Consultation Response from KC, Conservation

2022/90873 Trafford House, 11, Halifax Road, Edgerton, Huddersfield, HD3 3AN

Listed Building Consent for remediation of existing boundary wall with King-Post system, re-location and re-seating of existing copings (within a Conservation Area)

Date Responded: 12.04.2022
Responding Officer: Sebastian Pickles
Responding Ref: Edgerton

The site is located within the curtilage of the Grade II Trafford House, 11 Halifax Road (NHLE Reference 1134178). Trafford House is within the Edgerton Conservation Area, which has an areas appraisal.

Trafford House falls within Character Area 1. As set out in the appraisal, the area forms the core of the Edgerton Conservation Area and includes lands on the northern and southern side of Halifax/ Edgerton Road. The buildings within the area are predominantly large, detached properties set in generous landscaped grounds and therefore the density of development is low. The properties are generally set back from the road, mostly partially screen from view by mature vegetation, with gardens defined by boundary walls.

In the specific case of Trafford House looking at the historic mapping the site has seen little change. The main change within the grounds is that the former garden area to the front of the property is now tarmacked and this has also seen the removal of a series of mature trees to the front boundary.

The focus of the application is the boundary wall which runs to the north of the site between Trafford House and Ravensdean.

Having visited the site and reviewed the submitted Heritage Statement it is clear that a section of the wall is in a poor state of condition. Looking at old street view images it is clear that the section of wall has been the subject of low management, with large amounts of vegetation being allowed to grow around on and in the wall. The images from 2008 show the wall being entirely obscured by vegetation. The section of wall is a retaining wall to a bank of earth which also holds a number of young semi-mature and mature trees. The planting does form a part of the landscaping.

The submitted statement seems to suggest that the wall is a more recent addition and is of less significance, mainly owing to the fact that it is constructed in brick which is not a common material to the area. While this is true, the use of brick is shown to be used in more discreet areas and also for boundary walls. It is fair to say that looking at the construction of the wall there are differing phases and there are some element which are more of the early 20th century, however the earliest sections do appear to be handmade soft brick which are constructed in garden wall bond. The statement also noted section of the wall being finished with saddleback coping stones.

The detail sets out that several options have been discounted. There does not appear to be a record of prior discussions with the Conservation department to discuss the works. The proposed seeks to do minimal works in terms of repair to the existing wall, however are proposing the use of King-Post system which is effectively the use of reinforced concrete system with anchored points. The exterior would be treated with a special brick and stone render system.

The intention is to try and replicate some form of detail, however given the existing wall is of handmade brick this will not be replicated.

The section of wall is clearly visible from the road and front public walkway. The works are also proposed within the immediate setting of the Listed House. The proposal would see an element instated which would clearly be seen as an imitation. While a specialist render may be applied, this will never have the same visual impact as the use of handmade brick and natural stone. Consideration must also be given that such a system would not weather and age in the same way as natural materials.

Overall, while understanding the concerns of the applicant, Conservation are unable to support the proposals. The use of such a system would create a feature which would be incongruous to the setting of the Listed Building and the Conservation Area. We accept that there is a need for the issues to be addressed, however we do not consider that this to be an option which can be supported.
We consider that while attempting to replicate detail, the proposed would be conflicting of Policy LP35 of the Local Plan.

The proposals would create a stark imposing form which would not weather and create a visual imposing form which is not sympathetic to the setting of the Listed Building of character of the area and would therefore conflict with Policies 66 and 72 of the Planning (Listed Building and Conservation Areas Act.

As set out we accept that the section of wall needs addressing, however the chosen approach cannot be supported and would have a negative and harmful impact on the setting of the Listed Building and Edgerton Conservation Area.

We would welcome further engagement and discussion.