

HOLMFIRTH CONSERVATION AREA APPRAISAL

Appendix H Buildings Survey

Introduction

A database has been created from the output of the comprehensive Buildings Survey, the methodology for which is discussed in appendix F. There are 63 data fields, which provide the possibility of endless analysis.

The tables below give an indication of the type of interrogation for selected data fields that can be undertaken. On page 4 is an analysis of Authenticity and Condition using the data from these tables.

	CHARACTER AREA							
	Old Town	New Town	High Town	Riverside	Cliff	St Johns	TOTAL	% of all buildings
BUILDING DESIGNATION								
Building use								
Domestic	62	17	74	54	104	108	419	67.4
Shop	46	15	12	7	11	3	94	15.1
Restaurant/café	11	2	1	1	2	3	20	3.2
Professional services	9	2	3		3	5	22	3.5
Pub	9	3				1	13	2.1
Other	19	10	6	4	10	5	54	24.1
TOTAL	156	49	96	66	130	125	622	
BUILDING BY CHARACTER PERIOD								
Mid-to-late 18th century	29	2	1	15	30	11	88	14.1
Late Georgian to Early Victorian	50	12	12	11	25	47	157	25.2
Mid-to-Late Victorian	46	19	62	14	46	37	224	36.0
Post Victorian to Modern	29	18	21	26	29	30	153	24.6
TOTAL	154	51	96	66	130	125	622	
Listed Buildings	31	8	9	6	5	3	62	
Key Buildings	15	9	8	3	10	7	52	

	CHARACTER AREA							
BUILDING CHARACTERISTIC								
Stone Roof Material	88	22	49	29	84	79	351	56.4
Cast Iron Rainwater Goods	41	12	38	7	49	36	183	29.4
Stone Walls	134	45	89	56	111	110	545	87.6
Door uPVC	18	3	32	16	36	46	151	24.3
Window uPVC	44	14	47	26	55	57	243	39.1
Satellite dish	36	11	30	5	30	26	138	22.2
Refuse Bins visible	47	18	42	20	46	45	218	35.0
AUTHENTICY RANGE								
Less than 50%	55	7	20	21	22	27	152	24.4
50% - 74%	69	20	44	23	68	55	279	44.9
75% - 84%	18	15	14	3	22	12	84	13.5
Over 85%	15	9	19	19	19	26	107	17.2
TOTAL	157	51	97	66	131	120	622	
CONDITION RANGE								
Less than 50%	8	1	2	3	5	11	30	4.8
50% - 74%	76	15	40	24	60	46	261	42.0
75% - 84%	33	24	32	9	41	35	174	28.0
Over 85%	36	8	21	39	21	32	157	25.2
TOTAL	153	48	95	75	127	124	622	

HOLMFIRTH CONSERVATION AREA Condition and Authenticity of Buildings

The survey of the buildings within the HCA scored their authenticity based on their age and condition. The mathematics undertaken to derive the scoring is explained fully in Appendix F and the training manual for the volunteers is presented in Appendix G.

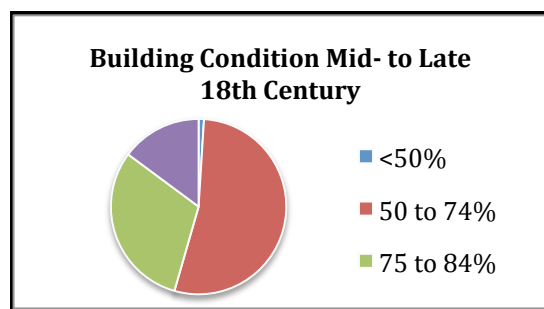
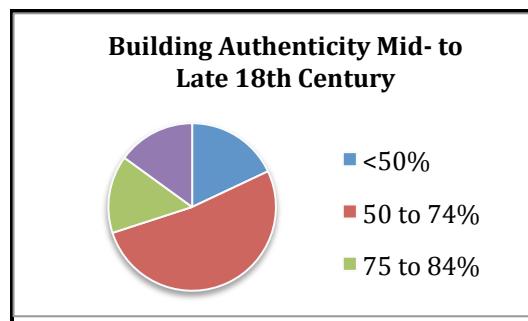
The total scores for authenticity and condition take into account the individual scores for authenticity and condition of walls, roof, windows, chimneys, doors, gutters and rainwater pipes and other features of the buildings.

The volunteers who undertook the building survey and assessed the authenticity and condition of the buildings also assessed, as far as possible, and where other information was not available, the dates of the buildings. It should be noted the authenticity and condition scores do not necessarily reflect an absolute value and should be viewed in the context of their relative value to all the buildings surveyed.

Mid-to Late 18th Century

There are around 88 buildings in the HCA, that are considered to be mid- to late 18th Century and are considered to possibly predate 1800. The scoring, as shown in the pie charts below, indicates that nearly all the buildings scored as 50% or above for both authenticity and condition. Such buildings included the Parish Church and buildings around Church Yard and the Shoulder of Mutton and Nook public houses.

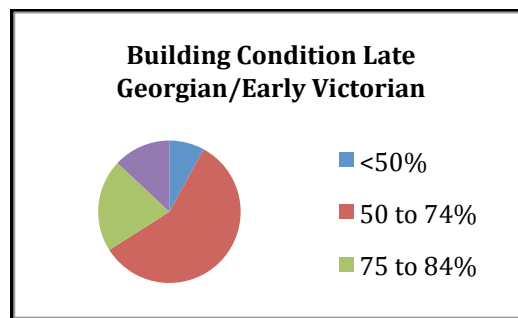
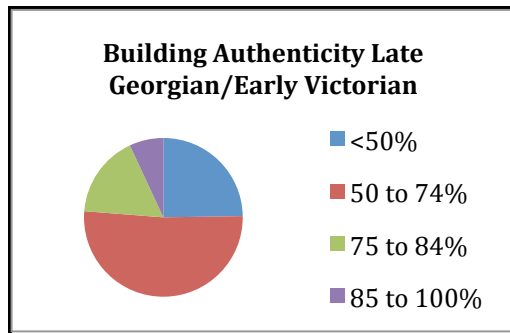
These properties are generally constructed of natural stone with stone flag roofs and stone chimneys, wooden or cast iron gutters and rainwater pipes, six paneled doors constructed of wood and most windows of wood with multiple panes, stone lintels and hood mouldings. Examples may include 10-14 Towngate (Almonds shop) and 16 to 18 Towngate (Brambles Bar and Café) which both scored highly for authenticity and condition. Other examples of early buildings include houses in Back Lane and Bunker Hill.



Late Georgian to early Victorian

There are around 157 buildings in the HCA that date from Late Georgian to early Victorian. Of these buildings, three quarters scored 50% or above for authenticity and condition with a quarter scoring 75% or above, including St Johns Church, several shops on the north side of Victoria Street, 86 Huddersfield Road known as The Gift Horse and 27 Hollowgate known in 2017 as Emma's.

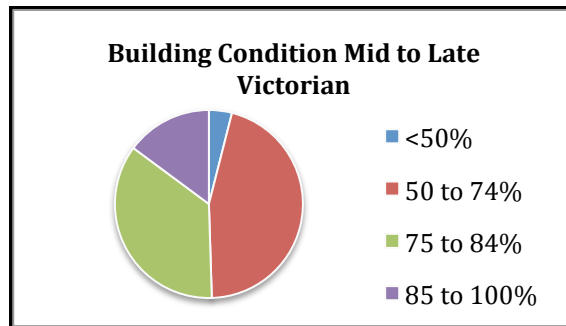
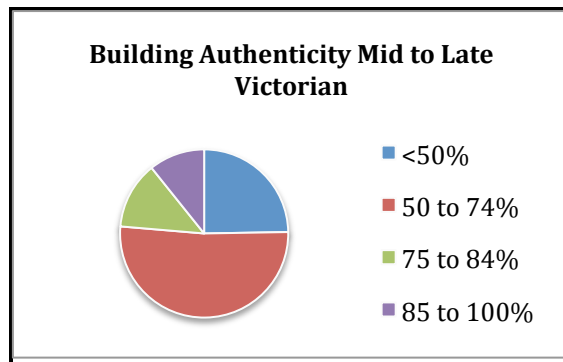
These properties are stone built, with stone flag roofs and stone chimneys, a large proportion of buildings have six or four paneled wood doors although there are a few uPVC doors and windows. Rainwater goods are generally of cast iron, or plastic.



Mid- to Late Victorian

There are around 224 buildings dated as mid-to-late Victorian. Of these buildings three quarters or more scored more than 50% for authenticity and 50% scored more than 75% for condition.

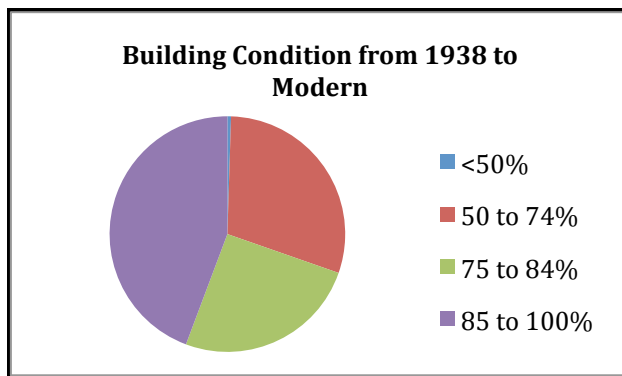
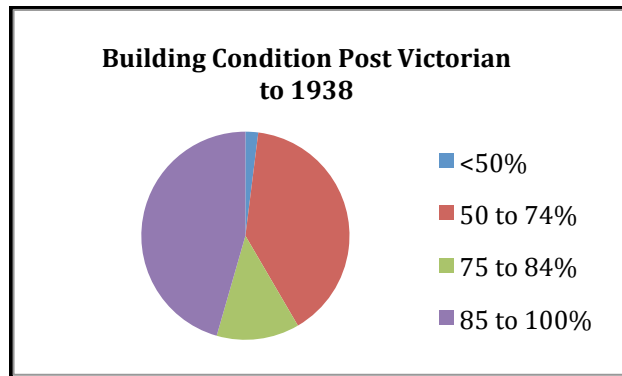
These buildings are constructed of stone with a few that are part painted or part rendered. They generally have stone chimneys and stone roofs with a minority having slate roofs. A quarter of the buildings have four paneled doors and around half have sash windows. Most windows are timber with a few uPVC (unplasticised polyvinyl chloride). Around thirty buildings have satellite dishes and two have photovoltaic cells.



Post Victorian to Modern

There are around 48 buildings that are Post Victorian to 1938 and 105 from 1938 to the present day. For buildings of this period, authenticity of design has been difficult to judge and has therefore been left out of the scoring.

The majority of buildings, over 90%, scored more than 50% for condition. For the 106 buildings constructed post war, over 90% scored more than 50% for condition and over 70% scored more than 75% for condition. The only building scoring as less than 50% was the Market Hall on Woodhead Road.



Other Building Features

Results from the data collection also determined that 39% of buildings have uPVC windows and 24% have uPVC doors. A total of 29% still have cast iron rainwater goods. Over 35% of houses have visible waste bins, 22% have satellite dishes and 2% have solar panels.

These results indicate a low percentage of uPVC on the buildings in the HCA compared to other conservation areas where often more than 50% of windows are uPVC.

Results from the findings of a survey by Heritage England of the 9,300 conservation areas in England, shows that 1 in 7 are blighted by uPVC windows, unsightly satellite dishes and unsympathetic extensions.