



ARC TIC

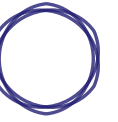
FLAT 1
POLLARD HALL
279 OXFORD ROAD
GOMERSAL
CLECKHEATON
BD19 4PX

DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT
29th January 2025
BY ARCTIC ASSOCIATES LTD



PROPERTY DETAILS
POLLARD HALL
FLAT 1
279, OXFORD ROAD
GOMERSAL
CLECKHEATON
BD19 4PX

PHOTOGRAPH ABOVE
EXISTING CONSERVATORY



SITE LOCATION & PURPOSE OF STATEMENT

This heritage statement supports a current planning application to repair of an existing Victorian conservatory attached to flat 1's lounge, the former the former Billiard Room of Pollard Hall Gomersal

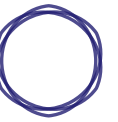




HISTORICAL SITE MAP



1842 - 1852



LOCATION

The property is set back from Oxford Road and accessed via a pair of electric gates. The Hall is at right angles to the road and is set in a large mature garden and grounds. Oxford Road is an arterial road through the village of Gomersal, which is located approximately 2 miles from Junction 26 of the M62 Motorway with Cleckheaton Town Centre approximately 3 miles to the north. Neighbouring sites include Gomersal Primary School, a Sainsbury Local supermarket and several residential housing estates.

POLLARD HALL SUMMARY DESCRIPTION

The following description is taken from The Buildings of England Yorkshire West Riding. By Nikolaus Pevsner revised second edition by Enid Radcliffe:

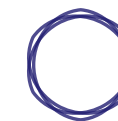
POLLARD HALL. This has on its front four gables, and on the left a Victorian extension. The first two old gables on the left of this addition represent an older house than the parts further to the right. The old part has five-light and three-light windows.

The more recent part is dated 1659 in the studding of the door of the projecting porch. Then follows the spectacular Hall window, three-plus-three lights wide but so high that it has three transoms. Then the parlour window of four-plus-four lights. The Hall ran right up the whole height of the house.

It has a gallery on three sides, no longer reached by the original staircase. The fireplace is, in the local manner, placed against the screen passage. Lovely plasterwork below the gallery and on the ceiling. Original parts also at the back, including two windows marked Dairy because dairy windows were exempt from window tax.

PRESENT USE

In the late twentieth century, the property was divided into apartments and has remained in residential use since. This application concerns Flat 1, which has some of the oldest parts of the building, and the 1889 Victorian extension, which includes the former billiard room, now lounge to the flat. The conservatory is assumed to have been added soon after the extension was completed. The floor plan below shows the flat which occupies the ground floor to which this application applies. As a room, the conservatory represented 10% of the floor area. In its time, it represented the great house owners' interests in plants imported from more exotic climates, which required the benefits of plate glass protection. Climate change was not an issue for the Industrial Revolution, which relied on fossil fuels mined locally.



PHOTOGRAPHS



Photograph 1 - Southwest perspective of conservatory



Photograph 2 - Front south elevation of conservatory



Photograph 3 - Internal back wall showing water damage



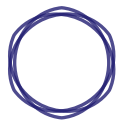
Photograph 4 - Close up view of roof glazing bars



Photograph 5 - Original arcade fretwork to King post truss



Photograph 6 - Cast iron support to third roof truss



PHOTOGRAPHS



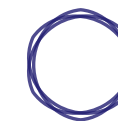
Photograph 7 - View from lounge french window



Photograph 8 - Internal water ingress damage



Photograph 9 - French window into lounge



PHOTOGRAPHS



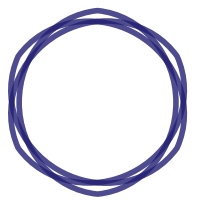
Photograph 10 - View towards garden date



Photograph 11 - View from garden door onto patio



Photograph 12 - Close up view of hall southwest corner



CONSERVATORY APPROX 1912



LISTING DESCRIPTION

POLLARD HALL

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1313297**

Date first listed: **12-Jan-1967**

List Entry Name: **POLLARD HALL**

Statutory Address 1: **POLLARD HALL, OXFORD ROAD**

his List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **POLLARD HALL, OXFORD ROAD**

The building or site itself may lie within the boundary of more than one authority.

historicengland.org.uk/listing/the-list/list-entry/1313297?section=official-list-entry

District: **Kirklees (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SE 20822 26154**

Details

SE 22 NW SPENBOROUGH MB OXFORD ROAD (west side) GOMERSAL 2/148 Pollard Hall 12/1/67

II*

Exceedingly fine hall house. Dated 1659, though part to left may be slightly earlier, with 1889 addition. Built for Tempest and Mary Pollard. Hammer dressed stone with deeper courses to 1659 part. Plinth. Stone slate roof with chamfered gable copings and ornamental finials to apexes and eaves. Chamfered ashlar stacks with caps. Two storeys. Four gabled, front with central 2 storey porch with doorway with moulded surround and arched lintel. Above is 4-light window, and to each side of porch, both floors is 2-light window. To right of porch is lead rainwater head dated 1695. The 2 earlier gabled wings are similar with one 6-light window to each floor and one 2-light window in gable apex. A lead rainwater head has initials T.M.P. To the right of the porch is the hall window of 24 lights (6 lights by 4 lights high) with king mullion and 3 transoms. 2-light in gable apex. The right gable has two 4-light windows, with common hood mould, to ground floor and 5-light window to 1st floor. To the extreme left is a projecting gabled wing of 1889, in keeping, with mullioned and transomed 2-storey canted bay. To rear is single storey porch with arched lintel and moulded surround and ball and stalk finials. Cross window over. A band of shields at high level to right side. All windows double chamfered and with glazing bars.

The hall is galleries on 3 sides with plasterwork under and to frieze. Fireplace against screens passage.

Flagged terrace with low ashlar wall with roll-top copings, and with octagonal tapering, carved piers and corner pinnacles.

N. Pevsner, The Buildings of England, 1979.

Listing NGR: SE2082226154

Legacy

historicengland.org.uk/listing/the-list/list-entry/1313297?section=official-list-entry

The contents of this record have been generated from a legacy data system.

Legacy System number: **341055**

Legacy System: **LBS**

Sources

Books and journals

Pevsner, N, Radcliffe, E, The Buildings of England: Yorkshire: The West Riding, (1967)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

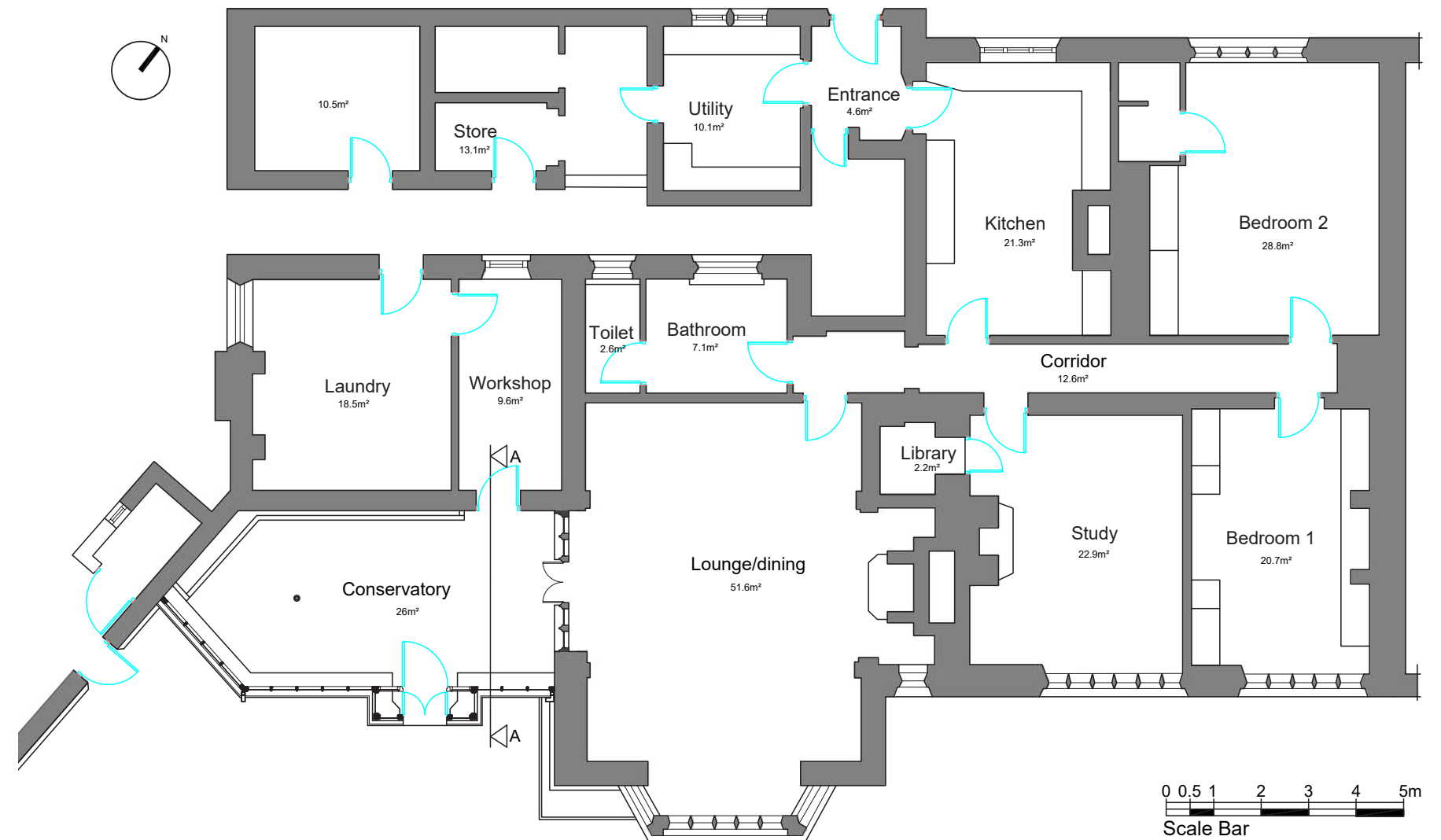
historicengland.org.uk/listing/the-list/list-entry/1313297?section=official-list-entry

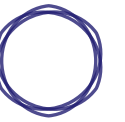


PROPOSED CHANGES

The structure needs a radical overhaul to be a useful room. Insulation and maintenance are key issues in making the space habitable in hot and cold weather. If left, the timber structure will fall apart and become irretrievable and unsafe. It will be possible to do this with technological advancements in modern materials. There are materials to be considered that were not available when the glass conservatory was first built that we believe are suitable to provide seasonal temperature control for an all-year-round room whilst maintaining the appearance of the original conservatory.

The proposed work includes replacing the roof with a new valley gutter, replacing plastic rainwater goods with cast iron, repairing timber windows and doors, and replacing glass in the conservatory. Internally, the proposed work includes the introduction of a new internal door from the office into the conservatory.





MATERIALS

As a Grade II* Listed Building, the proposed scheme has been designed to ensure minimum intervention for the external fabric of the building.

By introducing a new solid metal roof in either terncoat stainless steel will make it possible to provide a more thermally insulated roof, reducing thermal losses in winter and gains in summer. Roll joints will follow the lines of the lines of the existing trusses and glazing bars to mimic a traditional lead roof without the weight.

It is proposed replacing the windows with LandVAC glass makes it possible to improve the thermal insulation to the space further. The slim profile of the glass will allow the panes to use the same frames and fit within the glazing bars without the increased weight or the appearance of shadow lines of double-glazed units.

Where windows and doors must be replaced, Accoya timber, which is more stable than hardwoods, is proposed to scarf into the existing frames. The slenderness of the glazing bars and window frames was traditionally required to maximise the light into the space and provide the traditional look of the glasshouse. A steel section frame could provide the same strength, but the profile detail and the original timber to be preserved would be lost. Alternative modern materials such as PVCu and aluminium must, therefore, be rejected due to the sectional size needed to achieve the same strength and retain the original appearance.

Other elements to be retained include the cast iron column, timber fretted infilled King post roof trusses and the stone plinth sill which ties in with the height of the house feature plinth. All the internal structural elements will be redecorated in a suitable heritage white paint.

ACCESS

By introducing a new internal door into the conservatory, it will be possible to better connect the workshop and office wing of the house to the flat, avoiding the need for external access. The external door into the conservatory will be retained as will the French window into the lounge.

