

17<sup>th</sup> 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: Demolition of existing building and erection of dwelling.

#### 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:

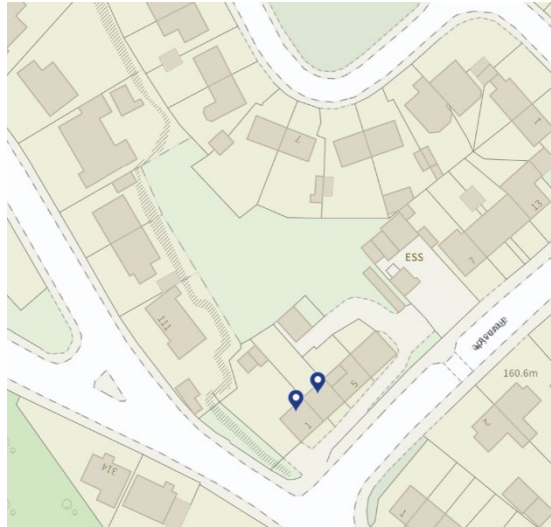
- The National Planning Policy Framework (NPPF), with particular reference to Section 16 and paragraphs 199–208
- Relevant Historic England guidance, including Managing Significance in Decision-Taking in the Historic Environment (GPA2) and The Setting of Heritage Assets (GPA3)
- The Kirklees Local Plan (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

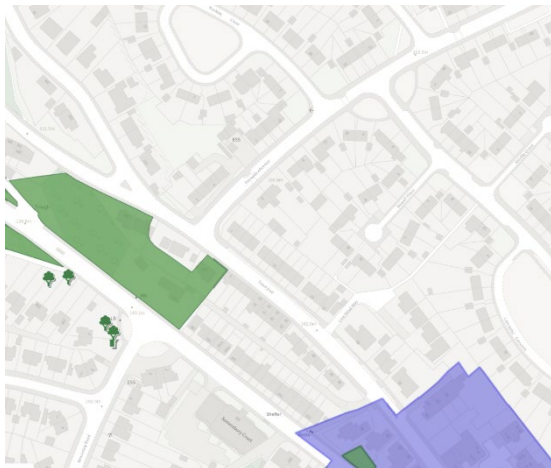
##### 3.1 Site Location and Setting

The application site is currently a derelict building, which appears to have originally being an agricultural barn of some description. The building later formed part of a council depot before being abandoned. The building is of stone construction with a stone slate roof. The building is at the end of a terrace of buildings. This comprises the application site to the north east, then moving south west another barn style building which has previously been converted and then two grade II listed cottages.

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.

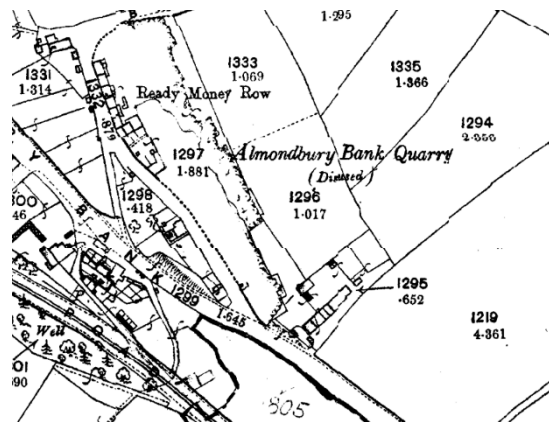


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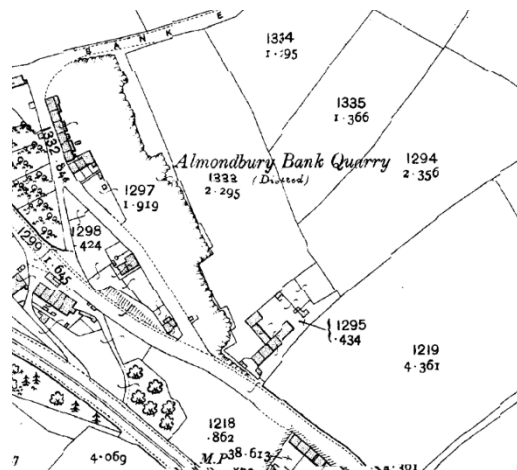
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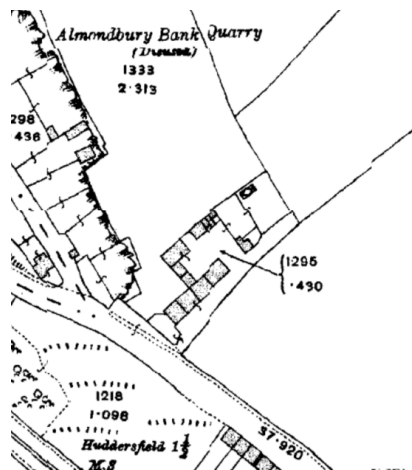
The below map extract (1893 County Series taken from Kirklees Kompass mapping service) shows the site location with the footprint of the existing buildings as standing today. The quarry is shown as disused.



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 into 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

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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 original assumed agricultural site use. The existing building is of limited architectural value. It features simple detailing with various modern interventions. The building is in a very poor state of repair.

The building has approval for demolition and existing redevelopment under 2023/91887 which has all conditions discharged and could be commended.

The council has already therefore concluded the buildings are of limited significance and can be demolished.

## 6. Proposed Works Description

The proposals comprises the erection of a 2 bedroom semi detached dwelling on the same footprint as the existing building.

## 8. Mitigation and Justification

The proposed dwelling has been designed to sympathetically respond to the context. The design detailing is simple and reflects the building currently on site. The rear elevation features an arched window, albeit smaller than the existing one, to give the feeling of the proposed development being part of the historic agricultural development.

The materials used in the proposed scheme reflect the existing materials on site. The proposal has been designed with the aim of appearing as though the existing building has been converted. This however due to the severe structural defects with the existing building is not possible.

## 9. Policy Compliance

### National Planning Policy Framework

The proposed development has been assessed against the National Planning Policy Framework (NPPF), which seeks to conserve and enhance the historic environment whilst supporting sustainable development and high-quality design.

Section 16 of the NPPF requires decision makers to identify and assess the significance of heritage assets that may be affected by a proposal and to take this significance into account when determining applications. The Framework recognises that heritage assets

are an irreplaceable resource, whilst also acknowledging that change can be accommodated where it preserves significance and secures the long-term vitality of historic places.

As identified within this assessment, the application site lies outside the Almondbury Conservation Area but forms part of a group of buildings which includes two Grade II listed cottages. The existing building occupying the application site is a former agricultural structure which has subsequently been altered and utilised as part of a council depot. Whilst the building contributes to the historic evolution of the site, it is of limited architectural and historic significance and has been subject to substantial alteration and deterioration.

Importantly, the principle of demolition has already been established through planning permission reference 2023/91887, for which all pre-commencement conditions have been discharged and which remains capable of implementation. The local planning authority has therefore previously accepted the loss of the existing building as having no unacceptable impact on heritage significance.

The proposed replacement dwelling occupies the same footprint as the existing building and has been designed to reflect its simple agricultural character through the use of natural stone construction, traditional proportions and restrained detailing. The inclusion of features such as the arched rear window and the continuation of the established building form seeks to reinforce the site's historic character and maintain the appearance of a converted agricultural structure.

The proposal therefore preserves the setting and significance of the adjacent listed buildings and maintains the historic character of the wider group. As such, the development accords with the heritage objectives of the NPPF.

### Kirklees Local Planning Policy

The proposal has been assessed against the relevant provisions 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 development that responds positively to local character and distinctiveness. The proposed dwelling has been carefully designed to reflect the traditional materials, proportions and agricultural origins of the site. The use of natural stone walling, simple architectural detailing and a building form closely aligned to the existing structure ensures that the development integrates successfully within its context.

Whilst the site lies outside the Almondbury Conservation Area, Policies D8 and D9 require consideration of impacts upon nearby designated heritage assets. The proposed dwelling replaces an existing building on an established footprint and does not introduce a materially different form of development within the setting of the adjacent listed cottages. The scale, massing, materials and architectural treatment have all been selected to ensure that the historic relationship between the buildings is maintained.

The existing building is not a designated or non-designated heritage asset, and the local planning authority has already accepted its demolition through the extant planning permission. The proposal therefore raises no conflict with Policy D10 and instead provides

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an opportunity to enhance the appearance of the site through the replacement of a deteriorated and structurally compromised building with a high-quality stone dwelling.

Overall, the proposal preserves the significance and setting of nearby heritage assets, responds positively to local character, 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 application site and the potential effects of the proposed development on nearby heritage assets.

The site forms part of a group of buildings believed to originate from a former agricultural holding, later adapted for council depot use. The existing building on the application site is of limited architectural and historic significance, having been substantially altered over time and now being in a poor state of repair. The principle of its demolition has already been established through planning permission reference 2023/91887, which remains capable of implementation.

The proposed development replaces the existing structure with a sensitively designed dwelling occupying the same footprint. The design draws inspiration from the agricultural origins of the site and incorporates materials, proportions and detailing intended to reflect the character of the existing building and the wider historic group. As a result, the proposal maintains the established pattern of development and preserves the historic relationship with the adjacent listed cottages.

Given the limited significance of the existing building, the extant permission for its demolition, and the carefully considered design of the replacement dwelling, the proposal would result in no harm to the significance or setting of nearby designated heritage assets. Indeed, the replacement of a derelict and structurally deficient building with a high-quality stone dwelling represents an enhancement to the appearance and long-term viability of the site.

The proposal therefore accords with the heritage objectives of the National Planning Policy Framework and the relevant policies of the Kirklees Local Plan. It is concluded that the development will preserve the significance of nearby heritage assets and should be supported on heritage grounds.

Document prepared by

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*For & on behalf of Hill Rise Architecture Ltd.*

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## 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*

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*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*

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## Appendix B: Site photos in current form -



General view of the existing building on site.



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



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## Appendix C: Indicative 3D views of the proposed dwelling.



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