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Planning Department
Regeneration and Development Directorate
Calderdale Council
Town Hall
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HX1 1PS

**PROPOSED CONVERSION OF FORMER WAREHOUSE/MILL,
COMMERCAIL GARAGE AND HOUSE INTO 7 DWELLINGS**

LAMBERT STREET, WEST VALE, HX4 8AA

HERITAGE STATEMENT

Context

West Vale is a small satellite town adjacent to Elland and within the Calderdale Local Authority Boundary.

Although within the West Vale two centre the local plan does not identify the site as a Town Centre.

The whole area has been designated by Calderdale Council as at risk of losing its important heritage assets through unsuitable development and demolition.

In July 2023 Calderdale Council introduced emergency powers under the Planning Act 1990.

As Conservation Areas fall within the definition of heritage asset, the purpose of this statement is to describe the impact of the proposal on the Conservation Area's significance. In doing so, assessment of the building's significance and effect of development on the historic environment & its setting is considered.

West Vale is a typical small Pennine textile town with a mixture of industrial, housing and amenity buildings. There are several churches and chapels and a disused Town Hall.



West Vale Viewed from Elland

The town is characterised by natural sandstone walling and a mixture of blue and stone slate roofs. The townscape character is defined by a high density of development and pavement fronting properties which results in a high level of enclosure throughout the built area of West Vale.

The special interests of the area have been recognised in a heritage impact assessment undertaken in the preparation of the current Local Plan

The textile industry forms a significant part of Calderdale's past, and brought many mills and associated buildings to the area in the 19th and early 20th centuries. Those still standing today are full of stories and historic and architectural interest.

Other historic assets in West Vale are also worthy of the proposed Conservation Area status, including the 17th century Clay House and barn, other former textile industry buildings and homes, civic buildings and the Grade II listed railway viaduct over Stainland Road. The area is also highlighted in the Calderdale Local Plan as having heritage significance.

The old railway viaduct of the Stainland branch is a prominent feature in the village. It was closed to rail traffic in the early 1960s, but in mid-2015 it was paved and opened as part of a planned long-distance walkway stretching through Copley to Sowerby Bridge.

The site is a former textile mill of three storeys constructed from natural stone walls with a stone slate roof. Until 2023 the mill has been used to manufacture unique car parts for pre-war vintage cars.

The main mill building connects into a house that was occupied by the owner until 2023. The house was originally four separate "one up and one down" premises but has been merged into one dwelling sometime in the past.

The site also has some single storey annex buildings used until recently as a commercial garage and associated store rooms. One section is two storey and was obviously three separate dwellings when first built.

The surrounding land use is mainly residential with a mixture of new build houses and mill conversions.

To the south Lambert Street Garage is the only remaining non-residential use.

The new development will not affect the siting of a listed building.

Proposal

The proposal is to form 7 residential dwelling units across the whole site. The existing house will be split into two houses. The three-storey mill section will become three flats.

The single storey workshop buildings will be demolished to form residential amenity space and car parking.

The former terrace houses will become two new houses with the addition of a small cat slide extension.

For the most part the external appearance of the group of building will not change. The three-storey section will receive new windows and doors within the existing mason's openings. The roof will be fitted with new Velux Conservation rooflights at a level that cannot be seen from street level. New glass balustrades will be installed over the existing loading bay doors to form Juliet balconies.



Three storey mill section with existing house to the LHS

The single storey annex buildings will be demolished. A large part of this is a recent metal clad timber structure of no historic value (see metal shed photo below).

The remaining single storey elements are in my opinion newer than the main three-storey section and old terrace housing. This suggests the building per se does not have great historical or amenity value.

The single storey buildings are in a poor state of repair and of low-quality construction. The buildings were erected in a shape to suit the land ownership and constraints of older neighbouring buildings.

The outbuildings have always been ancillary to the main three-storey building in terms of scale, size and function.

The total removal of these annex buildings does not affect the overall character of the development while allowing for important amenity and car parking space.



View from Lambert Street showing single storey annex buildings. The section behind the red car is the newest having being replaced on three sides by a metal structure. Also, not high timber fencing. Also see below:



Metal shed

National Planning Policy Framework (2021) Chapter 16, Conserving and enhancing the historic environment states under sub heading Proposals affecting heritage assets, paragraph 194 that:

“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”

Calderdale Local Plan policy HE1(v) re new development, advises effect on conservation and setting in such environs should make a positive contribution to local character. This is what the submitted plan seeks to demonstrate having taken into consideration, local and national policy guidance.



View from Maude Street showing rear yard fencing to existing house behind. Mill and chimney on LHS not within the application site.



Adjacent industrial unit, not in the application site.

