

**Stone Croft, Daisy Lea Lane  
Edgerton  
Huddersfield**

**REF: 846/03**

**Proposed free standing open sided oak framed car port**

## **HERITAGE STATEMENT**

**December 2020**

Stone Croft is an early 20<sup>th</sup> century large detached dwelling set along Daisy Lea lane, Edgerton. Constructed in natural stone with steeply pitched red clay tiles, tall chimney stacks and leaded windows the property is typical of the Arts and Craft style and several other buildings within the local area.

The dwelling is set back from Daisy Lea lane, in generous grounds, within the Edgerton conservation area. Daisy Lea lane has been closed off at its upper end to vehicular traffic and access is therefore limited to the properties along its length. Full pedestrian access is, however, still available, although there are no footways to either side of the road.

Stone Croft is one of 18 properties which front directly on to Daisy Lea lane. Properties facing Daisy Lea lane are at varying distances and orientation to the lane, some are approx. twice the distance from the road than Stone Croft, whilst others are developed up to the road side, reflecting the more random, natural style of the period and development of this area around Daisy Lea lane, which is in contrast to the more linear style adopted in adjacent areas.

Daisy Lea lane itself is characterised by its relatively narrow width, lack of footways and continuous high stone boundary walls to both sides, reflecting a more rural than urban feel. Where properties are set back from the road boundary hedge and tree planting has taken place to provide further privacy. The lane has a gradual gradient, from east to west, following the natural ground levels between Halifax Road and the village of Lindley, further to the west.

Stone Croft has had 2 notable extensions to either side of the original dwelling. A first storey extension to the west end of the house and a single storey extension to end of the garage was added, several years ago, creating a tandem garage and more recently a single storey garden room was added to the to the east end of the property in 2014. Both extensions, with matching styles and materials, have blended well with the host dwelling.

To the front of Stone Croft is a large, sloping tarmac surfaced driveway, similar to the gradient of Daisy Lea lane, sloping from the entrance gates up to the level of the dwelling and garage. To the east of the entrance is a parking area next to a set of garden steps which lead directly, from the driveway, up to the main entrance door of the dwelling.

The boundaries to the front of Stone Croft are formed with mature hedging, behind the stone boundary wall, with 2 trees to the east of the entrance and one tree at the extremity of the boundary to the west.

The proposal is to construct an Oak framed, open sided covered structure to provide protection to the parking area to the east of the entrance.

The structure would be of 150x150mm natural Oak posts on tapered stone Padstones, with shaped Oak corner braces. The roof would be pitched, with hips, at 40deg with red clay tiles to match the host dwelling in appearance and pitch. Rainwater goods would be profiled to match the dwelling, in black.

The design of the proposed structure and its materials is typical of the arts and craft style and would complement the existing dwelling.

The proposal would not affect the existing boundary wall or planting, other than some much need shaping to the two Laburnum trees to the front boundary and a small ornamental Magnolia in front of the house. A Holly bush and 2 no. Rhododendrons to the side boundary would also be removed.

As can be seen from the street elevation, the structure would be set considerably lower than the dwelling, due to the gradients of Daisy Lea lane and the adjacent private driveway. The structure would not be directly in front of the dwelling and views of the proposal from the Lane would be severely restricted by the boundary wall and planting. The open nature of the structure, allowing views through, would not materially impact upon the setting of the dwelling or surrounding environment

We believe that the proposal would not be of a detrimental impact to the wider conservation area or the immediate environment of the proposed.