

Heritage Statement

Proposed Refurbishment of

The Argyle Building

Huddersfield Grammar School

Date: 6th May 2026

Client: Bleheim Schools Ltd

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1 Introduction

1.1 Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period, I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 30 years ago took a master's degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

1.2 Purpose of Report

The purpose of the report is to establish how these proposed alterations affect the significance of the heritage asset.

1.3 Sources & Information Relied Upon

Space Architecture and Design Ltd Drawings:

26.004(2-)004 Existing Plans

26.004(2-)009 Proposed Roof Plan & Section

26.004(2-)011 Existing Elevations & Proposed Elevations

26.004(2-)008 Proposed Plans

2 Proposals

2.1 The Proposal

Brief History

The original building which forms the main part of the school and is listed with this stable block was Royds Mounts, constructed in 1862. The building then was occupied by St David's College of Boys Boarding School in the 1930's who moved into these buildings in 1947.

The Huddersfield Grammar School was formed in 1995 through the merger of St David's with two other former independent girls schools making it co-educational.

It appears that the stable block was constructed in two periods, the first one is fair to assume was with the original building in 1862. There is evidence to show a vertical joint and that the front part of the building was built at a later stage, possibly between 1880 and 1890.

The canopy at the front dates with the same columns as that to the two storey flat roof extension to the main Royds Mount building, circa 1900.

There has been some further alterations to the building over a period of time, with a staircase giving access to the front part. We consider the roof construction is that using scissor trusses, the front being lined with horizontal boarding and the rear diagonal. There is probably not particularly a great difference between a 20-year difference possibly between the rear building and the front building.

In or around the 1950's to 1970's there was probably the internal insertion of a staircase, also the current classroom which has the fire escape has probably got the original floor as that aligns up with the hayloft opening, but that to the classrooms, server and the floor which is above the drama classroom has been altered in height so as to give sufficient headroom within the right hand side classroom.

Currently the headroom in the valley which leads from the current landing to the fire escape classroom is very low. There has been some timber studs which have been inserted out which are within the wall between the current wc and rear classroom to support the trusses where they met which was supporting the rear trusses from the original front wall, it can be seen indicated where the position of the front wall was on the existing plans.

Further alterations were carried out with a steel post being inserted in the larger of the first-floor classrooms to support the truss end and beams.

Therefore, most of the walls to the ground floor single storey section are subdivisions of possibly what would have been stables to create a medical room, visitor toilet, wellbeing sports store.

Most of the walls on the first floor are now timber studding which splits up the first floor. We believe that rear section would have been hayloft and therefore would not have had any internal walls. The front section may have been part hayloft, but more likely to have been possibly even full height due to the coach house opening.

Proposals

The internal alterations will mainly involve the subdivision of the first floor except for one area termed the server which will be an internal wall constructed in the existing sports store.

The first floor will consist of a number of non-loadbearing partitioning as the scissor trusses span from central position to valley position, currently supported by existing structures.

The internal walls will not create any additional openings, in fact one opening that is the original barn opening will have a window inserted. That will give additional light into the peripatetic room 1. The lower headroom which currently exists into the classroom containing the fire escape will now be approached at a different level, meaning that the steps up will be at the higher point of the scissor trusses allowing a full headroom to the doorway. The existing fire escape will be built up and a window opening reformed.

There will be four conservation rooflights three in a hidden valley with one to the front needed for natural light in practice room 2.

3 Assessment of Heritage Sites and Impact

In Appendix A are the tables which have been used to assess the impact.

Significant Assessment

English Heritage guidance on heritage assessment is set out in Conservation Principles, Policies and Guidance for the Protection of the Historic Environment (EH, 2008) which identifies a series of “heritage values” against which a site's heritage significance should be assessed.

Evidential Value

Evidential value derives from the potential of a place to yield evidence about past human activity and can be natural or manufactured. Very often archaeological deposits are of evidential value as they are the primary source of human activity for a particular place and period. However, other types of asset can also be of evidential value where the written or drawn record may be incomplete. Age is a strong indicator of relative evidential value but is not paramount while the evidential value of an asset tends to be diminished in proportion to the extent of its removal or replacement. There is a certain degree of overlap with historical value, discussed below.

We consider that the site is already developed, that any proposals are going to be of an internal and non-destructive works which will not reveal any evidential value.

Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be either illustrative or associative. Illustrative value relates to the way a place may provide a tangible link to illustrate aspects of history or prehistory. This relies on visibility and may relate to distinctiveness of a regional tradition or an aspect of social organisation. Associative value is concerned with links with a notable family, person, event, or movement. Buildings or designed landscapes may relate to a particular person and the way in which they were designed, laid out or furnished may reflect that person's personality or needs. Buildings or landscapes may also be associated with notable art, literature music or film and they may derive associative value from this.

*The building has historic value in the sense that it was typical period of construction for a very large mill owners houses with the stable block here being typical in its association with the period of construction of 1862. So in that respect it has a **medium historical value**.*

Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place; it can be because of conscious design or can arise fortuitously because of the development and use of a place over time, or from a combination of the two factors. Where aesthetic value derives from conscious design, this may relate to aspects such as form, proportions, massing or of views and vistas, and the retention of the value relies on maintaining the integrity of the concept. Fortuitous aesthetic values may involve the organic form of a rural or urban landscape and reflect the appearance of a place as it has developed over a period. Aesthetic value resulting from the passage of time on human works, the “patina of age” may overlie the values of conscious design and may enhance or detract from them.

The building has some aesthetic value in terms of its architectural merits, in particular the use of scissor trusses which are quite unusual, but it has been affected by many internal alterations and the construction of a single storey block, so its aesthetic value is low to medium.

Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are tightly bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. This may relate to commemorative or symbolic places, or places which contribute to a sense of identity. Communal values may tend to relate more to an activity associated with the place rather than the physical buildings themselves and is thus less reliant on the physical survival of historic fabric.

The property does have a good communal value; it has been used as a school for some considerable time and the site itself has been developed further over a period so that the value is high.

Summary of Significance of Heritage Asset

Regarding table 3.1 of the cultural impact tables, we consider that it is low in the sense that it has only some elements of evidential, historic, aesthetic and communal value.

In table 3.2, we consider it is a designated asset of reasonable quality, which would categorise it as medium.

Taking the two into account the higher level of medium for the value.

Magnitude of Impact

We consider there is some measurable change in the asset's quality and vulnerability but most of the internal features which have been created since the property was constructed are of more modern internal walls. The proposal removes most of these which are not historic in terms of its original construction. Therefore, we feel that the magnitude of impact is slight.

Significance of the Effect

By combining the medium value and the magnitude of impact being slight, that is a minor significance of effect on the building.

4 Kirklees Local Plan Strategy & Policy Adopted 27th February 2019

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.*

We consider the asset is not particularly harmed, it has already received and had extensive alterations in the past.

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;*

We feel that there are no alterations that are particularly harmful.

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

Not applicable.

- 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;*

The building is not at risk.

- 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;*

Not applicable.

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

The design is providing modern facilities for the school.

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

5 National Planning Policy Framework

5.1 207

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.

We consider significant evidence has been provided to assess the significance of the asset.

5.2 210

In determining applications, local planning authorities should take account of:

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

The property will be sustained although there will not be any major enhancement to the asset there will be equally no damage.

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

The continued use of this building for education will therefore give economic vitality and provide a service to the community.

- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Not applicable.

5.3 215

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.

We do not consider that there is any harm, it could be considered neutral although we have raised it as having a minor effect.

6 Conclusion

The property has been developed and altered over a considerable period being various phases of alterations to the property and it has been some considerable time that it has been used as part of the grammar school teaching facility.

The alterations are not particularly significant. Walls that are to be changed are in the majority ones that have been installed within the last 20 to 30 years, and therefore we do not consider the significance of the building as being affected.

It could be considered that whilst there is some minor changes in the internal layout, the fact that the fire escape has been removed and the window built up makes a positive contribution.

7 Appendix A – Photographs

Photograph 1



Coach house and single storey Argyle Building with canopy.

Photograph 2



Arch opening same style as the front two storey section so built at the same period, right hand side window to the single storey section may have been inserted later.

Photograph 3



Single storey toilet block circa 1960's.

Photograph 4



Vertical joint to right hand side elevation indicating the rear section was built at an earlier period in the first front section possibly around 1890's.

Photograph 5



Arched openings in original 1870's stable block and 1890's.

Photograph 6



Scissor trusses (1890's).

Photograph 7



Scissor trusses (1890's).

Photograph 8



Scissor trusses (1890's).

Photograph 9



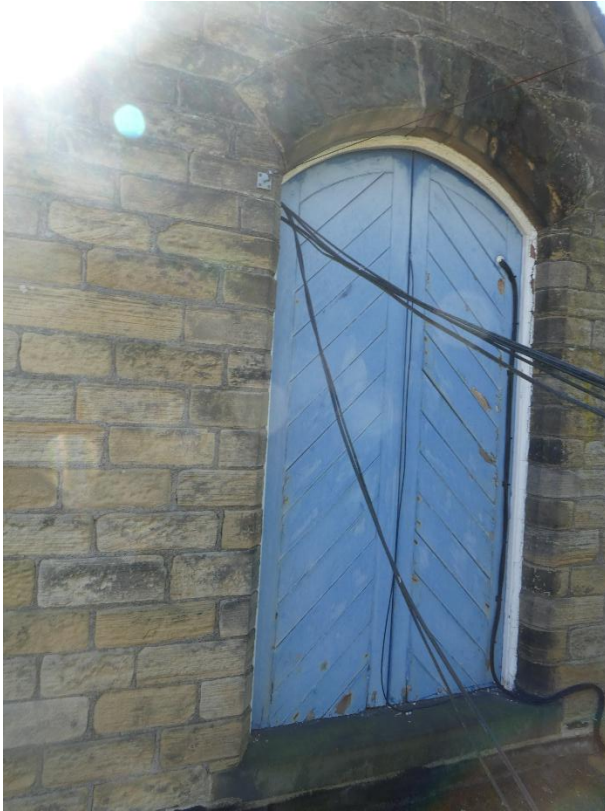
Column capital same style as that supporting part of the flat roof section to the main building, so circa 1900's.

Photograph 10



Mineral felt flat roof to rear extension.

Photograph 11



Original hay loft window opening to 1870's building.

Photograph 12



Vertical joint showing two separate buildings.

Photograph 13



First floor window to left hand side later position, probably inserted between 1930's and 1950's.

Photograph 14



Scissor trusses with horizontal boarding 1890's front section.

8 Appendix B – Official Listing

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1134935**

Date first listed: **29-Sept-1978**

List Entry Name: **Royds Mount**

Statutory Address 1: **ROYDS MOUNT, LUCK LANE**

Location

Statutory Address: **ROYDS MOUNT, LUCK LANE**

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

District: **Kirklees (Metropolitan Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SE 12413 16807**

Details

LUCK LANE 1. 5113 (West Side) Marsh Royds Mount SE 1216 33/860 II 2. Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched slate roof. Coped gables on kneelers. 2 storeys and attics. Entrance front has 3 ranges of windows, all grouped trefoil-headed sashes, separated by detached colonnettes with delicate foliage capitals. 1st floor windows have hoodmoulds with some figurative label stops. South range (gabled) has a 2-storey canted bay, each side gabled, and grotesque heads at junctions of gables: moulded cornice above ground floor: blind quatrefoil panelling between the stories: 1st floor windows trefoil-headed, ground floor windows 2-centred with cusps. Other windows also 2-centred with cusps: 2-light and 3-light respectively in centre and north ranges, 5-light in the oblong bay on the ground floor of the north range. Gabled porch with finely carved grotesque animals at corners: 3 trefoil-headed arches with hoodmould and figurative label stops, taken on columns, each with different, finely carved capitals. Double doors with ornamental iron hinges and stained glass panels, in moulded trefoiled arch. South front has an ashlar verandah of 4 arched bays. Clustered columns with foliate capitals taking moulded cusped 2-centred arches with pierced quatrefoils in spandrels. Balustrade of pierced quatrefoils. Slightly projecting gabled bay to west with canted ground floor bay: crenellated parapet. 1st floor window on very highly carved oriel, with hipped and crocketed stone roof. Both windows have 2-centred arched lights, cusped, on colonnettes with delicate foliage capitals. Elaborately moulded rainwaterheads and spirally fluted downpipes fixed to wall by ornamental brackets.

Listing NGR: SE1241316807

Legacy

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

Legacy System number: **340181**

Legacy System: **LBS**

Legal

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

9 Appendix C - Cultural Heritage Impact Tables

9.1 Table 3.1

Heritage Significance	Summary Rationale
High	Asset has importance for an outstanding level of evidential, historical, aesthetic, or communal value or a high level of more than one value, resulting in a high level of architectural or historic interest.
Medium	Asset has importance for a high level of evidential, historical, aesthetic, or communal value or several elements of more than one value.
Low	Asset has importance for elements of evidential, historical, aesthetic, or communal value.
Negligible	Asset has little importance for elements of evidential, historical, aesthetic, or communal value due to its nature or form/condition/survival.

9.2 Table 3.2

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well-preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association

	Designated or undesignated special historic landscapes and townscapes with reasonable coherence. integrity, time-depth or other critical factor(s)
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with little or no surviving cultural heritage interest. It is a building of no architectural or historical note. The Landscape has been severely fragmented, and the contextual associations are severely compromised or have little or no historical interest.

9.3 Magnitude of Impact

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative) The proposals would remove or successfully mitigate existing damage and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative)

	Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding, and appreciation is improved; the asset would be bought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible/No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the no discernible change in baseline conditions. (Positive)

9.4 Significance of Effect

By combining the value of the cultural heritage resource with the predicted magnitude of impact the significance of the effect can be determined. This is undertaken as the table below:

Significance of Effects	Magnitude of Impact			
	Substantial	Moderate	Slight	Negligible/No Change
Cultural Heritage Value				
Very High	Major	Major Intermediate	Intermediate	Minor
High	Major Intermediate	Intermediate	Intermediate Minor	Neutral
Medium	Intermediate	Intermediate Minor	Minor	Neutral
Low	Intermediate Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor- Neutral	Minor- Neutral	Neutral	Neutral