change, the building has retained much of its character including the glazed transom above the central doorway, the 8 over 8 sash windows to the first and second floors and chimney stacks. The building does have merit and is the last historic element of the former site.

The site is within the setting of several Listed assets which include. Grade II Calder and Hebble Navigation Bridge Taking which is located to the west of the site. To the immediate north Grade II Bridge over the River Colne. North east is the Grade II Calder and Hebble Navigation River Colne Aqueduct and further north east the Grade II Paddock Railway Viaduct.

The building as stated is the last remaining element of the former historic boiler works and does form a key part of the historic development and character of the area. There has been a high degree of change to the immediate area, which to some degree has given the building greater presences.

The proposals for the site are twofold, alterations to the existing building and the addition of a 2-storey side extension. The alterations to the building include the removal of the central ground floor doorway, removal of the roller shutters to the ground floor windows, removal of the existing windows and replacement with what appears to be 1 over 1 sashes and the removal of the chimney stacks. We welcome the removal of the roller shutters however we are concerned with the other alterations. The replacement windows see the loss of the historic fenestration detail, which does besit the character of the building. We consider that the windows to the front elevation should be reverted to the 8 over 8 configuration. We also consider that the chimney stacks should be retained as they do from a key part of the character and with the removal it would devoid the building of detail.

Regarding the proposed side extension. We consider the extension acceptable in principle, however, we are not convinced by the proposed material palette. We understand the rationale, however, we are not convinced by the proposed finish. It may be that a reduction of the amount of cladding would overcome the concern. For examples using natural stone for the main elevation up to the top of the first floor windows, then using cladding for the second floor.

As set out, we consider the principle of the proposals to be acceptable, however, we do consider that the stated amendments are necessary to make the proposals accord with LP24 and to a degree LP35 of the Local Plan.