

August 2024

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PLANNING,
HERITAGE
STATEMENT

EXTERNAL CHANGES AND REPLACEMENT WINDOWS TO
CONVERT TWO SHOPS UNITS AND ONE CLUSTER FLAT
TO STUDENT APARTMENTS AT
13-15 SOUTHGATE, HUDDERSFIELD

Job Ref: 2831

CONTENTS

CONTENTS - 2

INTRODUCTION - 3

BACKGROUND AND SITE DESCRIPTION- 3

PROPOSED DEVELOPMENT- 6

HERITAGE IMPACT- 6

KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK (NPPF) – 7

CONCLUSION - 8

SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the alterations to convert two shop units and one cluster flat into student apartments at 13-15 Southgate, Huddersfield.
2. The proposed development falls within Huddersfield Town Centre Conservation Area, and therefore in accordance with paragraph 200 of the National Planning Policy Framework (NPPF) *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected”*, this statement outlines the impact or contribution of the proposed development upon the surrounding heritage asset.
3. The building is not listed, however there are properties in the nearby vicinity which are and so any changes could potentially impact the setting of these listed buildings.
4. This statement has been prepared by Grace Haigh BA(Hons) and checked by Jeremy Child RIBA. Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DISCRPTION.

GENERAL DESCRIPTION & SITE LOCATION.

5. The application relates to a commercial terrace at 13-15 Southgate. The building consists of a timber framed signage surround and sandstone ashlar construction, with a pitched slate roof. The external entryway corridor is stone faced. There is a moulded eaves cornice which extends across the neighbouring units. [Images from Google Maps]



(Left) 13-15 Southgate front façade.

(Right) Moulded eaves cornice.



6. The building is situated between two listed buildings, listed as entrys: 11 Southgate and 36 St Peters Street.
7. 11 Southgate is recorded as Grade II and is described by Historic England as - *SOUTHGATE 1. 5113 (West Side) No 11 SE 1416 NE 2/1221 II GV 2. Early*

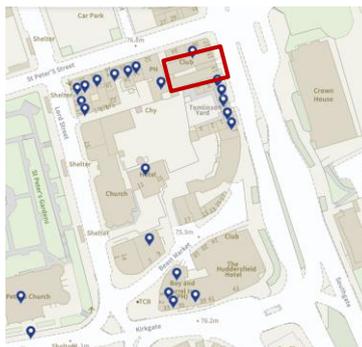
or mid C19. Ashlar. Pitched stone slate roof. 2 storeys. Moulded eaves cornice. Blocking course. Continuous 1st floor sill. 2 sashes with glazing bars. Door with fanlight. Area with plain cast iron railings. [Image from Historic England].



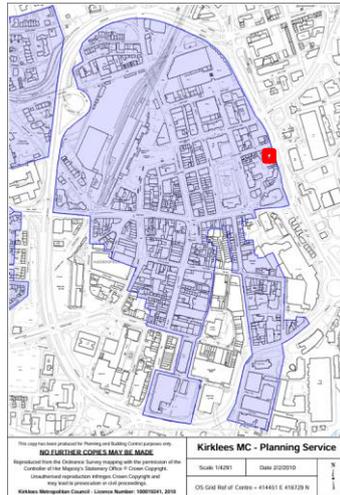
8. 36 St Peters Street is recorded as Grade II and is described by Historic England as - *ST PETER'S STEEET 1. 5113 (South Side) SE 1416 NE 2/1179 No 36 II GV 2. Early or mid C19. Painted ashlar. Hipped slate roof. 2 storeys. Moulded eaves cornice. Blocking course. 4 ranges of sashes with glazing bars. Door with 4 fielded panels and fanlight. 2 shopfronts with Tuscan frame and modillioned entablature, one facing Southgate. Rounded corner. Southgate elevation has 2 ranges of sashes with glazing bars.* [Image from Historic England].



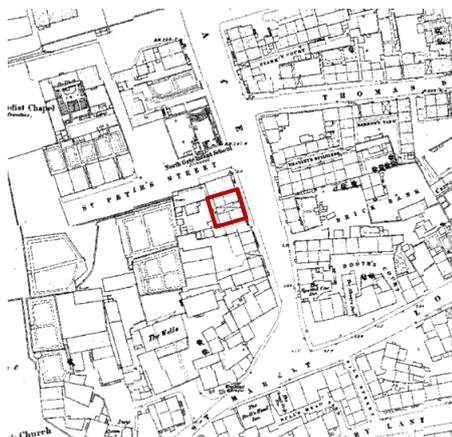
9. There are 358 listed buildings within the Conservation Area. There are several with proximity to the unit – 13-15 Southgate is boxed in red. [Kirklees KOMPASS].



10. The site is located in the centre of Huddersfield before the corner junction where Southgate and St Peters Street meet. Surrounding the building are a mix of varied traditional Victorian styles constructed in the 18th -19th Century, built from ashlar, sandstone and slate roof, all falling within Huddersfield Town Centre Conservation Area (pictured below, with 13-15 Southgate highlighted in red) [from Kirklees website].



11. The building is recorded on the 1850 Town Plans survey, which is the earliest recorded survey of Huddersfield Town Centre provided by Kirklees Kompass. It is assumed to be a part of the urban development in the town centre during the late 18th – early 19th Century. 13-15 Southgate is highlighted in red.

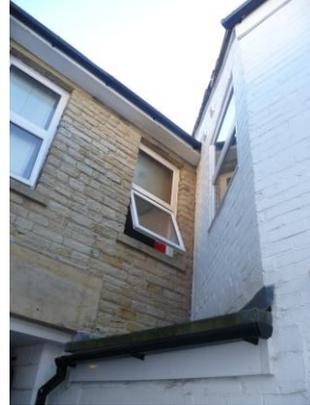


1850 Town Plans



1955 Town Plans

12. The internal courtyard is a mix of white-painted stone and natural stone external walls.



13. There are minimal internal architectural features, with plasterboard finishes to ceiling and walls.

SECTION 3: PROPOSED DEVELOPMENT

14. This planning application seeks to convert the previous shop units and cluster flat to student apartments.
15. The window frontages to either side of the secured entrance will be replaced with new windows, with the northern most opening being walled up in coursed natural stone to match the existing. The windows will have look-alike glazing panels on the lower half to grant privacy to the users.
16. The proposal includes the formation of openings to install new windows which were previously sealed on the north and south courtyard elevations to grant light entry to the apartments.
17. The internal layout has been divided with new partition walls to create three new separate apartments within the new total of eight overall.

SECTION 4: HERITAGE IMPACT

18. The proposed development primarily relates to the internal structure and replacement windows. There is an impact upon the historic fabric of the external facade.
19. The proposal will have negligible impact on the visual appearance of the surrounding listed buildings or the Conservation Area. By refurbishing the front façade, the scheme will contribute to the setting of the listed buildings and improve the current state of repair.

20. The Conservation Area does not contain an appraisal, though the importance of the Huddersfield Town Centre area is seen throughout the Huddersfield Blueprint SPD which comments on the '*wealth of heritage assets that add to the character and beauty of our town centre*'. The proposal has no impact on the heritage of the area.

SECTION 5: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK
(NPPF)

21. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification.

22. Paragraph 200 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

23. Paragraph 212 of the NPPF sets out that local planning authorities should look for opportunities for new development within Conservation Area, and with the setting of heritage asset, to enhance or better reveal their significance.

24. Paragraph 201 of the NPPF sets out that '*local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. 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*'.

25. The site is identified within the Kirklees Local Plan as being within Huddersfield Town Centre Conservation Area which contains various listed and unlisted properties and is the priority area within the town development – in corroboration with the Huddersfield Blueprint SPD.

26. The Huddersfield Blueprint SPD states the desire for the regenerative use of the buildings in the centre and create opportunities for work: "*We want to celebrate and promote our heritage as part of our town centre regeneration plans. The wealth of historic buildings provides opportunities to promote new uses and for sympathetic renovation to provide good quality low-carbon living or working environments.*"

27. The Kirklees Local Plan Policy LP35 describing Historic Environment states: "*Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset.*"

28. Policy LP24 states *how proposals should promote good design by ensuring 'high levels of sustainability, to a degree proportionate to the proposal, through: i. The re-use and adaptation of existing buildings, where practicable'*
29. The Kirklees Local Plan section 11.4 illustrates how: *'The diverse built and natural environment in the district presents a range of different challenges, requiring bespoke solutions to help respect and enhance character, particularly within conservation areas and when development proposals may impact on the setting of listed buildings.'*
30. Policy LP35 states that *consideration should be given to the need to ensure that proposals within Conservation Areas conserve those elements which contribute to their significance.*
31. The supporting text explains in 14.6 that *'Of all Yorkshire districts Kirklees has the highest number of designated heritage assets... Where the impact of a planning proposal on the potential significance of a heritage asset (designated or non-designated) is not fully understood, the developer may be expected to carry out a Heritage Impact Assessment using appropriate expertise to inform their planning application.'*

SECTION 6: CONCLUSION

32. The proposal impacts on the historical fabric of the terraced building.
33. The scheme has minor impact on the street scene and the setting of the neighbouring listed buildings. It will instead enhance the overall appearance of the heritage asset by improving the current vacant frontage.
34. The proposal will allow the vacant floor space to be brought back into beneficial use and will safeguard the historic fabric for years to come.
35. The proposed development will have no impact upon the character and the setting of the Conservation Area.



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