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Heritage, Design & Access Statement

Client: Incommunities Ltd

Project: PROPOSED WALL REMEDIATION & REPAIR

Address: Trafford House
11 Halifax Road
HUDDERSFIELD
HD3 3AN

8th FEBRUARY 2022 – Revision 0



Architects
Registration
Board



Associate
AaPS



HERITAGE, DESIGN AND ACCESS STATEMENT

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Project:

EXISTING BOUNDARY WALL REPAIR AND REMEDIATION AT TRAFFORD HOUSE, 11 HALIFAX RD. HUDDERSFIELD HD3 3AN

1 Introduction

This Heritage, Design and Access document has been produced on behalf of Incommunities Ltd., as part of a full planning and Listed Building application for the repair, remediation, and part reconstruction of a boundary wall at Trafford House, 11 Halifax Road HD3 3AN.

This application is submitted because the proposal relates to a boundary wall within the curtilage of a Grade II listed building and special consideration is given to the fact that Trafford House is located within a Conservation Area.

The application is mindful of the fact that the property is located in an area of unique character and is part of the setting of a listed heritage asset and consideration has been made of Kirklees' Local Planning Policies and of their Conservation Appraisal document for the Edgerton area, where they apply to this proposal.

Fig. 1



2 Proposal Outline

A combination of lateral load exerted by the elevated land of the neighbouring property, root ingress by semi-mature trees, ground ivy and bramble, a build-up of old plant material, weathering and age have caused the wall to collapse in places and rotate dangerously away from the vertical in others.

A section of the boundary wall from approximately midway on its NW boundary to its end point at Halifax Road is now in a dilapidated and unsafe state, necessitating immediate

repair and remediation to avoid the loss of further sections of the wall and to prevent injury to those using the site and its neighbouring property (Fig.1).

The proposal seeks to stabilise a section of the wall, as detailed in both the Design & Access Statement and Planning Application, using structural technology and materials suitable for resisting the lateral load placed upon that portion of what is a substantial retaining wall.

The proposed works will:

- Prevent further loss of the original boundary wall
- Prevent damage caused by further collapse
- Protect the adjacent area of protected tree belt by preventing loss of subsoil from the root systems
- Protect the existing street scene by preventing loss of trees from the adjacent boundary
- Maintain safe access to, and use of, the Grade II listed building
- Provide a structurally robust

3 Planning Policy Compliance

The proposals are compliant with the National Planning Policy Framework and the Councils Local Plan Policies. The proposal is aligned to the Council's strategic objective 'to protect or enhance characteristics for the built, natural and historic environment'.

The following policies and documentation have been considered, where relevant:

- National Planning Policy Framework
- Kirklees Local Plan Strategy and Policies [2019] Policy LP35 Historic Environment
- Kirklees Local Plan Strategy and Policies [2019] Policy LP30 Natural Environment
- Kirklees Local Plan Strategy and Policies [2019] Policy LP24 Design
- Conservation Area Appraisal – Edgerton [Local Plan ID CA13]
- <https://www.kirklees.gov.uk/beta/trees-listing-and-conservation/tree-preservation-orders.aspx>

Statutory Legislation

The proposals will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The duty at Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

4 Heritage Asset Statement

4.1 Site context

Trafford House is located within the Edgerton Conservation Area in the area designated as Character Area 1. This area is comprised predominantly of large, mid-late 19C detached properties, built for affluent Victorian families. Traditionally built from stone and demonstrating quality craftsmanship in their details, most have architecturally



significant elements that feature a mix of Classical, Italianate and Gothic Revival styles and many have been given Grade II listing in recognition of this.

Originally an area of low-density housing, the properties are typically situated well back in large grounds that are planted with a mix of mature deciduous and evergreen trees and shrubbery, and which screen the properties from the highway. Although some curtilages have been reduced by later infill, a defining feature of the area remains its wide use of stone in construction and private, leafy aspect. These features are characteristic of this Character Area and more broadly, of Kirklees itself.

'The general character of the towns and villages of Kirklees is typified by stone-built properties...'

LP 14.7

'The mature trees, shrubs and hedges in the private gardens, partially screen the buildings and create a sense of open space and area separated from the public highways by stone walls.'

CA13 4.

Boundary treatments are typically quality coursed wall stone with hedge/shrub buffer planting to the front aspects, many with ashlar gate piers, of which some are listed. Dividing boundary walls are a mix of stone bond treatments, hedging or timber fences. Curtilages are generally separated from public highway by adopted footpaths.

Many of the properties are still classed as single occupancy dwellings, although others have seen change of use, for e.g. multi occupancy, health & social care, education and office uses.

4.2 The Listed Building

Designed and built by John Lockwood in 1863, Trafford House is a four storey, sandstone built, former residential detached property now in use as offices. It is set within grounds of approximately 0.20 hectares with a detached, two storey, sandstone built coach house to the rear of the property.

The property is grade II listed. The listing for the property reads as follows:



Listing Date: 29 September 1978

1.

Grade: II

HALIFAX ROAD
(South Side)

Source: Historic England

Edgerton

Source ID: 1134178

No 11 (Trafford House)
SE 1217 27/623

English Heritage Legacy ID: 339947

II GV

Location: Greenhead, Kirklees, HD3

County: Kirklees

<https://historicengland.org.uk/listing/the-list/list-entry/1134178>

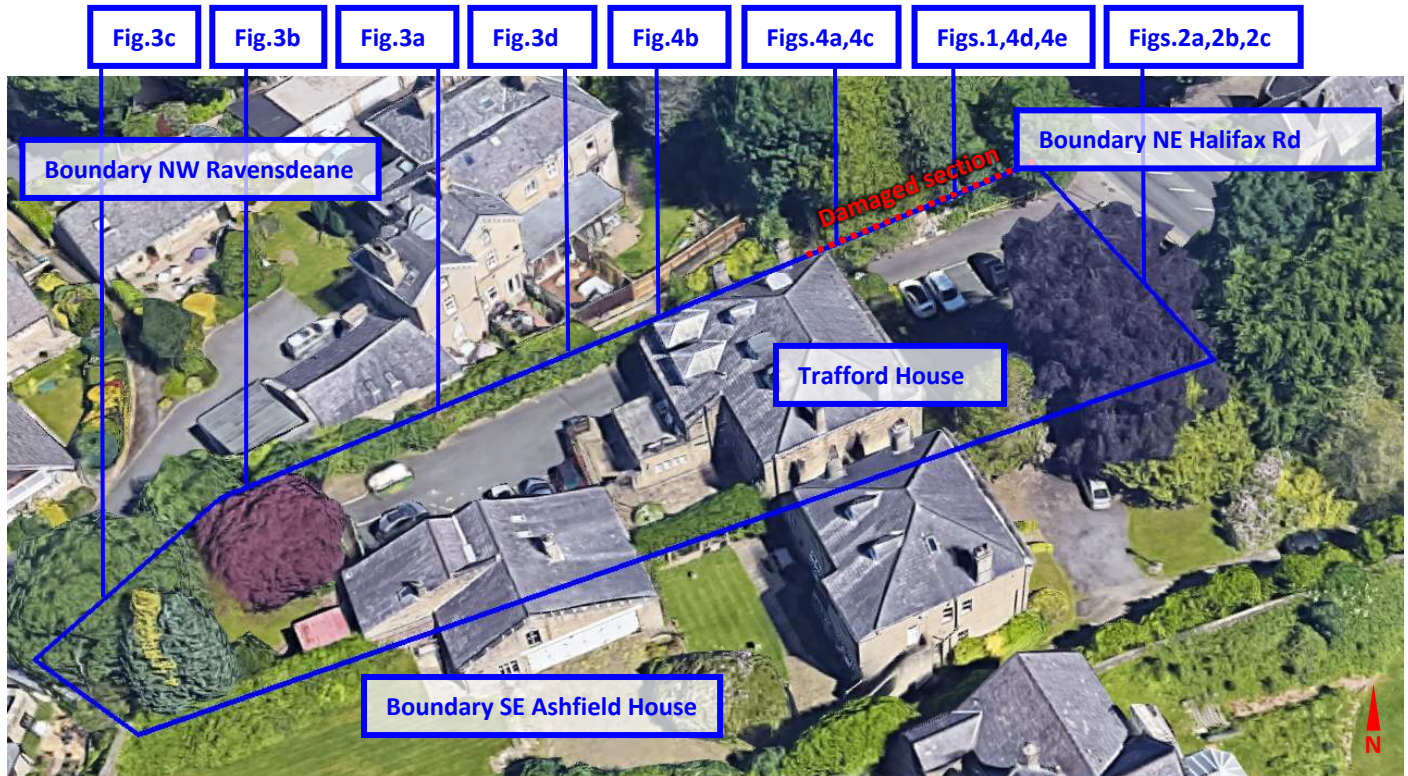
2.

Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded and bracketed eaves cornice. Blocking course, pedimented in centre with sculpted wreath. Rusticated quoins. 4 sashes in moulded surrounds on 1st floor. One sash, framed by Tuscan piers and full entablature, and one canted bay with Tuscan piers, full entablature and blocking course, on ground floor. Porch on Ionic columns, with full entablature and blocking course.

Both front and rear of the property are laid to asphalt hard standing. With the exception of a small retaining stone wall and ashlar steps to the front of the building, all other evidence of original landscaping has been removed over the years.



4.3 Boundary treatment



Boundary NE. Halifax Rd.

Although the boundary walls and gate piers are not in themselves listed, they are a good example of the quality and workmanship characteristic of the area and are a significant aspect of the designated heritage asset setting (Fig.2) The wall is of 19thC red clay brick on its inner leaf and faced with hammer dressed, coursed sandstone on its outer leaf. It is finished with shallow half-round, fine tooled sandstone coping along its length. Ashlar sandstone gate piers with sandstone caps form the entrance. The wall forms a continuation of the boundary with the listed neighbouring properties Ashleigh House and Ravensdeane.

Fig. 2a



Fig. 2b



Fig. 2c

Condition

There are areas of blistering and delamination to areas of stone masonry and some loss of mortar on the outer leaf. The brick masonry of the inner leaf shows general weathering, frost damage, some sulphate crystallisation, and a loss of mortar in places. This section of walling is in good, sound condition.

Boundary wall SE. Ashleigh House 9 Halifax Rd.

This wall is of 19thC red clay brick with red clay brick half round copes to the front of the property and appears to be contemporary to the property. The rear boundary wall is of natural sandstone with a mix of bond treatments.

Condition.

The brick masonry to the front of the property shows general weathering, frost damage, some sulphate crystallisation, and a loss of mortar in places. Root damage has caused a section of the wall to rotate from the vertical. This section of walling is in reasonable, sound condition.

Stone masonry to the rear of the property is in good, sound condition.

Boundary wall NW. Ravensdeane properties (originally Ravensdean 1 Thornhill Rd.)

This boundary wall is comprised of different treatments along its length. For the most part it is of 19thC red clay brick interspersed with 20thC red clay brick infill and repair, and with sections of coursed sandstone.

Section boundary midway to rear of property:

A significant portion of the boundary wall is formed by the external house walls of Ravensdeane, or by outbuildings and glasshouses within the curtilage of Ravensdeane, now demolished. These are comprised of sections of coursed sandstone and 19thC red clay brick. There are infill and repair areas of later 20thC red clay brick and sections of repair, some of which are supported with late 20thC concrete footings. Brick sections are typically stretcher bond with lime mortar, although later repairs have utilised cement mortar. Walls are finished with either tabled or shallow half-round, fine tooled sandstone coping (Figs.3a,3b,3c).



Fig. 3a



Fig. 3b



Fig. 3c



Fig. 3d

A lower section of random rubble walling, coursed in places, extends along the midsection of the driveway, retaining a planted area to the fore of the retaining wall (Fig.3d).

Condition

There is some blistering and delamination to stone masonry sections. Brick masonry shows general weathering, sulphate crystallisation and loss of mortar in places. This section of walling is generally in good condition.

Section boundary midway to front of property:



Fig. 4a

This section is comprised of a 19th C red clay brick, of variable quality and irregular bond, being a mix of stretcher and English garden wall bonds. This section forms a retaining wall for the adjoining elevated land on the Ravensdeane side (Fig.4a).

A section of this wall is of later construction for part of its length. This wall is topped with shallow half-round, fine tooled sandstone copings. (Fig.4b).



Fig. 4b



Fig. 4c

A lower wall of 19thC red clay brick forms a buttress along the length of the retaining wall and is of a different brick manufacture to that of the retaining wall. This wall is finished with gritstone saddleback coping stones (Fig.4c).

Condition.

The later section of brick masonry is in good condition (Fig.4b). The original brick masonry shows general weathering, frost damage, extensive sulphate crystallisation, substantial loss of mortar in places and extensive vegetation/root damage along its length. This section of wall is in a poor and dangerous state, with sections rotated away from the vertical and at risk of collapse. A section of wall has been lost to collapse (Fig.4d). This section supports trees and vegetation on the Ravensdeane side that form part of the Halifax Road street scene tree canopy. (Fig.4e) Collapsed section viewed from Ravensdeane.



Fig. 4e



Fig. 4d

4.4 Proposed works – Heritage Impact Assessment

National Planning Policy Framework
Paragraph 189

“in determining application, local planning authorities should require an application to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposals on their significance.”

In relation to the proposed works, regard has been given to Kirklees’ Local Planning Policy LP35 sections 1, 2 and 3.

“1. Development proposals affecting a designated heritage asset [...], should preserve or enhance the significance of the asset [...].

As ancillary to the designated heritage asset, the boundary walls are not mentioned in the Heritage England listing, nor are they listed in their own right, however they are within the designated asset’s setting and therefore any proposal relating to them may affect the significance of the listed property.

In terms of style and appearance, only the boundary wall to the front of the property can be said to contribute to preserving the designated heritage asset’s significance, as it forms an important element of the listed building’s intended design and setting.

Both front and SE boundary walls are typical of the stone boundaries within the conservation area and are contemporary with the construction of the listed building. Their importance as non-designated heritage assets is acknowledged. These walls are not part of the proposal.

2. Proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place [...]

The proposal relates to the NW boundary which has significance as a non-designated heritage asset through virtue of its age only. The build and materials used are incongruous with the area and do not align with those features that the LPP and CA13 identify as defining characteristics of building type and material within the conservation area or Kirklees more widely.

The wall is of later construction to those to the front and SE boundaries, built as it was to form a boundary to Ravensdeane, and makes no contribution to the character of the designated asset.

3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.

As the wall does not contribute to the distinct identity of the conservation area or to the listed building through its appearance, its significance in this context is diminished.

Although the wall is of low significance in terms of appearance, its function is significant in terms of the support it provides to the elevated land of the neighbouring property. This land supports a number of semi-mature trees that will eventually form part of the tree canopy to Halifax Rd, in itself characteristic of the conservation area.

The proposal recognises the historical value of the wall as an original feature of the area and example of Victorian construction and will retain a large section of the brick wall which is in reasonable repair and support the existing damaged and substandard wall in situ with modern materials and construction that are sympathetic in appearance with the original brickwork and will maintain the wall’s function.

Consideration has been given to the limited re-use of materials from the fallen areas of wall and these will be utilised wherever practicable in the repair and remediation. (LP 14.12, LP24)



5 Design & Access

5.1 Proposal design and materials

Aligned with LP24 Design

The collapsed wall section and the adjoining severely out of plumb sections must be retained in position and a new king-post retaining wall constructed immediately in front of the existing to stabilise and prop the current wall in position (where not collapsed), and to prevent further rotation away from the vertical which would precipitate further extensive collapse.

Forces exerted laterally by a combination of retained earth and tree roots have been assessed by the Structural Engineer and the remedial king-post retaining wall is the only practical method of providing competent retention and stable reaction to the forces.

It is not possible to demolish the existing wall and cut back the earth on the opposing side because the wall would fully collapse whilst this was being done, unless continuous steel piling were to be driven down behind the wall before demolition was attempted. The extent of driven steel piling would be impractical and could not be installed without extensive damage to roots of protected trees. Furthermore, the noise and vibration created by driven sheet piling would be unacceptable to local residents, given that the percussive elements of the noise can travel considerable distances.

A new reinforced concrete retaining wall cannot be constructed because rear-face formwork cannot be affixed to the existing wall as this would precipitate collapse. Of greater import is that the foundations required to prevent over-turning of the new RC wall cannot be constructed to the necessary depth without large and impractical excavations, which would in themselves precipitate existing wall collapse.

The use of gabions was assessed but discounted because the adjoining land at higher level would require cutting back at an angle of repose, which could not be achieved without existing wall full collapse and serious damage to existing tree roots.

Therefore, the proposed king-post wall system must be used unless one alternative for driven contiguous RC piling with head-beam and RC infill were to be employed with attendant extensive groundworks, noise, vibration.

The proposed king-post wall whilst providing the necessary structural solution is nevertheless of incongruous appearance in the host location and whilst contemporary construction is often favoured in conservation locations, exposed concrete planks and steel columns do not fit any suitable aesthetic.

Traditional brickwork and masonry cannot be applied to the kingpost wall because their weight would create UDL (uniformly distributed loading), along the entire length of the kingpost system requiring additional footings or shelf-angle supports at the base of the wall which would in turn require a larger (and deeper), kingpost system inappropriate to the location.

It is proposed to apply a specialist brick and stone effect render system to the kingpost wall to bring it more into keeping with the domestic scale materials but without directly copying them. It will therefore be evident that the wall is not original, but it will respect its context as far as is reasonably possible.

Because a damp-proofing system cannot be applied to the rear face of the kingpost system there is a substantial risk of lateral moisture transmission which would cause failure of a render system. The brick/stone effect render system is to be applied over a 25mm vented cavity on CP (cement-particle) board sheathing.

As a part of the proposal, those existing copings which can be reclaimed from the collapsed zone and others currently on the wall, will be relocated to the top of the kingpost wall to ensure, as far as possible, integration of some existing parts of the wall.

The proposals are shown in detail on the application drawings and are summarised below:

- Kingpost steel columns vibro-driven (by Movax plant) and grouted into augur bored holes to the depths and diameters specified by the Structural Engineer and specialist contractor.
- Height of Kingposts to be confirmed by Engineer/specialist to suit SI report.
- 150mm thick pre-cast RC panels carried between Kingpost steel columns and grouted into position, all to Structural Engineer's and specialist contractor details.
- 50mm drainage holes at 1600mm centres.
- Drainage channels
- Dark brown bitumen paint to first 150mm of Kingposts and precast RC panels above ground level.
- Collapsed earth and debris zone to be backfilled to required level with clean fill, where necessary, and finished with 150mm layer of weed free topsoil.
- Brick and stone effect specialist renders to drained and ventilated cavity separated from the kingpost wall face.
- Brick and stone effect specialist renders to column faces.

Specification for specialist render system:

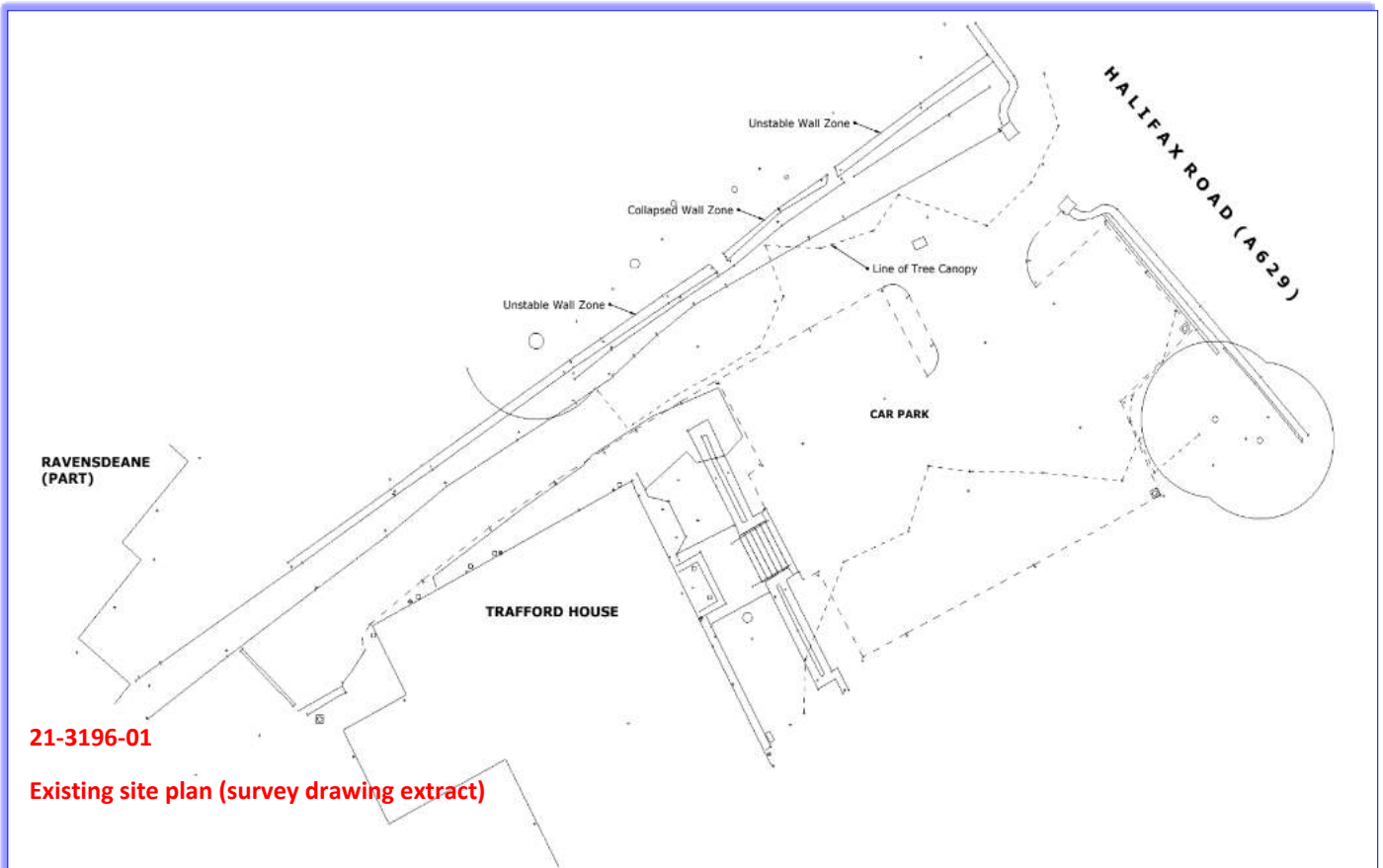
- High performance polymer cement render system to be supplied by Wetherby Building Systems Ltd and installed by accredited local (Bradford district) installer.
 - WBS to visit site and carry out colour matching service.
 - Silicone polymer render colours to be as closely matched to the existing as reasonably possible.
 - Render finish to be raked to match existing brickwork (Fig.5).
- Fall restraint system to wall head (if deemed as required for safety reasons) to be 75mm x 75mm treated timber posts in fencing spikes driven into the ground, with tensioned metal cables at 200mm vertical centres between posts. Existing coping to be removed from existing wall and re-bedded on new retaining wall with c/s mortar.



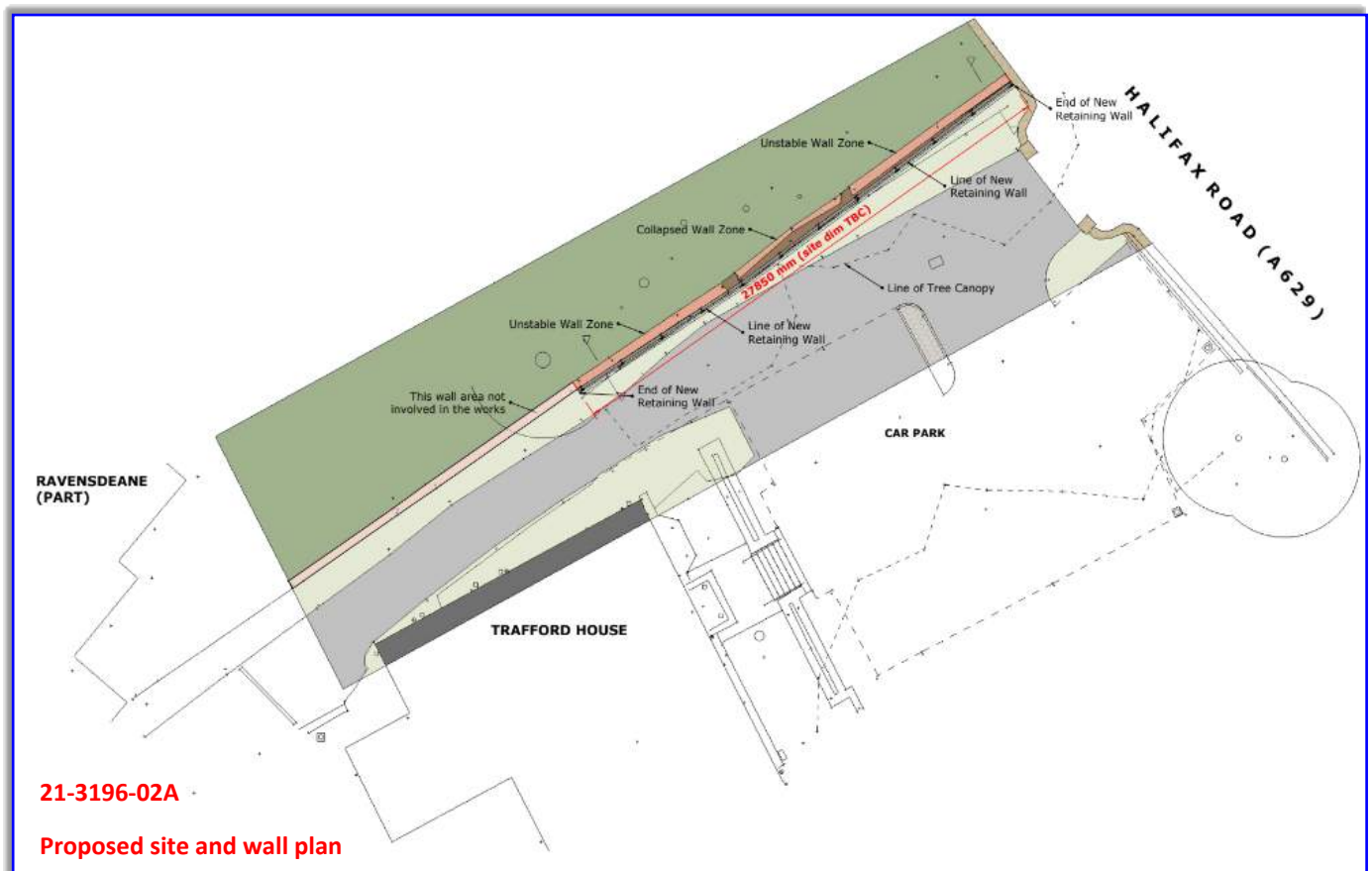
Fig. 5

5.2 Design drawings

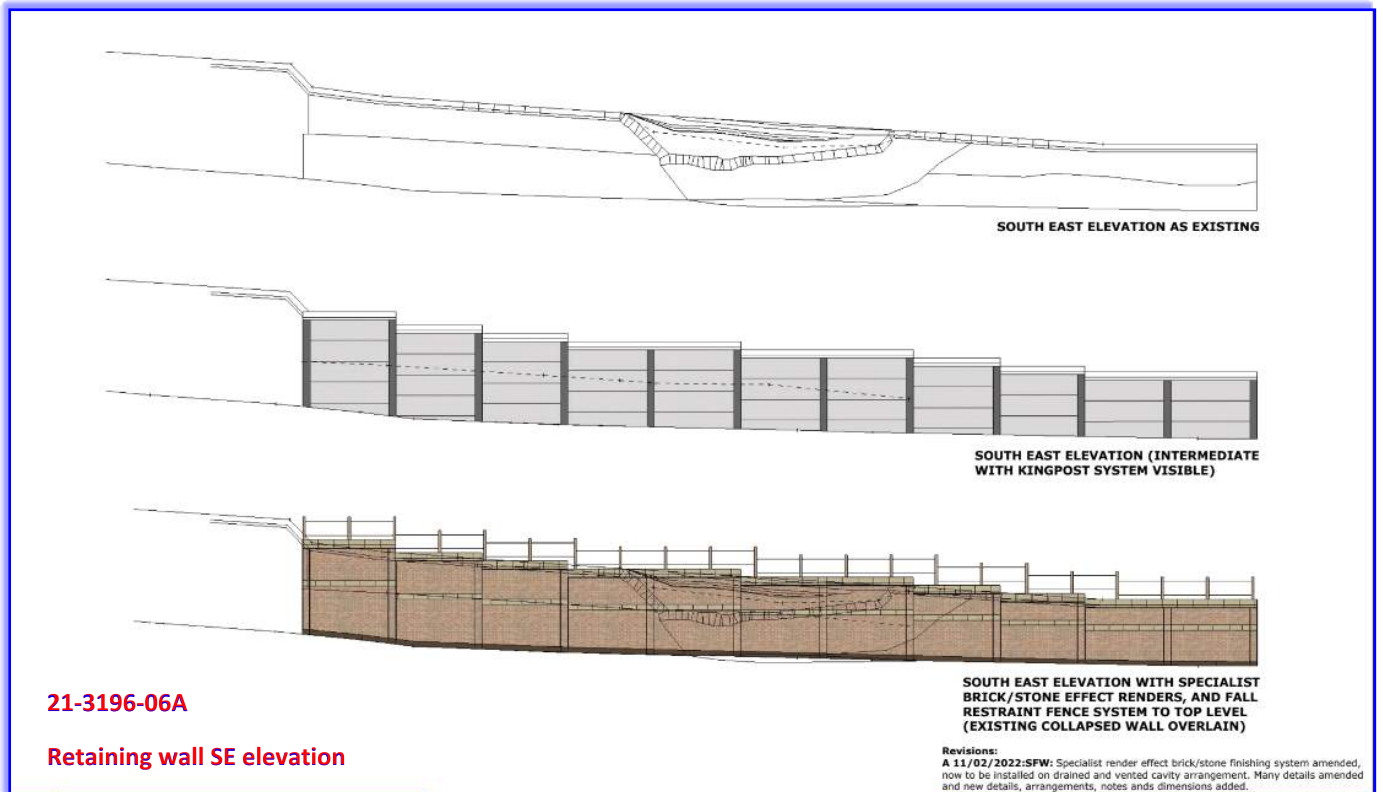
5.2.1 Drawing 21-3196-01 showing existing site plan showing NW boundary



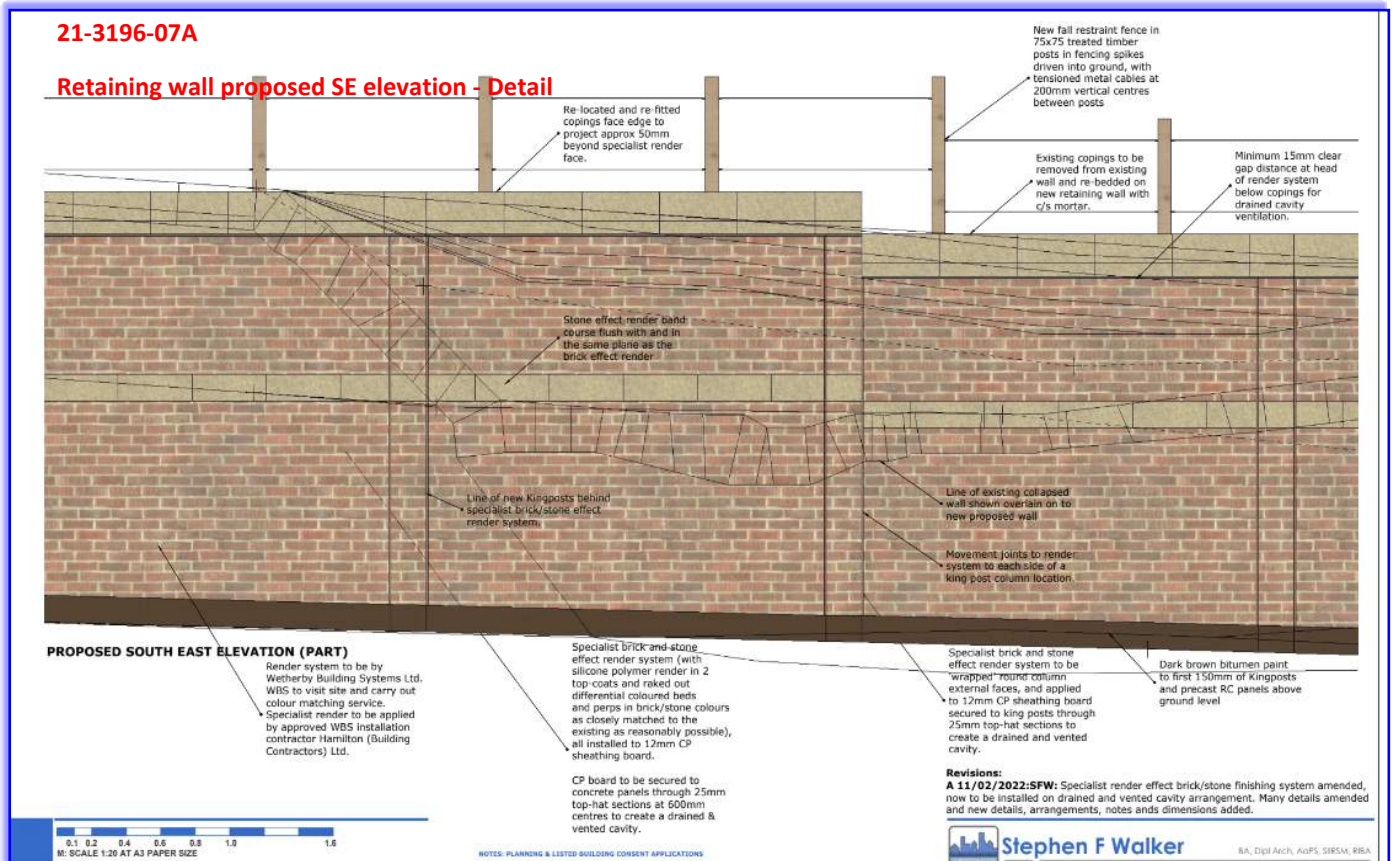
5.2.2 Drawing 21-3196-02A showing proposed site plan and new retaining wall showing NW boundary



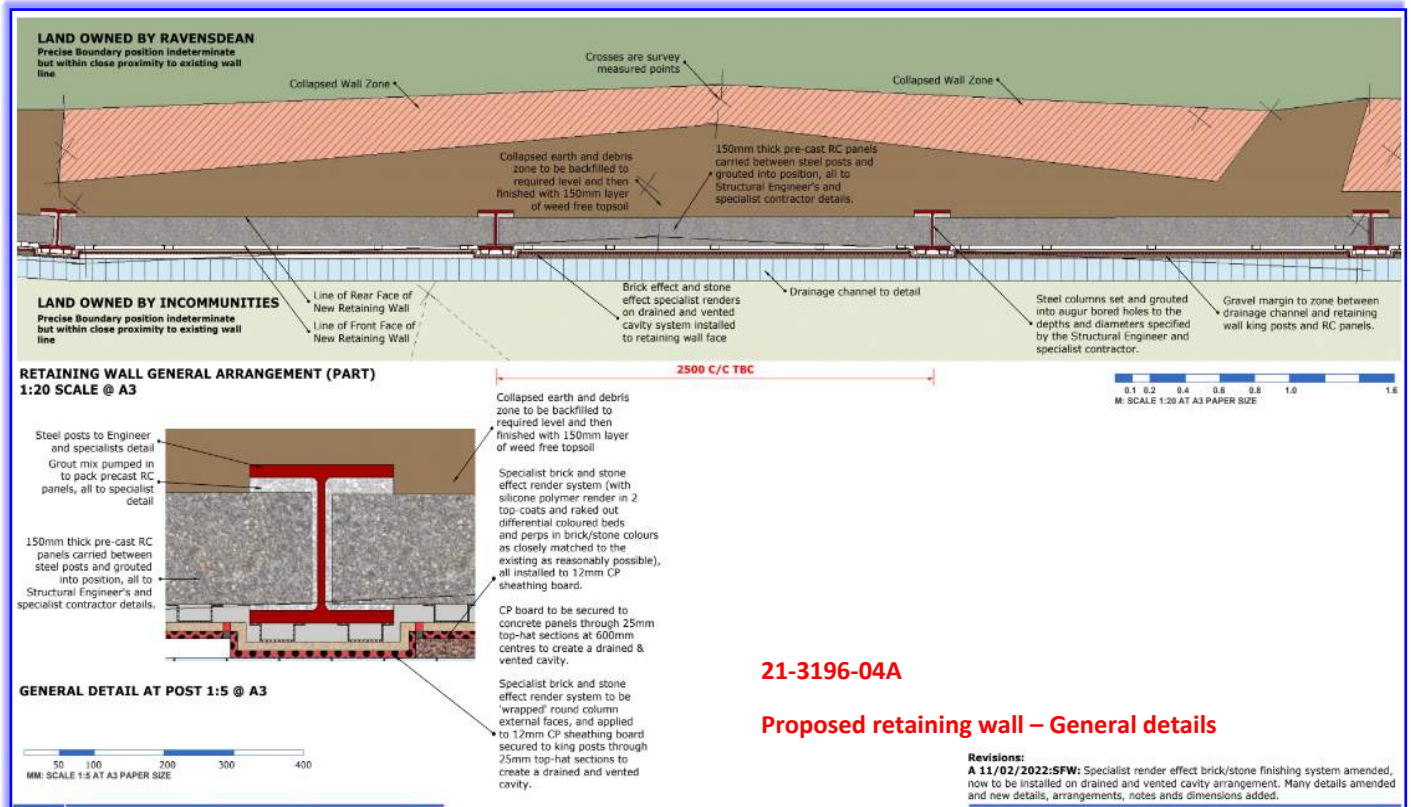
5.2.3 Drawing 21-3196-06A showing existing and proposed elevations with Kingpost system, brick/stone render and fall restraint



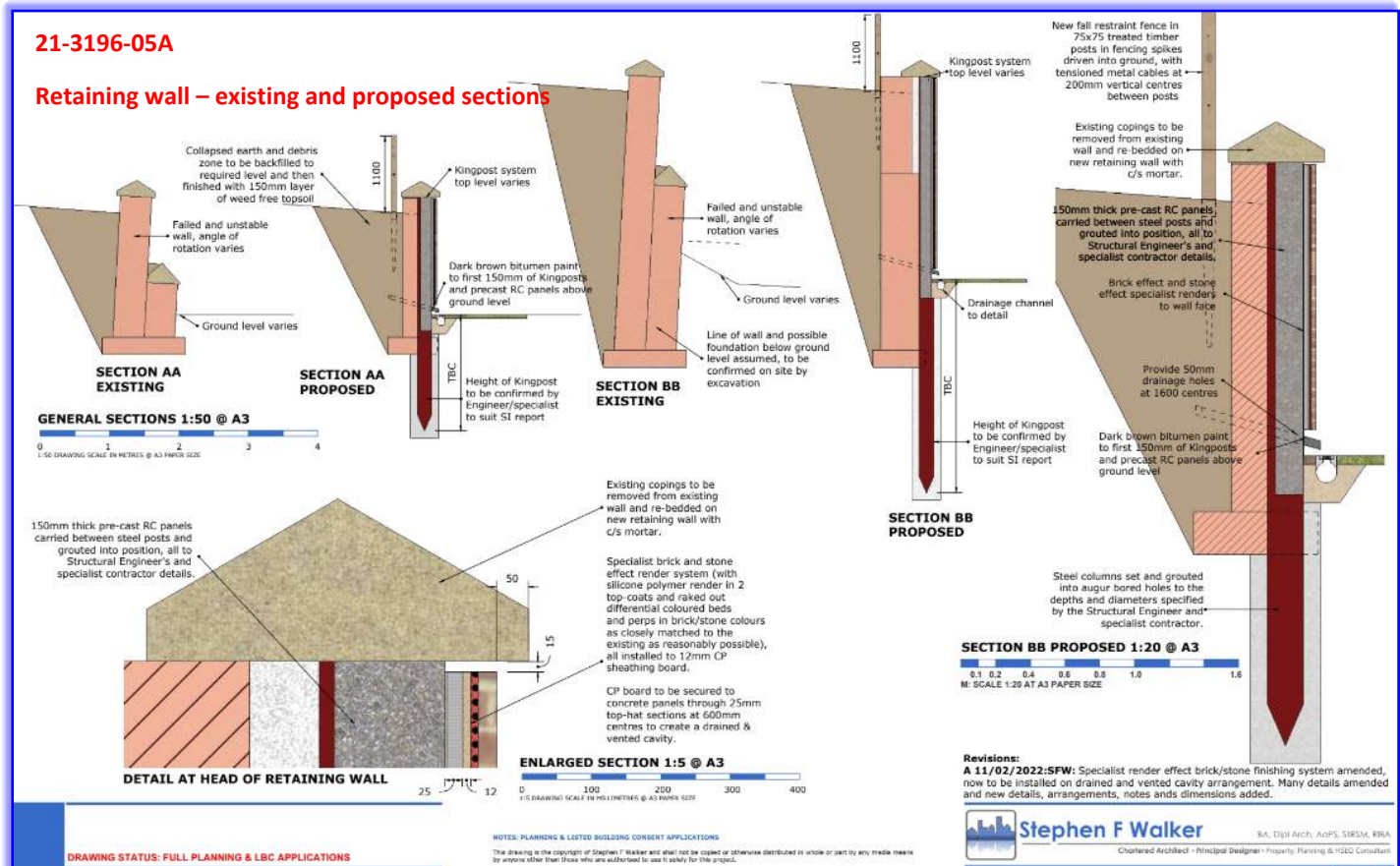
5.2.4 Drawing 21-3196-07A showing details of proposed finish



5.2.5 Drawing 21-3196-04A Plan detail of proposed retaining wall



5.2.6 Drawing 21-3196-05A section detail of existing and proposed



5.3 Professional consultations (in addition to Architects assessment and project drawings)

5.3.1 Engineers report

Submitted with Planning Application.

5.3.2 Biodiversity ecology report

Aligned with LP30 Biodiversity & Geodiversity. Submitted with Planning Application. Nothing of note.

5.3.3 Arboricultural survey

Aligned with LP LP30 Biodiversity & Geodiversity. Submitted with Planning Application. Nothing of note.

5.3.4 Topographical survey

Submitted with Planning Application.

5.3.5 Geotechnical report

Submitted with Planning Application.

5.4 Planning consultation

Pre-planning consultation has not been sought.

5.5 Public consultation

This is not a matter for public consultation, however the Adjoining Owners at Ravensdeane are aware of the overall proposals which will be further described to them by N1 notice. A Party Wall Agreement process with those owners is to be commenced following submission of this application.

5.6 Overshadowing and overlooking

The proposals will have no effect upon existing building and elemental relationships and consequently no effect upon overshadowing and/or overlooking.

5.7 Access Statement

The application does not relate to proposed works to the internal or external fabric of the building and therefore no changes are proposed to the existing access arrangements.

5.8 Sustainability

LP1. The proposals will have no appreciable effect upon sustainability.

6 Further information and contact details

For clarification of any points referred to in this report or the submitted application content please contact the Agent direct:

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Signed:

Agent

03/02/2022

