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PLANNING,
HERITAGE
STATEMENT

FORMATION OF ACCESS AND INTERNAL ARRANGEMENTS OF WATERFRONT LODGE HOTEL

Job Ref: 2892

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**CALDERDALE LOCAL PLAN 2018/19 – 2032/33 AND NATIONAL PLANNING POLICY
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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the installation of a replacement glass screen and double door entryway to the former Prego restaurant. There will be a raised internal landing space and accessible routes within.
2. The building is Grade II listed. It is not in a conservation area.
3. This statement responds to section 16 of the National Planning Policy Framework which requires applicants to describe the significance of any heritage asset affected and the impact or contribution of the proposed development upon the heritage asset.
4. This statement has been prepared by Grace Haigh BA(Hons) following site visits to appreciate the building and its context. Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DESCRIPTION.

GENERAL DESCRIPTION & SITE LOCATION.

5. The application relates to Waterfront Lodge and Prego restaurant. The site comprises of three distinctive blocks (labelled building 1-3) per the diagram below [Calderdale Historic Maps]. Building 1 is listed, erected in 1831 as 'Perseverance Mill'. It is linked to the north adjacent building which is not independently listed. Building 2 is a modern link extension. The site is not within a conservation area.



6. The listed building is recorded as grade II and is described by Historic England as – *Mill, now engineering works, 1831. Hammer-dressed stone, stone*

slate roof. 4 storeys. Front to road has pediment end gable enclosing plaque which reads 'PERSERVERANCE MILL ERECTED 1831', sill bands to each floor. 3 bays, symmetrical. Central bay breaks forward and has 3 large taking-in doors, lowest reduced for window. Outer bays recessed have window with lintel but no jambs. Left hand return wall fronts canal and has 10 bays of similar windows with projecting sills to each floor. Moulded cornice.

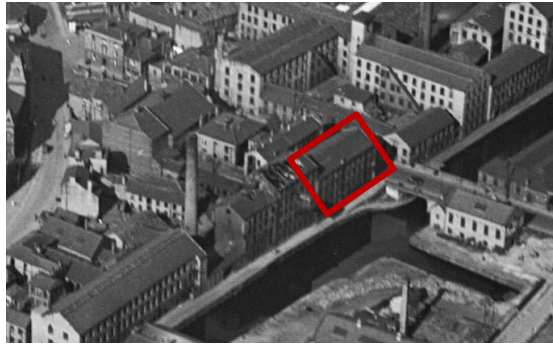
7. Building 2 is a modern link extension which connects building 1 to the adjacent building to the north (building 3) as per the image below [from site visit]. The existing extension has been sensitively placed behind the former gate arches off Huddersfield Road. The extension infills the former carriage access to what was once the mill yard. The gateway itself being infilled with glazing.



8. The building is located within the developed centre of Brighouse, on the north bank of the river Calder. It fronts onto Huddersfield Road (A641) and is a prominent and recognizable feature of the town. The surrounding buildings reflect the industrial character of the building, with ashlar, brick, natural stone, and natural slate roof tiles as the primary materials. It stands as one of the last recognisable mills from the 19th Century in the area, with the adjacent mill [pictured below point 9 top the east of the marked square] being demolished and replaced with a modern supermarket. Perseverance Mill holds notable heritage significance within the town.

9. The listed building was originally part of a collection of mill buildings facing onto the canal. Below pictures the 1888-1915 map [from the National Library of Scotland] and an aerial photo from 1926 [from Britain from Above].





10. Our extent of development has no impact upon the rear mill and so we have been unable to obtain when the other building was demolished. The remaining structure is a fine example of a traditional 19th century mill and retains the key features of the listing text.

11. The listing text makes no mention of the stone arch on the north side of the mill.

12. As a part of the modern extension, linking building 1 and 3, the former gateway has been infilled with a glazed window, set within the existing stone archway. A natural stone dwarf wall stands beneath the glazing. Restaurant advertising features on an opaque screen between timber mullions. The pitched roof is hidden behind the screen and existing masonry, so as not to detract from the appearance of the listed building. Spur stones are still present on each side of the opening, historically placed as protection to the structure [pictured below from Google Street view]; denoting what evidently was a carriage entrance. A moulded cornice is situated on the wall coping [pictured below arch from Google Street view].



Building 1 - Cornice and Pediment



Building 2 – Gate Coping



Building 3 – Buttress and Moulded String

13. This planning application seeks to replace the current glazed screen with door entry. Access is formed from road level with a raised internal lobby within building 2.
14. The proposed screen has been designed to replace the existing glazed detail and to remove the dwarf wall. Both of which were constructed as part of the previous link extension, so would cause no damage to the historic fabric.
15. The internal proposal comprises of a raised suspended timber platform to meet at road level. A declining ramp carries through the existing opening of building 3 to meet the 300mm decline in floor level in this building. A platform lift is to be installed beside the listed building to overcome the 800mm level change to the southern block (building 1) and existing building 2 floor level. Between them, a 2400mm wide staircase will move down into the link space before the existing servery.
16. There are two internal doors leading from building 2 to building 1 [left image pictured below]. The proposal makes to remove the central door [right image pictured below – referencing the door on the left of the image, from site visit] and replace it with a dwarf wall and window to match the existing window beside it. The existing frame will be retained and there will be no damage to the listed building.



17. The external glass façade will feature opaque spandrel panels to conceal the existing roof structure and offer opportunities for branding for the restaurant operator. The glass will extend to the ground where a central double door will be installed as access from the main road. Pictured below is a reference image to a similar project where a glass screen has been installed into an existing stone archway [image from Google Street view of Commercial Mills on Firth Street, Huddersfield].



18. There are to be no alterations to the exterior of the property other than the replacement glazing forming the new entrance.

SECTION 4: HERITAGE IMPACT

19. The proposed development relates to the west elevation. The glazing to be removed was added during the modern refit and conversion works, as was the dwarf wall. Both are a part of the extension, and so hold no significance as a part of the historic fabric.
20. The proposal will have negligible impact on the visual appearance of the listed building.

SECTION 5: PUBLIC BENEFIT

21. The proposed development allows a separate entryway allowing independent customers who may be visiting the area to access the building using public transport. Servicing for the hotel is retained to the rear via the adjoining car park.
22. A prominent and active frontage will contribute to the appearance of a vibrant street and generate public interest in the location.
23. The proposal allows for a greater appreciation of the heritage asset by the future use of the passage into the former working mill.
24. The modified access allows better accessibility for disabled guests to access all levels of the restaurant. This was not formerly achieved from the rear entrance, with stairs being the only access to building 3.

25. The NPPF provides guidance on assessing the impact of development on a designated heritage asset. It states that any harm of the heritage asset should require clear and convincing justification.
26. Paragraph 189 of the NPPF sets out that in determining planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
27. Paragraph 200 of the NPPF sets out that local planning authorities should look for opportunities for new development within Conservation Area, and with the setting of heritage asset, to enhance or better reveal their significance.
28. The site is identified within the Local Plan as being within the 'Settlement Hierarchy' as the Principal Town (Tier 2) Brighouse.
29. Policy HE1 in the local plan sets out the targets for conservation of the historic environment. The primary expectation is for proposals to conserve heritage assets in an appropriate manner to their significance.
30. The Local Plan explains that Policy HE1's policy *does not seek to unnecessarily or entirely prevent development which may affect a heritage asset. Instead, it aims to ensure that development proposals are sympathetic to heritage assets in that their significance and settings are understood, respected and either conserved or enhanced whilst safeguarding against their exploitation or endangerment.*
31. The Historic Environment section of the local plan states...

21.5 It is important that future development helps to preserve and, wherever possible, enhance these heritage assets and the existing historical context of areas. The effective management of the conservation and enhancement of the historic environment can result in a range of benefits including:

Maintaining and enhancing a sense of well-being in communities; Consolidation of a local identity, and improving our understanding and appreciation of Calderdale's past; Tourism connected to the historic environment; Heritage-led regeneration; and Re-use or adaptation of existing heritage assets, particularly those at risk.

SECTION 7: CONCLUSION

32. The proposed glazing is sympathetic to the listed building and existing features. The scale of the proposal is relatively small and is similar to the glazed screen previously approved.
33. The proposal has a minor impact on the listed building and instead encourages the heritage asset to be recognised using the former gateway. This will not incur any damage to the existing historic fabric of the building.
34. Through the proposed entrance, inclusive design prioritises the well-being of the public. The proposal will allow the users direct roadside access to the restaurant with flexible circulation for less-abled customers.
35. The inclusion of a road fronting pedestrian entryway will generate further notice from the public and has potential to draw tourists into the town centre by interest of an active threshold.



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