

Heritage Statement – Grove united Reform Church, Oxford Rd, Gomersal.

Introduction

The Gomersal conservation area comprises the older parts and core of the village of Gomersal. The area includes a number of dwellings and buildings all of varying types, most of the properties date from the early to the mid 19th Century, there are a few large late Victorian houses, Pollard Hall Lies in the south of the area, the grounds of which now include a recently constructed detached dwelling. The area also has a school building adjacent our proposal and a Grade II Listed chapel.

The gomersal conservation area is a relatively unspoilt example of mid and late Victorian suburban ideals superimposed on a much earlier rural community. Equally important, the conservation area also includes listed properties (red house museum), Victorian schools, Gomersal Hall, Gomersal Lodge, Gomersal methodist church and Sunday school all of which historically reiterate ideals of the time of civic pride and betterment and architecturally are of merit.

The traditional and predominant building material both for buildings and boundary walls is coursed natural stone. Roofing materials are predominately blue slate and stone slate. There are other instances of other materials used on newer type properties.

The above property is a redundant church building, a detached type property – Natural stone facing material and blue slate roof. The property lies within the local conservation zone and therefore any alterations must be in keeping and sympathetic to the host dwellings and its surroundings. The existing property is set back from Oxford rd, the building is grade 2 listed and therefore any alterations must be sympathetic to the host property and its surroundings.

Proposals

- 1) Convert the existing redundant church building into offices, flats and meeting room. Parking formed to the front of the property.

General description

The building is a detached property which has a previous church use. The building has natural stone walling and a blue slate roof. The property has timber windows and doors, there are no extensions proposed on the building. The external look of the property will remain as exists, car parking will be formed to the site frontage for use of the property.

The Importance of the significance of the property.

The property as stated above is in the local conservation zone, the surrounding conservation area has a mix of house types, the prominent wall material is stone the proposal will not in our opinion affect the character of the property or effect the street view and look of the property as viewed from Oxford Road. The proposals will create flat and office accommodation with associated meeting areas.

Internally

Ground floor

- Rear part (vestry) to convert into a 2 bed flat using the existing side entrance.
- Side areas of main prayer hall to be converted into 6 offices
- The central area of the prayer hall will remain unaltered with the pews and pulpit to remain. This area will be hired out as a meeting/lecture area
- The entrance hall and stairs up to the first floor will remain unaltered.

First floor

- A new floor will be created at upper balcony level – see drg 25/51/B & C
- The existing stone stairs one to each side will give access to 2no 2 bed flats and one no. 1 bed flat.

- Existing main ceiling will remain at first floor and will be checked/repared as necessary
- All timbers to be checked for stability repairs to be undertaken if required (note some works have already taken place by previous owners to stabilise existing trusses)

It is hoped that the council will look favourably on the proposal, the building is currently redundant and without a use – it is in our opinion, imperative that the building has a use to avoid it becoming dilapidated and becoming a blot within the local conservation area.

J.A.OLDROYD & SONS LTD

THE BARN

3 PRIMROSE LANE

HIGHTOWN

LIVERSEDGE

WF15 6NS

01274 865127



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