HERITAGE STATEMENT

Project:

Conversion of Existing Office Accommodation into
House of Multi-Occupation (HMO)

at.

23 Market Place, Huddersfield,

West Yorkshire HD1 2AA

Report Prepared by:

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Chartered Architectural Designer

HERITAGE STATEMENT

The following Heritage Statement is intended to satisfy the requirements set out in the National and local planning policies by considering:

- The nature of the heritage asset including the history, character and appearance of the listed building.
- The extent of the heritage asset including the relationship to the surroundings and its position in the street scene.
- The significance of the heritage asset including its architectural and historic importance.
- The proposed works including details of any historic fabric or architectural features which would be lost as part of the proposals.
- The impact on the heritage asset on the architectural or historic interest including the loss or concealment of key features or historic fabric.

This Heritage Statement has been complied to meet the National Planning Policy Framework (NPPF) which defines heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance merit consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority. The NPPF defines significance as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The National Planning Policy Framework (NPPF) defines the principles and policies applying to heritage-related consent regimes for which local planning authorities (LPAs) are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision taking. NPPF Section 12. 'Conserving and enhancing the historic environment' in determining planning applications, should require applicants 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 in determining planning applications, to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be considered against the public benefits of the proposal, including its optimum viable use.

Kirkless's Unitary Development Plan 2013-2031. The City's Heritage Policy LP35 Historic Environment states;

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:

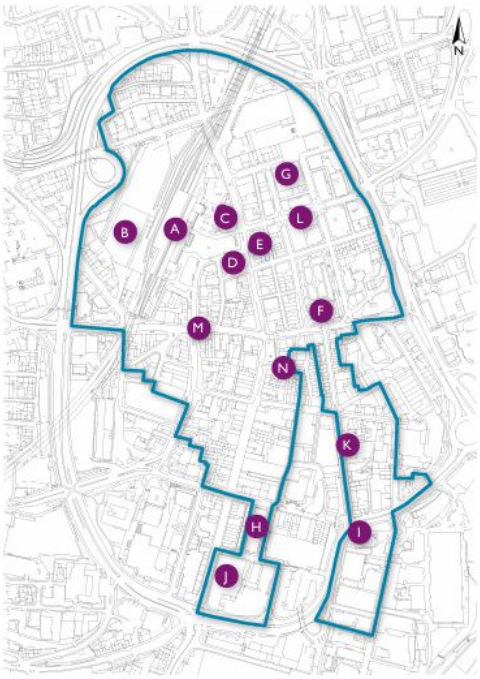
- the nature of the heritage asset prevents all reasonable uses of the site;
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

4.2 LANDMARKS

The landmarks around the Conservation Area are those buildings or features which are either prominent due to their size, scale and visibility (the towers of St. Paul's and St. Peter's) or their status composing of high architectural interest or a focal point for the town (the railway station). Landmarks may also be an orientation point around the town or represent the unique character or interest of Huddersfield.

The key landmarks are:

A Railway Station
B Goods Warehouse
C The George Hotel
D Britannia Buildings
E Lion Buildings
F St. Peter's Church
G Market building
H Town Hall
I St. Paul's Hall
J Co-operative Buildings
K Queen Street Chapel
L Former Head Post Office
M Ramsden Estate Buildings
N Market Cross



Landmark buildings

PLANNIG POLICY'S RELATING TO THE DEVEOPMENT

POLICY LP15 RESIDENTIAL USE IN TOWN CENTRES

Proposals for residential uses (including student accommodation) within the defined town centres as set out on the Policies Map will be supported subject to:

- the protection of primary shopping areas, primary and secondary shopping frontages, and space for other main town centre uses within the defined centre.
- Residential proposals in these areas shall normally only be permitted on upper floors, and shall not prejudice existing established uses;
- the protection of the character of the centre, and the local street scene.
- Proposals should retain and enhance the design and heritage features of buildings;
- the protection and retention of existing ground floor uses and active frontages both within and outside the primary shopping area,
- the protection of the amenity of existing residents and future occupiers of the proposed residential use in accordance with amenity and design policies within the plan, and will in particular consider matters such as privacy, noise and air quality;

Transport;

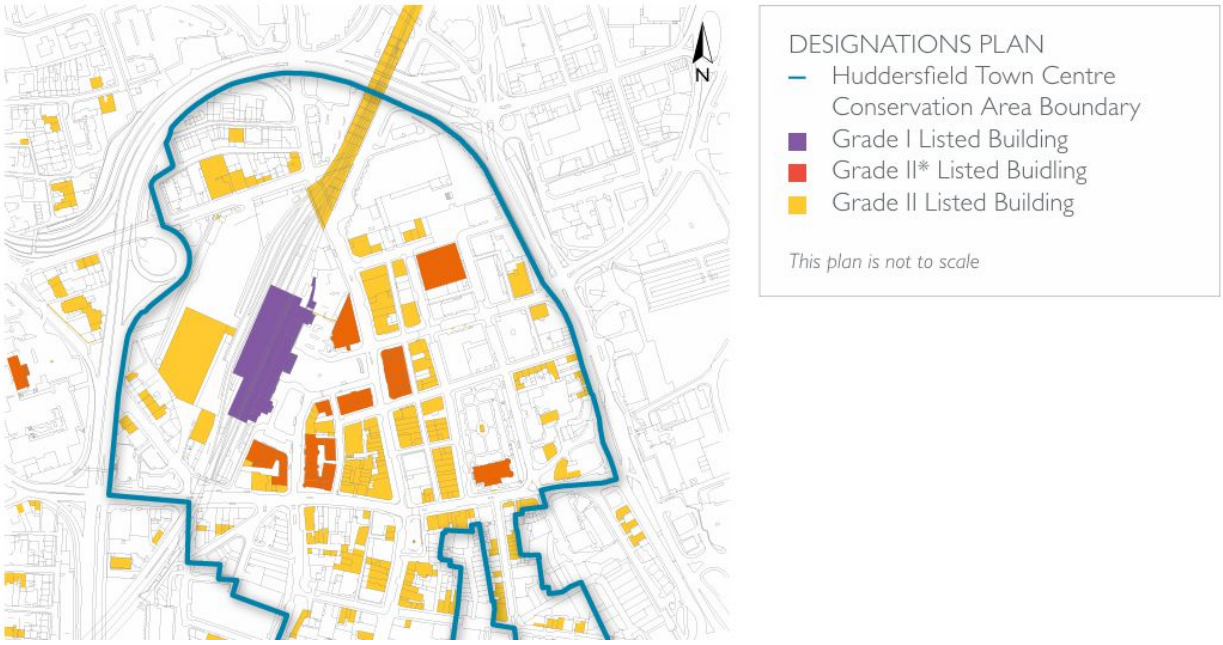
- the provision of space for vehicular parking which is appropriate to the scale of the proposal, particularly where it would otherwise cause highway and pedestrian safety concerns;
- provision of affordable housing in accordance with policies set out in the Local Plan;

and

- the provision of refuse storage and collection

LISTING:

Although the building isn't listed the property resides in the towns 'Conservation Area' and front's the unique public realm commonly known as 'Market Cross' which within it's self is surrounded by Grade II listed buildings, the former Royal Bank of Scotland Building (27 Market Place) sits adjoining the site with its Northern facade abutting the properties fascia and each of the properties guttering discharges into common pipework.



PLANNING HISTORY

Application Reference: 2001/64/93397/W1

Description: ERECTION OF 1 ILLUMINATED PROJECTING SIGN (WITHIN A CONSERVATION AREA)

Dated: 20 December 2001

Decision: CONSENT GRANTED

CONTEXT

THE APPLICATION SITE

The site is adjacent to the Pack Horse Shopping Centre, designated as a 'negative contributor' to the town centres 'Conservation Area' and is positioned to the southeast corner of Market Place, with a flying freehold over Market Walk leading to King Street. The property falls within the town centres 'Conservation Area', but is not 'Listed', it is a 1940's masonry built commercial unit set over 3 storeys with a painted stone facade under a locally sourced slate roof. The ground floor is currently the offices of Reeds Rains a local estate agent and has a full glazed surround. To the rear of the ground floor facing Market Walk is the access to the upper floors of the unit with 3 further floors of office space including a semi derelict roof void. Each of the upper floors provides a semi-permanent accommodation for the estate agents, with financial services, additional toilets and staff rooms.



THE APPLICATION

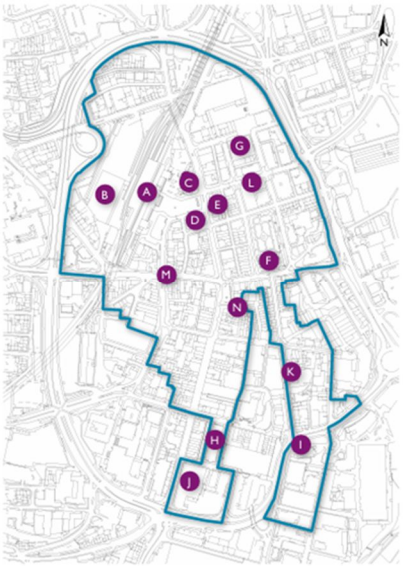
This application is for a change of use and internal alterations for the upper floors of 23 Market Place Huddersfield; a four storey office building built circa 1940's; this property set within Huddersfield's 'Conservation Area' and designated Market Cross 'N' Landmark on the map below.

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Landmark buildings

The building was originally built as retail and offices and has been modernised and refurbished over the years. The 1st floor facade was unceremoniously butchered in the early 60's when a full width glazed facade was installed losing the regimented Georgian style fascia. This installation ruins the essence of the Public Realm with an ill-fated addition to an extraordinary part of the town.







PROPOSED

The proposed arrangement is indicated on proposed floor plans 25.152.P.100.12.A submitted in support of the application. The plans show the position of the existing walls, the proposed new partition walls and any walls to be removed or altered. The rooms created for the proposed change of use and indicated on the drawings will be formed in lightweight construction of softwood or metal partition with plasterboard finish, and they will be supported on the existing floors. The new rooms to be formed will be new bedrooms, ensuites and dining/kitchen areas. There will be some small amendments to the existing structural elements i.e. knock through of wall to form the top floor accessway. The existing windows and surrounds will remain in-situ, although the extent of repairs required will have to be agreed prior to works beginning.

Alterations to the ceilings will involve the installation of a suspended ceilings to conceal the services pipework and cabling as part of the refurbishment.

Conclusion & Summary

Kirklees Council's Planning Conservation Area Appraisal and Management Plan works to non-designated heritage assets should consider policy LP35 in the Kirklees Local Plan (2019) -

> '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'

These proposals are motivated by the need to provide a sustainable future for the premises by productively utilising the existing redundant space into HMO residential accommodation. The proposed construction will be in a lightweight form which will be readily reversible without effect on the existing structure or features. The exterior of the property will be relatively unchanged other than installation of a rear dormer window to provide a usable space withi the newly formed bedroom on the top floor. and the proposals will have no impact on the proposals conform to NPPF Section 12 'Conserving and enhancing the historic environment' paragraphs 131 and 134. They also adhere to the Kirkless Council's current policies on the City's Heritage regarding:

- Works to, and Demolition of, Listed Buildings
- Development affecting the Setting of a Listed Building
- Works within Conservation Areas