HILL RISE
ARCHITECTURE

17th June 2026
Ref 2025/130-1 HIA

Heritage Impact Assessment

Land & Building Adjacent 5 Fernside Avenue

1. Project Summary

Site Address: Land and Building Adjacent 5 Fernside Ave, Almondbury, Huddersfield, HD5 8NR

Proposal Description: Erection of self-build bungalow and detached garage.

2. Purpose of this Statement

This HIA assesses the significance of heritage assets and the impact of the proposed works, in line with:

This Heritage Impact Assessment evaluates the significance of relevant heritage assets and assesses the effects of the proposed works in accordance with the following policy and guidance framework:

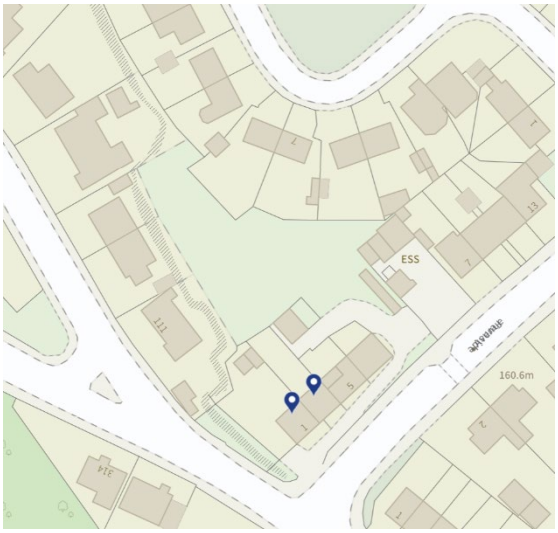
- The National Planning Policy Framework (NPPF), with particular reference to Section 16 and paragraphs 199–208
- Relevant Historic England guidance, including Managing Significance in Decision-Taking in the Historic Environment (GPA2) and The Setting of Heritage Assets (GPA3)
- The Kirklees Local Plan (2019), with particular regard to:
  - Policy D4 – Design
  - Policy D8 – Conservation Areas
  - Policy D9 – Designated Heritage Assets
  - Policy D10 – Non-Designated Heritage Assets

3. Site Context and Description

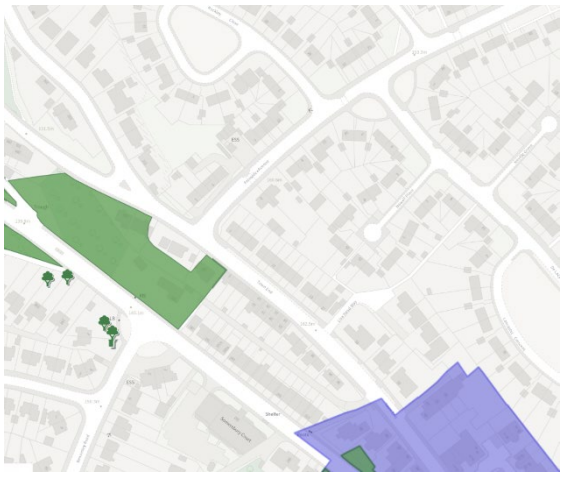
3.1 Site Location and Setting

The application site is currently an overgrown parcel of land to the top of Fernside Avenue in Almondbury. The site is enclosed with a mix of domestic fences and established tree and hedge borders. To the south the site is open to the existing buildings making up 1-5 Fernside Avenue.

The site is within relatively close proximity to two listed buildings per the map extract overleaf from the Historic England Listed Building Map Search. The description of each building can be found in the appendices of this document.



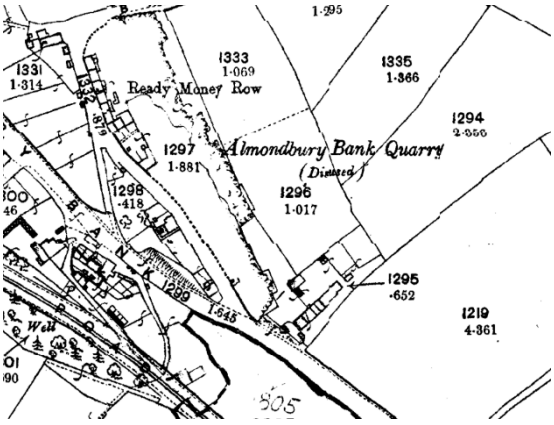
The site is outside of the Almondbury Conservation area per the extract below from the Kirklees Kompass mapping service.



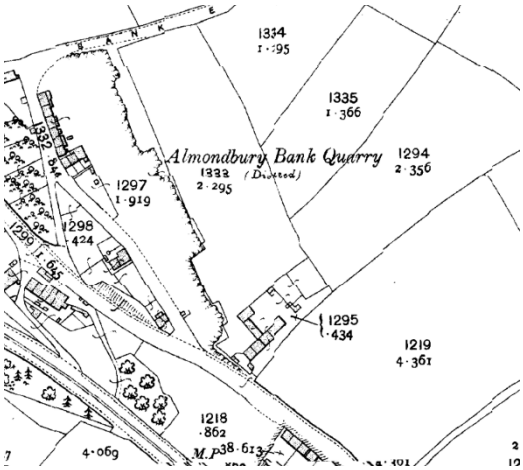
The below map extract (1854 County Series taken from Kirklees Kompass mapping service) shows the site location with the footprint of the existing buildings as standing today. There is a quarry to the north of the site, of which the excavated face can still be seen beyond the boundary. This site is labelled 'Top of the Bank'. The surrounding fields suggest the buildings on site which are a mix of weaver style cottages and agricultural styled buildings suggests the land was originally some kind of smallholding/ farm.



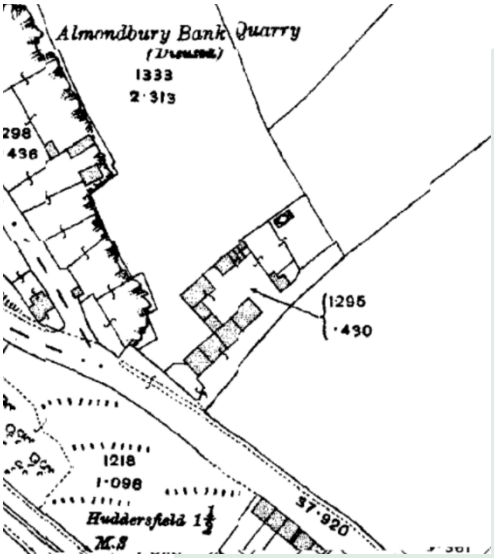
The below map extract (1893 County Series taken from Kirklees Kompass mapping service) shows the site location with the footprint of the existing buildings as standing today. The quarry is shown as disused.



The map extract below (1907 County Series taken from Kirklees Kompass mapping service) shows additional buildings on site which have since been demolished.



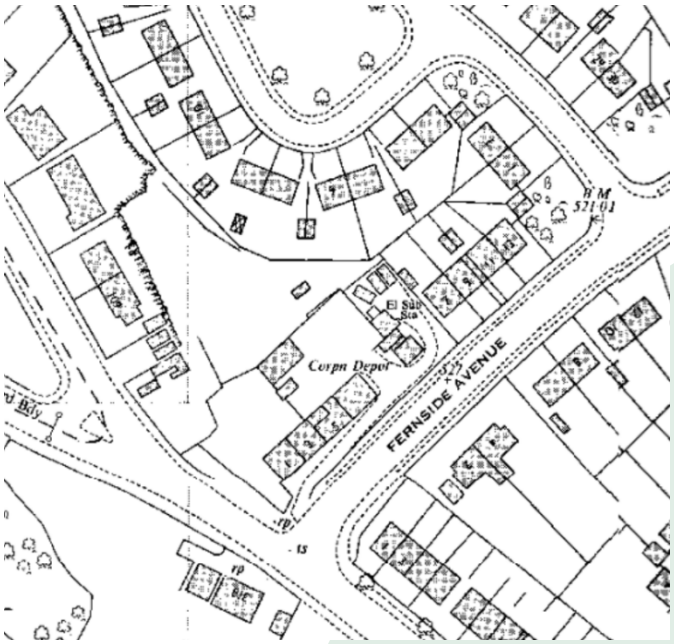
The map extract below (1922 County Series taken from Kirklees Kompass mapping service) shows further buildings on site including buildings within the partial footprint of the proposed bungalow. The land in the former quarry has now been subdivided into plots.



The below map extract (1955 Historic OS 1250 taken from Kirklees Kompass mapping service) shows the mass amount of post war development int the area with the introduction of Fernside Road. To the north of the site Rockley Close appears forming the current shape of the land.



The below map extract (1965 Historic OS 2500 taken from Kirklees Kompass mapping service) shows a reduction in building footprint, but annotates Corp'n Depot. The sites last known use prior to becoming vacant was a council maintenance depot. The buildings on this OS map reflect those currently on site.



3.2 Planning History

There is considerable planning history on this site which is explored within a separate submitted document.

4. Identification of Heritage Assets

4.1 Designated Heritage Assets

Nearby Listed Buildings: Per map in section 3.1

5. Statement of Significance

The existing site is a remnant of the enclosure of the area and post war development. It is somewhat of an irregularity when considering the urban grain of the locale.

The site itself offers little historic significance and only offers a small contribution to the wider history of Almondbury.

The main significance comes from the two listed buildings off Fernside Avenue. In depth information on the history of these buildings is no available through online sources. Local history in general and the detailing of the buildings does however suggest ties to the early textile industry in Huddersfield.

6. Proposed Works Description

The proposals comprises the erection of a detached bungalow to the rear area of the site. Please see the submitted plans and information for more detail.

8. Mitigation and Justification

The proposed dwelling has been designed as a true bungalow to minimise the impact on the character and setting of the listed buildings. The scale of the bungalow is respectful to the site context. The proposal is designed to be fronted in natural stone with sawn stone window surrounds to the front elevation.

The proposal has been designed to appear rural in style to give the impression of it being a historic outbuilding to reflect the sites former probably agricultural ties.

9. Policy Compliance

National Planning Policy Framework

The proposed development has been assessed against the National Planning Policy Framework (NPPF), which seeks to achieve sustainable development while conserving and enhancing the historic environment.

Section 16 of the NPPF requires local planning authorities to identify and assess the significance of heritage assets affected by a proposal and to take this significance into account when determining applications. The Framework recognises that development can

take place within the setting of heritage assets where it preserves their significance and makes a positive contribution to the local environment.

As identified within this assessment, the application site lies outside the Almondbury Conservation Area and contains no designated or non-designated heritage assets. The nearest heritage assets comprise two listed buildings located to the south of the site. Due to the site's separation from these buildings, intervening development, established vegetation, and the modest scale of the proposed bungalow, the proposal would not adversely affect their significance or setting.

The NPPF also places great weight on achieving high-quality design that is sympathetic to local character while remaining responsive to contemporary needs. The proposed dwelling has been designed as a modest single-storey building that reflects the site's historic rural origins through the use of natural stone construction, traditional proportions, and a simple building form. The proposal therefore represents a sensitive and contextually appropriate addition to the area.

Accordingly, the scheme is considered to preserve the significance and setting of nearby heritage assets and accords with the objectives of the NPPF.

Kirklees Local Planning Policy

The proposal has been assessed against the relevant heritage and design policies of the Kirklees Local Plan, including Policies D4 (Design), D8 (Conservation Areas), D9 (Designated Heritage Assets), and D10 (Non-Designated Heritage Assets).

Policy D4 seeks high-quality design that responds positively to local character and distinctiveness. The proposed bungalow has been carefully designed to reflect the established material palette and historic character of the locality through the use of natural stone walling, traditional detailing, and a modest scale that sits comfortably within its setting.

Although the site lies outside the Almondbury Conservation Area, Policies D8 and D9 require consideration of the impact of development on the significance and setting of nearby heritage assets. As demonstrated within this assessment, the proposal would not result in harm to the significance, character, or setting of the nearby listed buildings. The development remains visually subordinate within the wider townscape and does not interrupt key views or detract from the appreciation of these heritage assets.

The site itself does not comprise a heritage asset, nor does it contain any buildings of historic or architectural significance. The proposal therefore raises no conflict with Policy D10 relating to non-designated heritage assets.

Overall, the scheme responds positively to local character, preserves the significance of nearby heritage assets, and accords with the relevant heritage and design objectives of the Kirklees Local Plan.

10. Conclusion

This Heritage Impact Assessment has considered the significance of the site and the potential effects of the proposed development on nearby heritage assets.

The application site comprises a vacant and overgrown parcel of land associated with a former smallholding and later council depot use. Whilst the site contributes to the historic evolution of the area, it possesses limited heritage significance in its own right and contains no designated or non-designated heritage assets.

The nearest heritage assets are two listed buildings located to the south of the site. The proposed bungalow has been carefully designed to respect their setting through its modest single-storey scale, traditional form, and use of natural stone materials. The proposal draws inspiration from the site's historic agricultural origins and has been intentionally designed to resemble a traditional rural outbuilding, thereby reinforcing rather than competing with the historic character of the area.

Due to the site's separation from the listed buildings, the presence of intervening development and vegetation, and the restrained nature of the proposals, the development would not result in harm to the significance or setting of any designated heritage asset. The proposal preserves the character of the surrounding area and represents an appropriate form of development within this long-established parcel of land.

The development is therefore considered to comply with the heritage objectives of the National Planning Policy Framework and the relevant policies of the Kirklees Local Plan. It is concluded that the proposal would result in no harm to heritage significance and that planning permission should be supported on heritage grounds.

Document prepared by

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For & on behalf of Hill Rise Architecture Ltd.

Appendices

Appendix A: Nearby listed building texts -

FERNSIDE AVENUE 1. 5113 Almondbury No 1 SE 1615 40/511 II GV 2. Early or mid C19. Hammer-dressed stone. Pitched stone slate roof. 3 storeys. One 8-light stone mullioned sash with glazing bars on 1st and 2nd floors. One 5-light stone mullioned window on ground floor. Door with 2 moulded panels.

Listing NGR: SE1642115688

FERNSIDE AVENUE 1. 5113 Almondbury No 3 SE 1615 40/512 II GV 2. Early or mid C19. Hammer-dressed stone. Pitched stone slate roof. 3 storeys. One 6-light stone mullioned sash on each floor (one light blocked on 1st floor).

Listing NGR: SE1642615692

Appendix B: Site photos in current form -



General view of site looking south from the north.





General view of the rear of the listed buildings from within the site.

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Appendix C: Indicative 3D view of front of bungalow with rear of listed buildings to background -



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