Ramsden Building, Queensgate, Huddersfield
Historic Building Assessment

Client: University of Huddersfield

NGR: SE 14642 16282

Local Planning Authority: Kirklees Metropolitan Borough Council

Planning ref: TBC

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Executive Summary

Prospect Archaeology Ltd was commissioned by I B Planning on behalf of the University of Huddersfield to undertake an historic building assessment at the Ramsden Building, Queensgate, Huddersfield. The assessment has been prepared in support of an application for listed building consent for refurbishment of the building to provide facilities for the International Study Group and Postgraduate Research departments.

The Site lies within the Huddersfield Town Centre Conservation Area, towards its south-eastern end. It is also a Grade II listed building,

The proposed programme of refurbishment is necessary to modernise the facilities within this building. It provides an opportunity to reveal important architectural features that have been obscured or otherwise affected by alterations in the past, including the large lecture hall open to the roof structure in the western range, and original ceiling details. Wherever possible, with regard to health & safety requirements, original doors will be retained. Where new fire doors are required they will be constructed to match the heritage doors as has been done historically in other parts of the building. Improved door design for modern doors will enhance the appearance of the circulation spaces in general.

A new fire exit to the rear (east) of the building is the only notable external alteration. It can be achieved with minimal impact to historic fabric and will not have any significant impact on the conservation area.

A plant deck is required to provide a sustainable heating system for the building. Whilst this will impact on internal views across the courtyard it is designed to have the least possible impact and to retain as much of the historic roof structure as possible. There would be no impact on the setting of the conservation area.

Further architectural features may be revealed during the programme of refurbishment. It is therefore recommended that a scheme of recording should be undertaken in conjunction with the refurbishment to include photographic recording of newly exposed features and an annotated record of the building plans to produce a permanent record of the works carried out.

1.0 Introduction

1.1.1 Prospect Archaeology Ltd was commissioned by I B Planning on behalf of the University of Huddersfield to undertake an historic building assessment of the Ramsden Building, in support of a planning application for refurbishment of the property.

2.0 Site Location and Description

2.1.1 Huddersfield is a market town in the Metropolitan Borough of Kirklees in West Yorkshire. It is the administrative centre and largest settlement in the Kirklees district. The town is in the foothills of the Pennines situated 14 miles (23 km) south-west of Leeds, 12 miles (19 km) west of Wakefield.

2.1.2 The Ramsden Building is part of the University of Huddersfield Queensgate campus. The building faces Queensgate to the west and is bounded by St Paul's Street to the east, Page Street to the south and Princess Street to the north. The building is Grade II listed (NHL 1277501) and lies within the Huddersfield Town Centre Conservation Area. There is no appraisal or management plan available for the conservation area; the listed building description is as follows:

> *1881-4. Architect E Hughes. Hammer dressed stone. Ashlar dressings. Hipped slate roof. three storeys. Bracketed eaves cornice. Openwork parapet. Strings. Continuous sill bands. Nine ranges of casements in moulded surrounds with transoms, the first, the fifth and ninth also with mullions. The third and the seventh ranges are full height bays, oblong at ground floor, canted above, and surmounted by moulded foliage cornices and hipped roofs with tall iron finials: above the ground floor are sculpted lions holding shields: the second floor windows have two transoms and the upper lights are filled with cusped reticulated tracery.*
>
> *At second floor level four octagonal tourelles are corbelled out on moulded squinches and end above eaves level in gabled tops with short octagonal spires. Between centre two is a gable with traceried panelling, and pointed arched window with hoodmould, two transoms and cusped reticulated tracery. Planked doors in shouldered arch, fanlight with four trefoiled lancets in moulded frame, with colonettes and hoodmould. This is set in a porch which breaks forward slightly, has diagonal buttresses, colonettes, bracketed eaves cornice and openwork balustrade with finials on the end piers. Roof has four triangular lucarnes, two tall ornamental iron finials, and some simple cresting. Octagonal lantern with open pointed arcade, gables to each side, tiled flèche, and tall ornamental iron finial.*

Panel above north canted bay inscribed "This memorial stone was laid by the Master of the Worshipful Company of Clothworkers of the City of London, (Rev Alfred Child, MA) assisted by members of the Court, on Wednesday October 17th, 1881".

3.0 Planning Background

3.1.1 This report has been prepared prior to the submission of an application for Listed Building Consent (LBC).

3.1.2 The Town Centre Regeneration Plan 2022 The 'Cultural Heart' project will see the refurbishment and extension of the Grade II listed Huddersfield Library, transforming it into a dedicated new museum space, which will showcase the town's history. The Grade II listed Queensgate Market, which has recently closed, will be redeveloped into a new library and food hall, housing local and independent businesses.

4.0 Aims and Objectives

4.1.1 The aim of the assessment has been to assess the historic significance of the building and assess the potential heritage impact of proposed alterations to the listed building itself and the wider potential impacts on the conservation area.

5.0 Method

5.1.1 The assessment is based on plans and elevations supplied by the client. Two site visits were made by Prospect Archaeology in order to make a general assessment of the building with selected photographic recording to accompany the descriptive account of the building.

5.1.2 A visit University of Huddersfield Archives was made following the site visit to obtain further background information on the site. Further historical information was provided from the West Yorkshire Archive Service (Kirklees).

6.0 Historical Background

6.1.1 Huddersfield is a manufacturing town historically associated with woollen textiles. This area of business, along with the chemical and engineering industries that emerged to support the manufacture of textiles, was the basis of the town's nineteenth and early twentieth century prosperity. The number of people who work in textiles has declined greatly and the university is now the largest employer.

6.1.2 The Ramsden Building was opened by the Huddersfield Technical School and Mechanics' Institute and is situated on Queen Street South, between Milton Church and St Paul's Church. The Huddersfield Technical School & Mechanics' Institute was formed in 1883 by

the merger of the Huddersfield Mechanics' Institute (previously the Huddersfield Young Men's Mental Improvement Society established in 1841). The society changed its name to the Huddersfield Mechanics' Institute in 1843 reflecting a desire by its members to place a greater emphasis on the teaching of technical and scientific subjects. The occupations of attendees included students, carpenters, clerks, dyers, mechanic, printers, shoemakers, spinners, weavers, wheelwrights and twiners amongst others.

6.1.3 In 1883, the Huddersfield Mechanics' Institute was merged with the Huddersfield Female Educational Institute (established in 1846) and became the Huddersfield Technical School and Mechanics' Institute. The Female Educational Institute had been providing evening classes to girls and young women in Huddersfield from 1847 until the merger. It is generally regarded as being one of the first such institutes for women. In 1858 it was noted that more than half the pupils on entering the institute were unable to write their names. Classes offered to them included the three Rs, history, geography, singing and sewing.

6.1.4 A new dedicated building, designed by the architect E. Hughes, was constructed on Queen Street South for a new technical school, the foundation stone being laid in 1881. To help offset the costs of construction, the Institute held a six-month long Fine Art and Industrial Exhibition in the new building and a temporary hall constructed next to the building. Reportedly, the receipts were in excess of £13,000. Both the exhibition and the Ramsden Building were opened on 7 July 1883 by the Duke of Somerset, father-in-law of Sir John William Ramsden, after whom the building was named.

6.1.5 The architect, Edward Hughes FRIBA (1838-1886), who studied under Sir Gilbert Scott, designed over 50 buildings through his career, including the Huddersfield Market Hall, churches, hotels and schools (https://huddersfield.exposed/wiki/Edward_Hughes_(1838-1886)).

6.1.6 Hughes' design included workshops and laboratories equipped for practical instruction in cloth manufacture, dyeing and chemistry. Physics, maths, mechanics and other sciences as well as art, languages and commerce were also taught. Although the original architect's plans are not available, Hughes did include smaller reproductions of them on an illustration of the Queens Street South frontage prepared as part of his design (HUD/ET/1/4). These show the layout and purpose of different rooms, including Weaving Rooms and Small Looms in the covered courtyard space on the ground floor, banked benches in lecture rooms, Chemical Laboratory and Dyeing Room with an Instruments store between, Library

and Reading Rooms on the first floor, a large galleried lecture room and art classroom on the second floor, along with the position of a bank, toilets, steam boiler and gas engine. The original staircase did not split to north and south as in the current layout but rose in a dog-leg on the northern side only.

6.1.7 The institution was renamed Huddersfield Technical College, and a major programme of expansion was instigated in 1896. From this date, the student intake was limited to the under-16s. In 1900 the new college building was completed and included new labs for chemistry, physics, biology, mechanical and electrical engineering plus art studios, museum, gym and other rooms. Ben Stocks, the architect responsible for the 1900 extension, had been a student at the Mechanical Institute prior to the construction of the Ramsden Building and understood the needs of the students well. In addition to the dedicated teaching spaces for weaving, chemistry, engineering, book-keeping etc, his new design included the creation of the split staircase in the entrance lobby, a gymnasium and a museum (UOH3809-3812). The stair windows in the entrance hall were replaced (to include the stained-glass elements currently present) and

6.1.8 A textile department was built opposite in 1918 and opened 1920. The dyeing department was reconstructed by 1921 and, also after WWI, mechanical and electrical engineering departments were extended. In 1926 new labs for teaching mining were created. The college celebrated its Golden Jubilee in 1934 with plans for a new chemistry department (HUD/MK/6/2). A 'utilitarian extension' was reportedly constructed in 1937, with another one 'under way' at the time of recording (Pevsner 1967). G Crossley's 1939 plans show dedicated spaces for domestic sciences, including dress-making and cookery.

6.1.9 The technical college was renamed Huddersfield College of Technology in 1958, before becoming Huddersfield Polytechnic in 1970. Numerous fittings and fixtures were replaced in refurbishments undertaken in the 1970s, including the main entrance, north and south doors, corridor dado rails, the roof covering to what were the chiropody and biology departments, and full electrical and heating system overhauls. Other elements altered at this time included the blocking up of windows and doors, insertion of multiple stud partition walls, insertion of fire doors, plastering, creation of a new corridor towards the eastern end of the building, and an additional floor was added to the galleried lecture hall at the front of the building.

7.0 Site Description

7.1.1 The Ramsden Building was listed Grade II in 1978 (NHL reference 1277501) and the following description of the front (west-facing) of the building is based on the official list description quoted above. The listing description focuses entirely on the Queensgate frontage of the building and does not describe the other facades or the interior.

7.1.2 The original arrangement is detailed in plans by the architect and comprises the original Queensgate frontage with wings extending eastwards, either side of a single story covered courtyard (the Weaving Room and Small Looms). An annotation on the plan saying 'further extension' suggests either there were ancillary buildings to the east or there was always an intention to extend to St Paul's Street. The 1890 1:500 Ordnance Survey Town Plan shows the whole plot to St Paul's Street with the exception of yards next to the side entrances/stairs. The 1890s extension would have required demolition of any pre-existing building as this continues the wings to St Paul's Street and encloses the 'courtyard' and fills in the gaps to north and south where toilets had been located.

7.2 Exterior

7.2.1 The three-, three and a half, and four-storey building, plus basements, is constructed in hammer-dressed stone with ashlar dressings and a hipped slate roof with a bracketed eaves cornice and openwork parapet on the front elevation. Continuous sill bands seen on the Queensgate façade continue around the building for the first two bays of the northern and southern facades. Plinth and string courses are present on all four sides, although are interrupted on the north and south facades by the side entrances and associated stairwell windows, and on the eastern side by the varied gables present. The top floor windows in the centre and on the projecting flanking bays have traceried windows as do windows in the first two bays on both side elevations.

7.2.2 There are four octagonal tourelles, on the front elevation, corbelled out on moulded squinches that end above eaves level in gabled tops with short octagonal spires. This feature is also repeated on the side elevations in the first two bays. The central porch projects forward slightly, has diagonal buttresses, engaged colonettes, bracketed eaves cornice and openwork balustrade with finials on the end piers. The roof of the front (west) and south wings have triangular lucarnes on both front and rear faces, two tall ornamental iron finials, and some simple cresting. There is an octagonal lantern on the west elevation with open pointed arcade, gables to each side, tiled flèche, and tall ornamental iron finial.

7.2.3 The northern and southern elevations of the property comprise 9 bays of windows of the original structure and a further 10 pairs of windows belonging to the late 19th century extension. The original building does not have regular bays and windows are grouped in 1s, 2s and 3s. The final bay of the original building is a side entrance on both north and south elevations, giving access to the rear stairs. Due to the topography, basement windows are increasingly above ground level towards the east.

7.2.4 The eastern façade is formed of two three-bay, three-storey (plus basement) gables to north and south with a further two-storey (plus basement) central gable flanked by narrow two-storey bays. The southern gable previously supported a fire exit, since removed and the blocking of the doors providing access to this former external stair can be seen at first and second storey, now changed to windows. A double-pot stack is located above the centre gable with a shield on a raised field below. Blind windows in the northern and southern gables suggest an attic.

7.2.5 The northern side of the building has more architectural detail, reflecting its town-facing position. The entrance and stair tower sits below a hipped slate roof with iron finial and moulded arched windows at second and third storeys (the opposite entrance on the south side is much plainer). A modern glass porch obscures the door, but it can be seen to have a flat arch with engaged colonettes, openwork detailing and a hoodmould above, comparable to that on the south. The second-storey windows on the eastern extension are large and below parapets, presumably to allow more light into this space (unlike the plainer façade to the south).

7.2.6 Modern roof lights are present in the older part of the building on the northern side to provide light into the second storey rooms (replacing the original roof lights shown on the Hughes 1881 design).

7.3 Interior

Basement

7.3.1 The basement was not viewed during the site visit and is not described here in detail because no works are proposed in these areas of the building. The basement areas comprise two detached sections, one beneath the original building and a larger space below the extension. Stairs provide access to the basements below the main staircase in the entrance hall and on the north and south sides of the 1890s extension.

Ground Floor

7.3.2 The main entrance on Queensgate provides access to lobby which leads, via a pointed arch, into a grand entrance hall with a broad staircase onto a half-landing with stained glass windows where the stairs split to left and right up to the first-floor landing. The staircase is wood panelled and timber columns support the first-floor landing either side of the staircase. A door to the right (south) of the stair leads to the basement. Doors from the entrance hall lead to offices at the front of the building and corridors leading into the rear.

7.3.3 The majority of the rooms were in use or locked and were not inspected. Access to one of the office spaces at the front of the building revealed sub-division of original rooms visible in the cornicing continuing between rooms / spaces. Some windows are original timber sashes with secondary glazing, others are replacements. Another room in the south-west corner of the building was seen to have tongue and groove panelling on two walls but as one of these walls is an insertion, the panelling is clearly not original.

7.3.4 A chimney originally built for the gas engine extends into the 'courtyard' area and a lift has been added to the east of this, providing access to the first and second floors.

7.3.5 The large physiotherapy room in the 1890s extension contains turned roof timbers that may be original, although the roof covering is a replacement.

7.3.6 Stairwells to the rear of the 1880s building survive and are of architectural merit with a carved timber handrail spiralling into a flower design above a turned newel post. Balusters are wrought iron.

First Floor

7.3.7 The first-floor landing contains a large World War I memorial panel. To the north of this panel a separate stair leads up to the second floor. This stair has turned balusters, pierced decorative brackets to the open string and a carved newel post.

7.3.8 Offices, seminar rooms and toilets are accessed from doors on the landing as well as the corridors providing access along the north and south wings. Those rooms viewed showed considerable evidence of modern adaptation with false ceilings, trunking and replacement windows. The postgraduate room at the eastern end of the building is open to the 1890s roof structure. A glazed modern corridor to the west of this (added in the 1970s) provides views across the 'courtyard' roofs.

Second Floor

7.3.9 The second floor is accessible by the secondary staircase at the west end of the building and via a continuation of the side stairs to the north and south sides of the building. Timber panelling within the northern corridor frames provides architectural interest and the wooden architraves to the doors are surmounted by pierced ventilation panels.

7.3.10 This floor is occupied by offices and lecture spaces, with toilets in the north-west corner. Roof lights provide light to both the large lecture room and corridor on the northern side.

7.3.11 The northern stairs continue up to the roof space (not accessed) whilst the front stair provides access to the third floor.

Third Floor

7.3.12 The third floor is accessible over the front of the building only and is largely a result of a floor inserted during the 1970s refurbishment, dividing up what had originally been a large second floor lecture hall open to the roof. Inserted skylights on both sides of the front range provide light to the offices created, with a corridor between. The northern and southern rooms receive light both from the inserted rooflights and from the original windows to north and south. The original roof structure is visible within these rooms. An additional stairwell had been added in the 1970s to provide secondary and disabled access to this floor.

8.0 Assessment of Significance

8.1.1 The Ramsden Building is listed Grade II and lies within the Huddersfield Town centre Conservation Area. External alterations have the potential to impact on both designated heritage assets, whereas internal alterations would only impact on the listed building itself. Whilst no internal features are discussed in the description, there are architectural and historical fittings and fixtures that could be considered to contribute to the significance of the Ramsden Building, as well as the internal layout.

8.1.2 The courses offered to students over the past 140 years have changed dramatically resulting in repeated reorganisation of the spaces inside the Ramsden Building, including a major programme of refurbishment and alteration in the 1970s. The original practical workshop and laboratory spaces have largely gone, and many rooms have been subdivided. In other areas, original walls have been removed historically, creating larger rooms where previously there were smaller ones. Dropped ceilings have concealed many

original architectural features. Most rooms are now occupied by computer desk spaces, requiring extensive trunking of electric cabling throughout the building.

8.1.3 Some fine original architectural features have survived, including the main entrance door, the grand staircase with stained glass windows that faces the entrance and the wood panelling within the entrance hall and first floor landing. These features, combined with the War Memorial at the top of the main staircase make a statement about the importance of the building, both when first constructed and into the early 20th century.

8.1.4 The northern and southern rear staircases of the original building are not as ornate as the main stair but are still of architectural merit and contribute to the special character of the building. Similarly, the stair leading to the second floor from the first-floor landing at the front of the building is of architectural merit and makes a further statement about differential access points and those that would have used them. The main staircase and secondary stair to the upper floor at the western end of the building were clearly intended for the highest status people using the building, with the northern stair slightly down the social scale and then the southern stair possibly being mainly intended for use by students and staff.

8.1.5 It has been possible to establish that cornicing survives above a false ceiling in at least one location. It is expected that this will be the case for other rooms as well. Original doors have in the main been retained and adapted with fire-closure fittings. Original sash windows survive in many areas, some with secondary glazing, whilst others have been refurbished or replaced.

8.1.6 Although the eastern extension is a later addition, it also contains features of architectural merit, such as the roof structure in the current post-graduate room.

8.1.7 The general layout has been largely retained, with inserted walls not detracting from an overall understanding of the original form of the building. A former galleried room at second floor above the entrance has been altered by inserting a third floor in what was originally a larger space open to the roof structure.

9.0 Discussion

9.1.1 The proposed refurbishment of this building will, wherever possible, reveal and appreciate those historic elements of the historic fabric that have survived later use and refurbishment of the building. External alterations will be kept to an absolute minimum.

9.1.2 The proposed internal rearrangements include the removal of some inserted stud partitions, notably those in the western range on the second and third floors, and the removal of the inserted floor to create a third floor within the original large lecture hall. Both elements would be an enhancement of the listed building providing a better reflection of the original design and the 19th century hierarchy of space displayed within the building.

9.1.3 Limited removal of earlier structural walls is proposed. These are alterations to the layout of rooms that would not be easily read or appreciated without reference to original plans, particularly given the large-scale alteration that has taken place through the 20th century. They are not considered harmful to the listed building.

9.1.4 Former windows into the 'courtyard' central space are to be reopened (see gssarchitecture demolition plans).

9.1.5 The roof of the 'weaving shed' will be replaced with a new pitched roof. The current roof covering is a 20th century replacement and is essentially internal, that is not visible to the wider conservation area. A replacement pitched roof would not be detrimental to the listed building or conservation area.

9.1.6 A new plant deck is proposed to be positioned in the central area of the 'courtyard' roof. This will be screened from view to the east and west with louvred panels, which will also provide acoustic protection. Film will be applied to first floor windows overlooking this area to obscure direct views into the area. Roof structures to the east and west of the plant deck will remain pitched to retain the historic form.

9.1.7 Windows will be refurbished to allow them to be opened, wherever possible, for natural ventilation. Low-profile secondary glazing will be added to those windows currently without any.

9.1.8 A fire strategy has been developed that requires the replacement of some doors with modern fire-rated doors. Wherever possible, existing heritage doors will be retained and refurbished or, if necessary, replaced with new heritage style fire-rated doors. Modern non-heritage fire doors in main circulation spaces (entrance hall, main corridors) will be replaced with sympathetically designed modern doors. All door alterations are identified on the gssarchitecture proposed floor plans. The tone, texture and ironmongery of modern doors will match the heritage doors for consistency in appearance.

9.1.9 A new fire exit comprising inserted staircase from ground floor to basement level and a new door inserted into an existing window opening at basement level on the eastern façade will require the removal of historic stonework. The impact will be minimal on the external appearance with only the central mullion being removed and the door otherwise fitting into the existing opening. This is comparable to an alteration further north on the same façade where two mullions were removed for an opening subsequently re-blocked and fitted with a ventilation louvre.

9.1.10 Electrical trunking will be removed from walls and there will be appropriate redecoration in these locations. Existing woodwork will be refurbished.

9.1.11 Suspended ceilings will be removed to reveal original ceiling features. Similarly carpeting will be removed and is expected to reveal hardwood timber floors in corridors and classrooms, and a marble or stone effect floor in the entrance hall. Once exposed these will be assessed for refurbishment in circulation spaces in discussion with the LPA. Within classrooms, they will be recarpeted.

10.0 Conclusion

10.1.1 The proposed programme of refurbishment is necessary to modernise the facilities within this building. It provides an opportunity to reveal important architectural features that have been obscured or otherwise affected by alterations in the past, including the large lecture hall open to the roof structure in the western range, and original ceiling details. Wherever possible with regard to health & safety requirements, original doors will be retained. Where new fire doors are required they will be constructed to match the heritage doors as has been done historically in other parts of the building. Improved door design for modern doors will enhance the appearance of the circulation spaces in general.

10.1.2 The new fire exit to the rear (east) of the building is the only notable external alteration. It can be achieved with minimal impact to historic fabric and will not have any significant impact on the conservation area.

10.1.3 The plant deck is required to provide a sustainable heating system for the building. Whilst this will impact on internal views across the courtyard it is designed to have the least possible impact and to retain as much of the historic roof structure as possible. There would be no impact on the setting of the conservation area.

10.1.4 Further architectural features may be revealed during the programme of refurbishment. It is therefore recommended that a scheme of recording should be undertaken in conjunction with the refurbishment to include photographic recording of newly exposed features and an annotated record of the building plans to produce a permanent record of the works carried out.

11.0 References

CIfA 2014a (revised 2022) *Code of Conduct: professional ethics in archaeology*, Chartered Institute for Archaeologists

CIfA 2014b (revised 2020) *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* Chartered Institute for Archaeologists

NPPF 2023 Ministry of Housing, Communities and Local Government 2023 Revised *National Planning Policy Framework (NPPF)*

Pevsner, N, rev Radcliffe, E 1967 (2nd ed) *Yorkshire The West Riding*. *The Buildings of England*

Archive Resources at University of Huddersfield
HUD/MK/6/2 County Borough of Huddersfield Technical College Jubilee 1884-1934

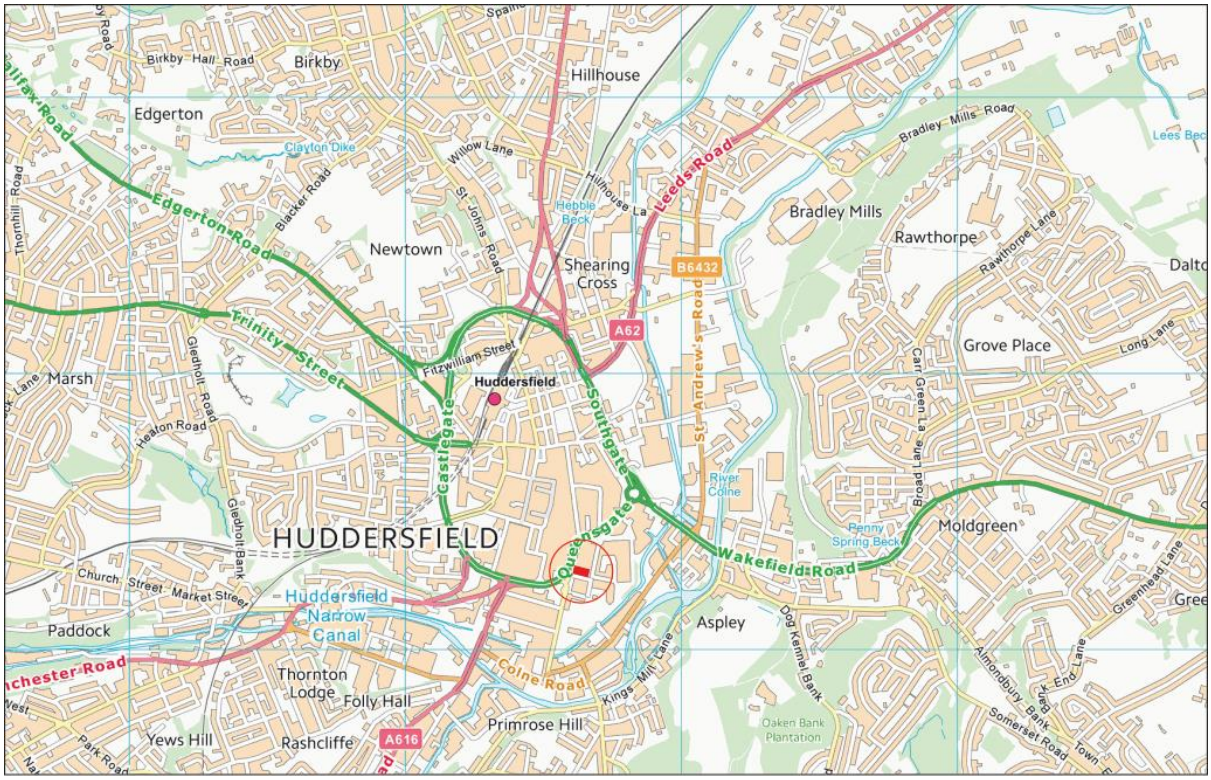
YOR/815Mitchell, I D 1979 *A Study of Huddersfield Mechanics' Institute in the Nineteenth Century,* University of Leeds, Masters of Education Thesis

HUD/ET/1/4: Site plan: Technical school and Mechanics Institute, Hughes 1881

Online Resources
https://huddersfield.exposed/wiki/Ramsden_Building,_Queen_Street_South,_Huddersfield

https://historicengland.org.uk/listing/the-list/list-entry/1277501?section=official-list-entry

12.0 Figures



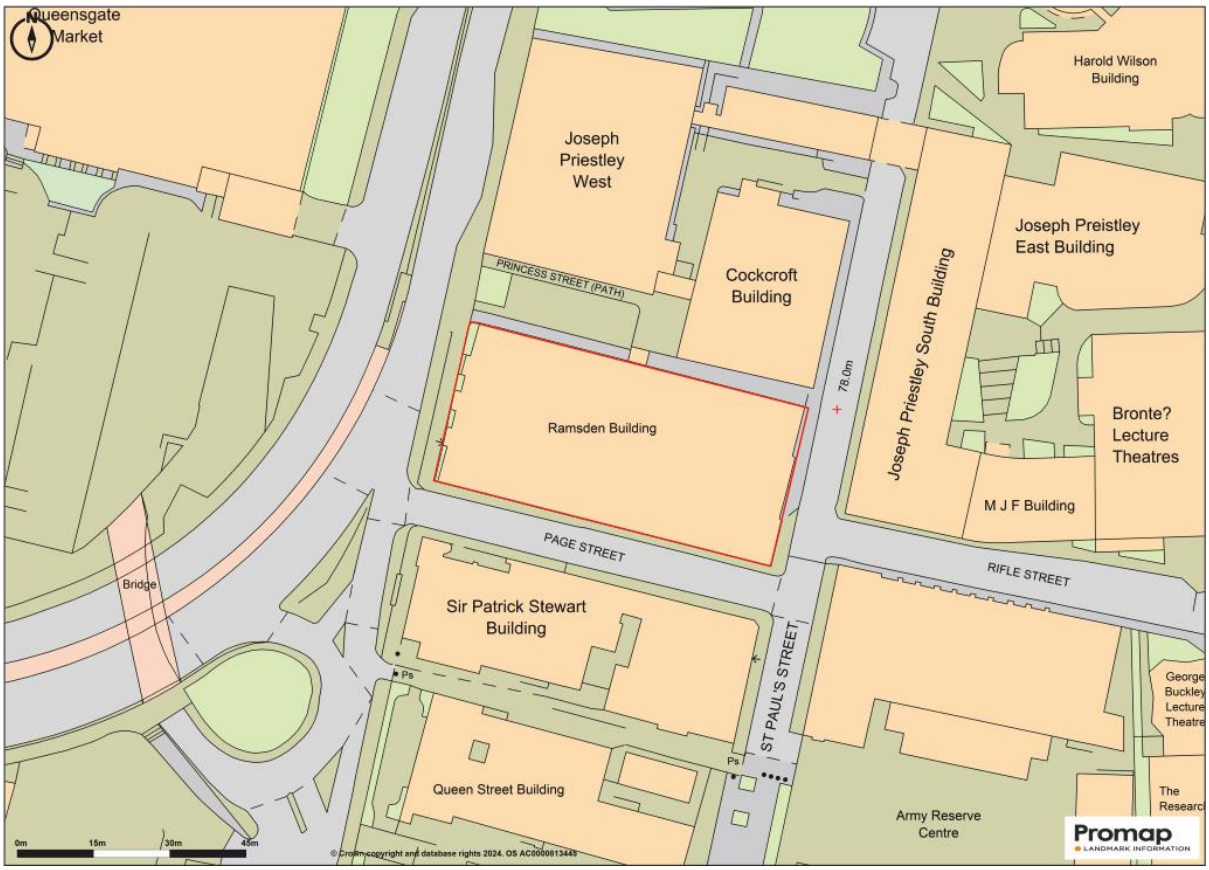


Figure 1: Site location

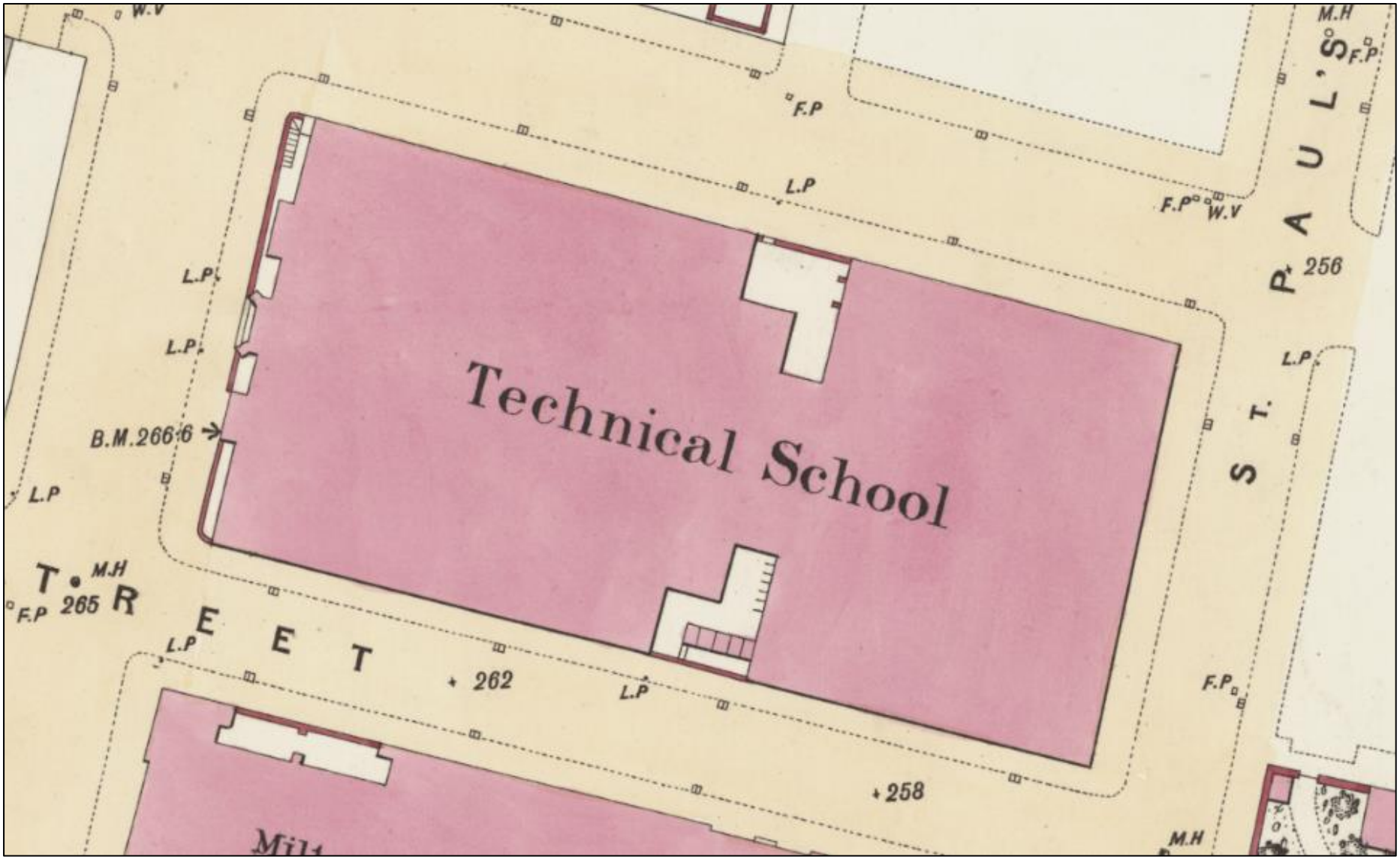


Figure 2: Ordnance Survey Town Plan 1:500 published 1890

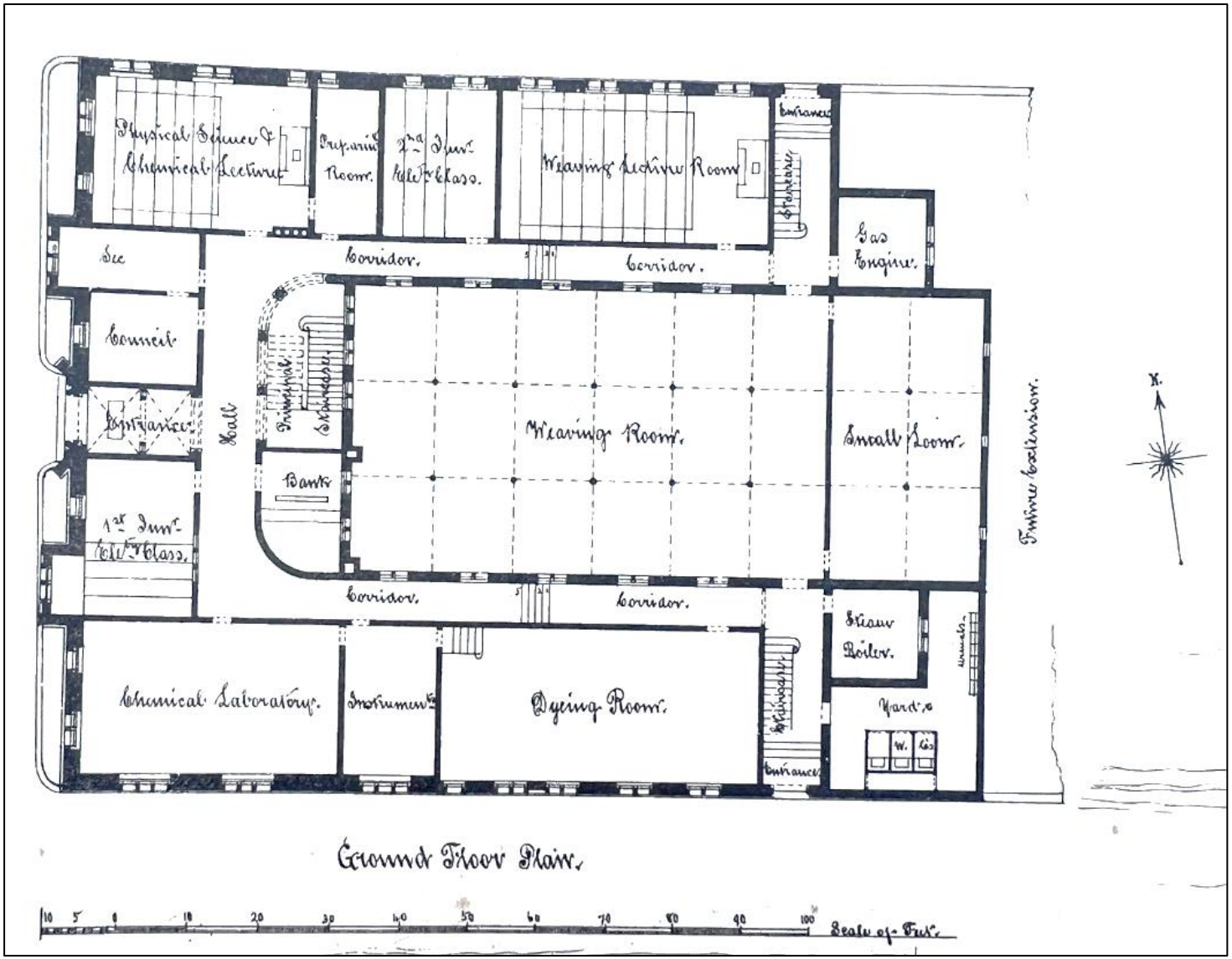


Figure 3: Ground Floor Plan extract from HUD/ET/1/4: Site plan: Technical school and Mechanics Institute, Hughes 1881

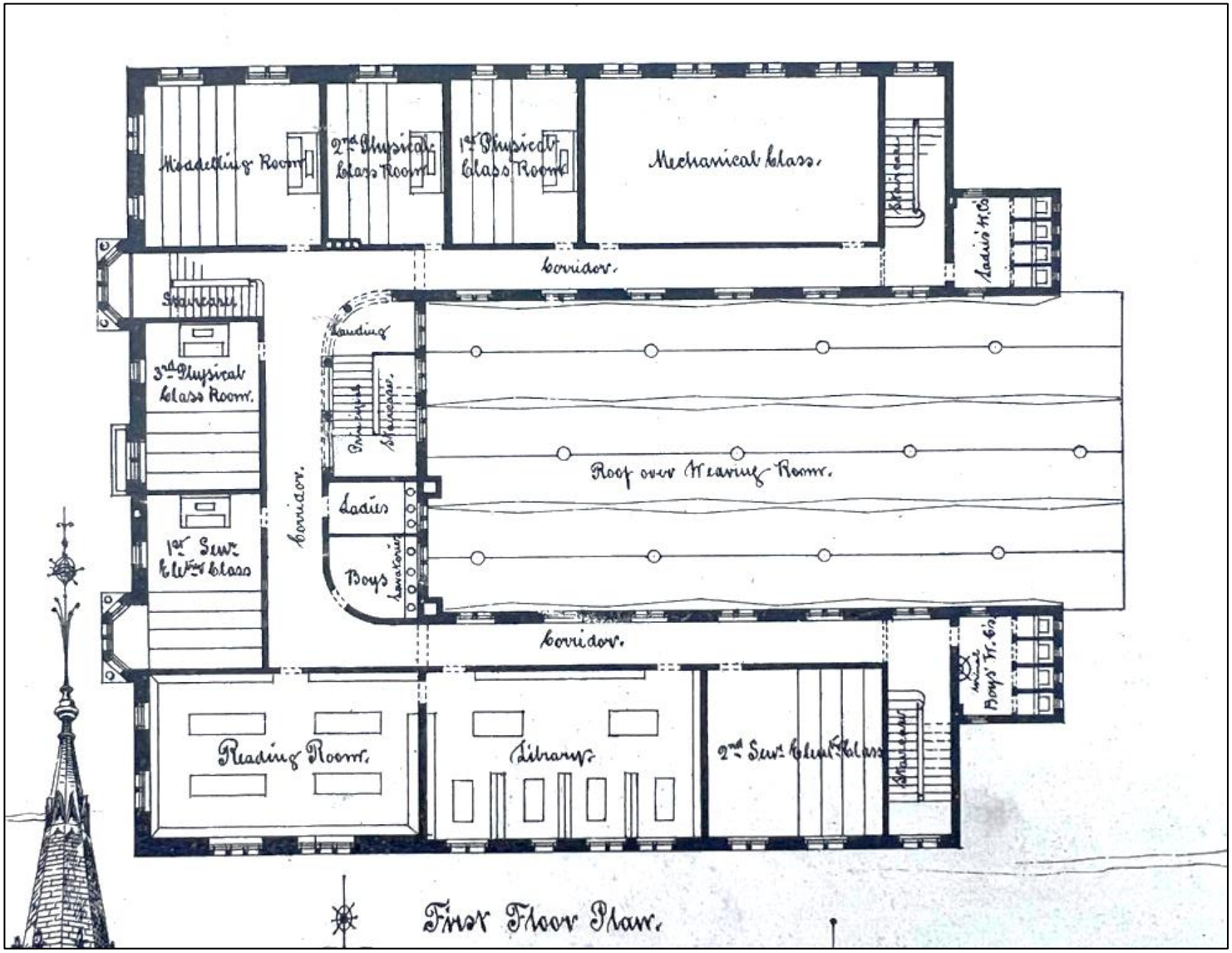


Figure 4: Second Floor Plan extract from HUD/ET/1/4: Site plan: Technical school and Mechanics Institute, Hughes 1881

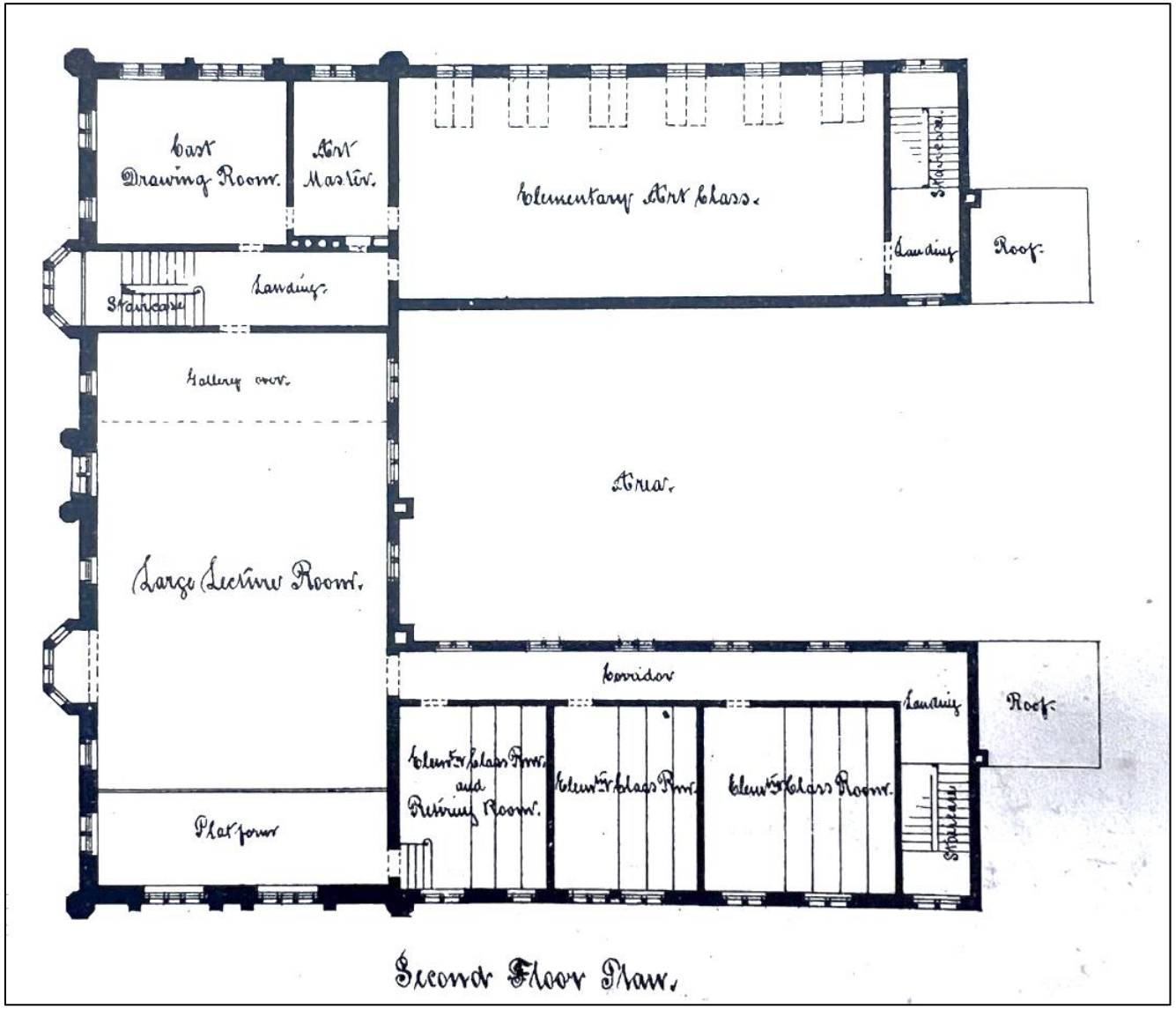


Figure 5: Second Floor Plan extract from HUD/ET/1/4: Site plan: Technical school and Mechanics Institute, Hughes 1881

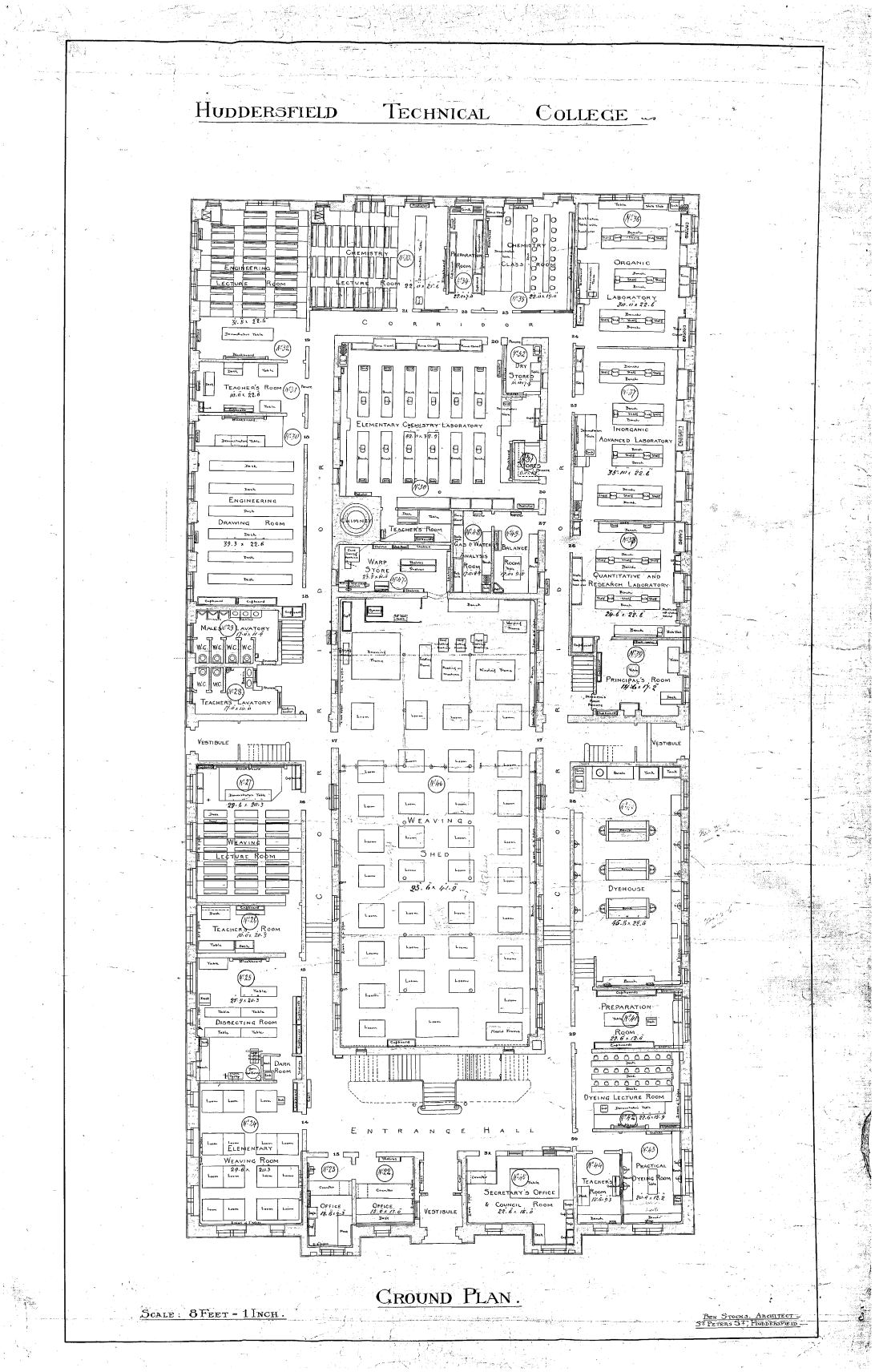


Figure 6: B Stocks 1900 Ground Floor Extension Drawing

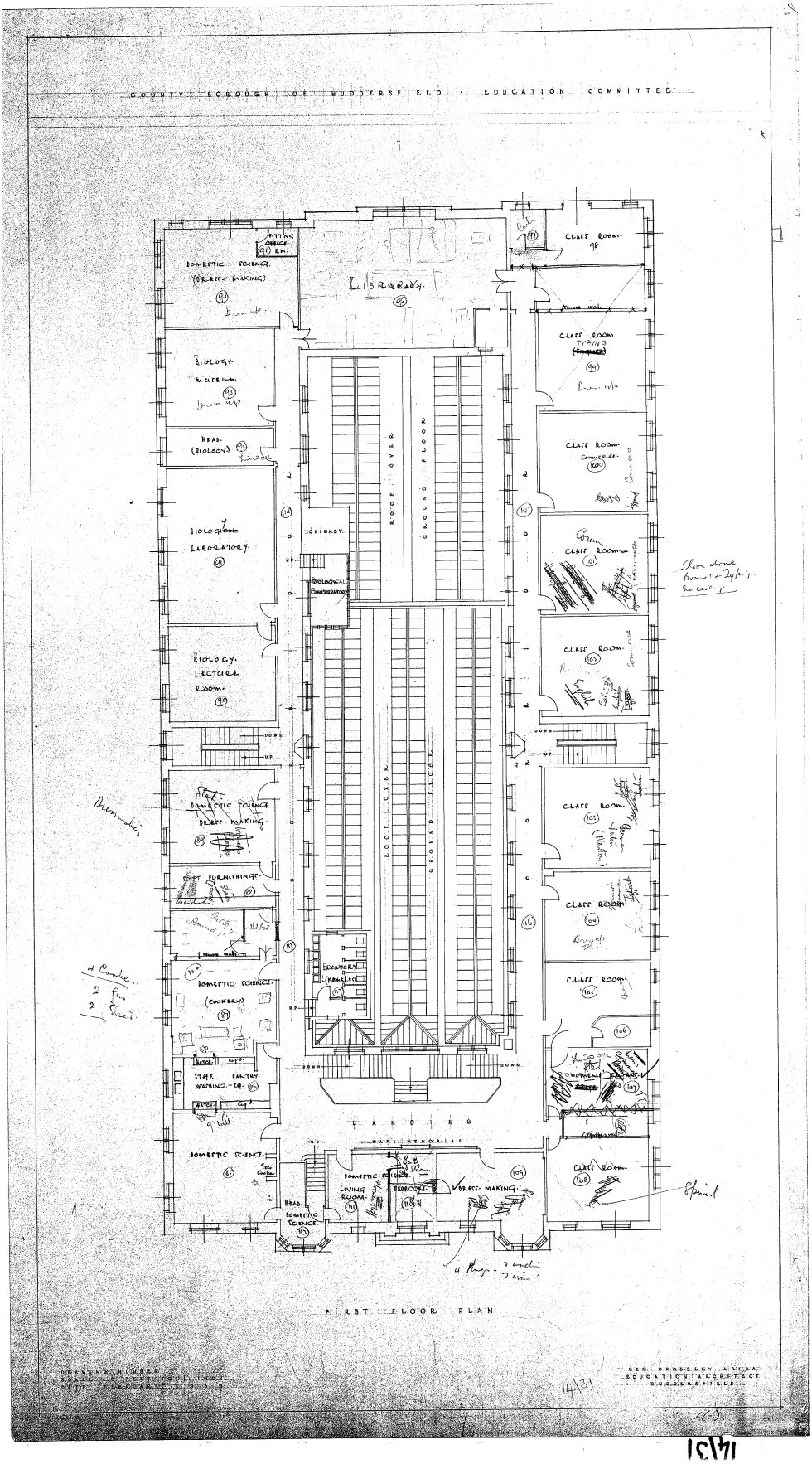


Figure 7: Crossley 1939 First Floor Refurbishment

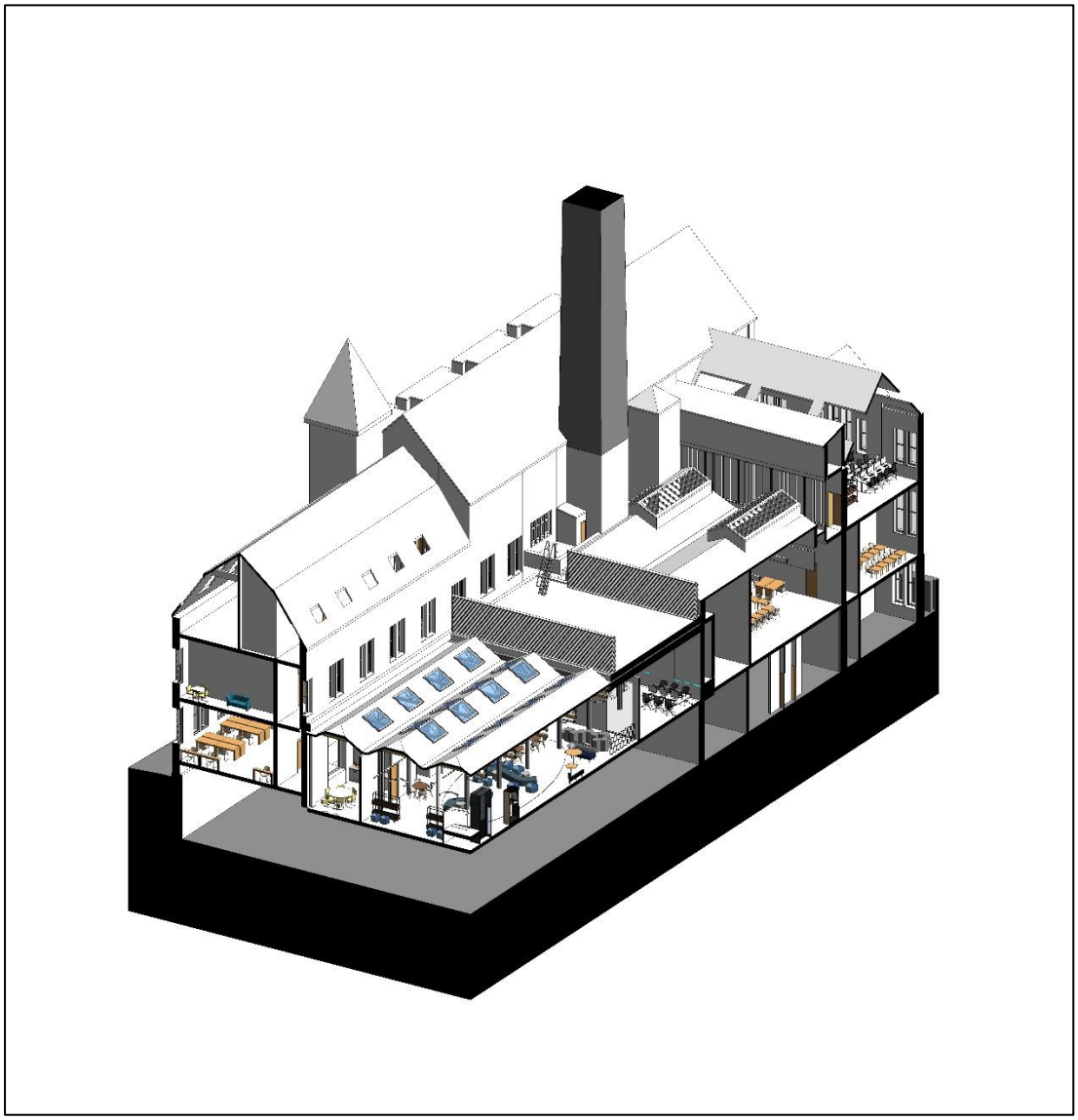


Figure 8: Proposed plant deck axonometric view (gssarchitecture)

13.0 Plates

Plate 1: Ramsden Building front (west) elevation overlooking Queensgate

Plate 2: The Fine Art and Industrial Exhibition 1883 with the Ramsden Building beyond (https://huddersfield.exposed/wiki/Ramsden_Building,_Queen_Street_South,_Huddersfield)

Plate 3: View along Page St, southern elevation

Plate 4: Ramsden Building eastern elevation overlooking St Paul's Lane

Plate 5: Northern entrance at junction of 1880s and 1890s elements with modern glass porch

Plate 6: Northern wing from southern wing with the weaving room roof in the foreground

Plate 7: Southern entrance and the junction between the 1880s and 1890s elements

Plate 8: Main entrance lobby with the 1970s replacement doors in darker stain

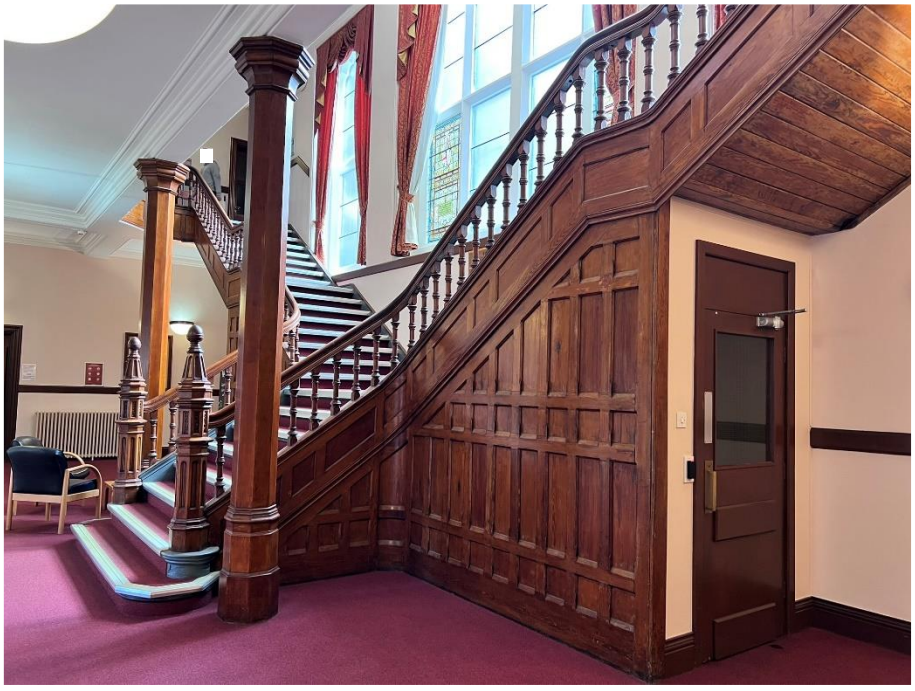


Plate 9: Main staircase

Plate 10: View towards main entrance from half landing with first floor landing above

Plate 11: Stained glass windows on half-landing

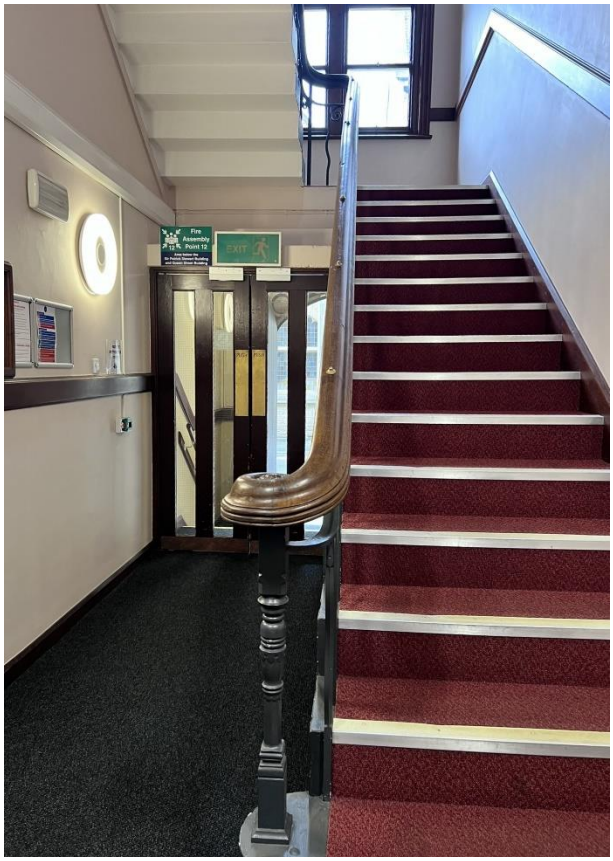


Plate 12: South staircase with south entrance beyond

Plate 13: Detail of southern stair

Plate 14: Detail of southern stair rail

Plate 15: Turned roof timbers in the current physiotherapy room, note the chimney outside and suspended ceiling panels

Plate 16: First Floor landing

Plate 17: War Memorial on First Floor landing

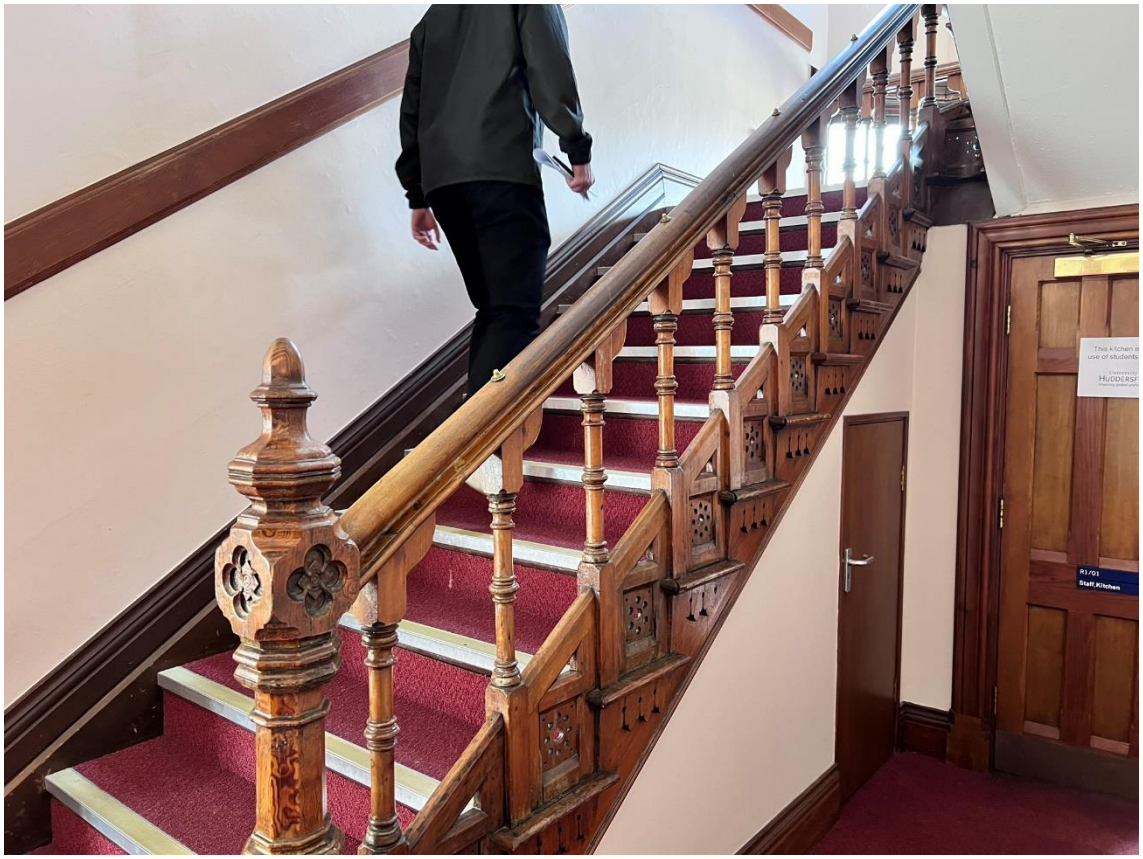


Plate 18: Stair to second floor in western (front) range

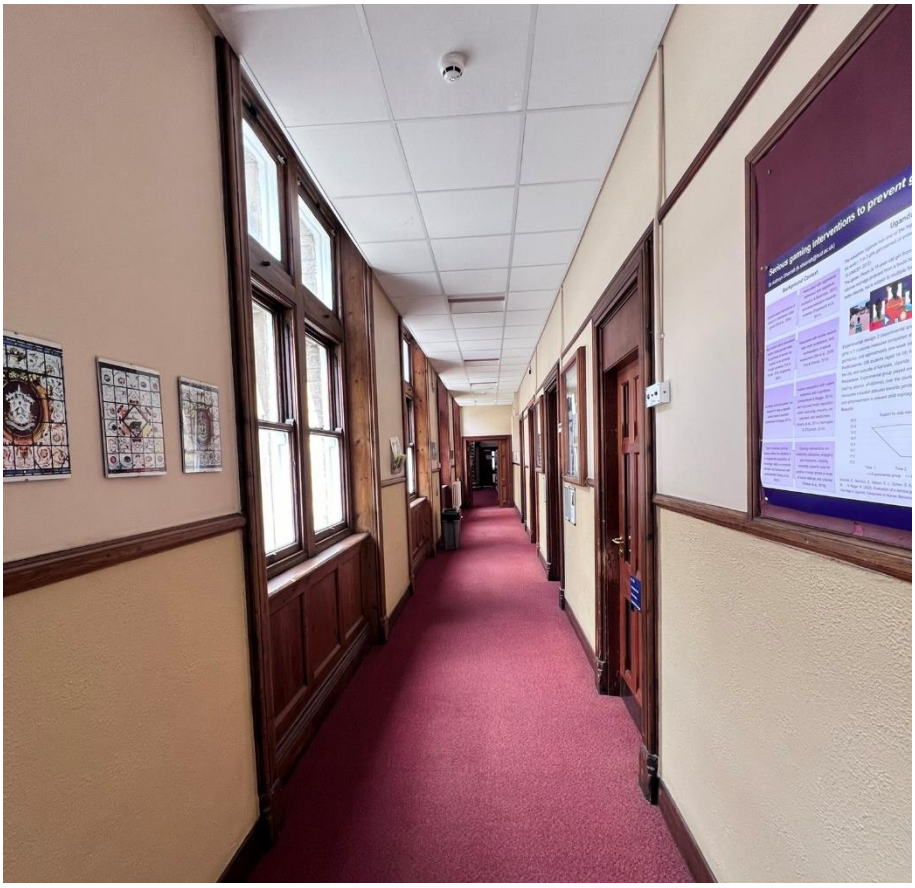


Plate 19: First floor corridor

Plate 20: Large lecture room on first floor with roof lights

Plate 21: Office space created in inserted third floor, looking south

Appendix 1: Planning Policy

National Policy

National policy protects heritage assets by ensuring that during the pre-application stage of any development, consideration is given to the significance of a heritage asset, and the effects development may have on them either physically or indirectly. In relation to archaeology, central and local planning policy seeks to ensure that adequate information is provided to enable an informed planning decision when considering development proposals which may impact on known or potential archaeological assets.

In relation to the historic built environment, local planning policy ensures the preservation or enhancement of Conservation Areas and the special architectural and historic interest of Listed Buildings. Policy also seeks to preserve locally listed buildings, protecting their character and setting.

National Planning Policy Framework (NPPF) 2023

The latest revision of NPPF published in December 2023. Changes elsewhere in the Framework have affected the numbering of paragraphs in Section 16 that outline policy on 'Conserving and enhancing the historic environment'. NPPF emphasises the presumption in favour of sustainable development. Among the core planning principles, provision is made to "*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*". The NNPF recognises that heritage assets "*are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*". Planning decisions must be made from a position of knowledge and understanding with respect to the historic environment.

Paragraph 200 states:

> *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, 'irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance' (para. 205).

The impact on a heritage asset should be assessed in terms of the significance of that asset; the greater the significance, the greater weight should be given in that assessment. Any harm to, or loss of, the significance of a designated asset should require clear and convincing justification. Where substantial harm or loss is predicted, approval should be given only in exceptional circumstances for Grade II listed buildings, parks or gardens. For heritage assets of higher importance (Grade II* & I listed buildings and parks & gardens, scheduled monuments, protected wreck sites, battlefields and World Heritage Sites) approval for proposed developments that cause substantial harm should be 'wholly exceptional' (para 206b). In all cases the harm must be weighed against the public benefit (para. 205/206).

A footnote (72) to paragraph 206 the NPPF states that:

> *Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 209 states that

> *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

Also of note is paragraph 211 which concerns the need to use a 'proportionate evidence base' in decision making and states that:

> *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.*

National Planning Practice Guidance (2021)

The revised National Planning Practice Guidance (NPPG) was published by the Department for Communities and Local Government in July 2021 with accompanying guidance notes. 'Conserving and enhancing the historic environment' acknowledges:

- *The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*
- *A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm.*
- *The surroundings in which a heritage asset is experienced (i.e., its setting) is not fixed and may change as the asset and its surroundings evolve.*
- *Assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.*

It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. Para. 202 states:

> *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

Local Policy

Kirklees Local Plan Strategy and Policies (2019)

The Plan covers the period 2013 – 2031. The Local Plan is the statutory development plan and its purpose is to set out the policies necessary to achieve the strategy and how much new development there should be in the district and where it will go.

Policy LP35 Historic environment

1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.

2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm having regard to the scale of the harm and the significance of the heritage asset. In the case of developments affecting archaeological sites of less than national importance where development affecting such sites is acceptable in principle, mitigation of damage will be ensured through preservation of the remains in situ as a preferred solution. When in situ Kirklees Local Plan - Strategy and Policies 141 14 Historic environment preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;

b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;

c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;

d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;

e. accommodate innovative design where this does not prejudice the significance of heritage assets;

f. preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted