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PLANNING,
HERITAGE
STATEMENT

GRANNUM LODGE, 6 EDGERTON ROAD HUDDERSFIELD

Job Ref: 2759

REVISION A 12/09/2022

Report changed to allow for impact of replacement window. Changes shown **highlighted**.

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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the creation of an ensuite and dressing area at Grannum Lodge, number 6, Edgerton Road, Huddersfield.
2. The building is Grade 2 listed and sits within the Edgerton 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 James Fearnley BSc(Hons) MArch 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 number 6, which forms part of Grannum Lodge along with number 6A which does not form part of this application.
6. The listed building is recorded as grade II and is described by Historic England as *—EDGERTON ROAD 1. 5113 (North Side) Edgerton Nos 6 and 6A (Grannum Lodge) SE 1317 27/478 II GV 2. Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched tile roof. 2 storeys and attics. Stone brackets to eaves. 1st floor string. Centre of composition is a 3-storey tower with machicolated and modillioned eaves cornice. String. Ground floor has door with 6 moulded panels and stilted pointed arch on colonnettes with crocketed capitals. Gabled portal with chamfered 2-centred arch on columns with crocketed capitals. 1st floor oriel with mullion and transom window, each light with cusped plate tracery, stained glass and glazing bars in geometrical patterns: hipped stone roof. 2nd floor has 3-light window with cusped lights, colonnettes and hoodmould. At north end is a semi-octagonal, hipped roofed projection with 2-light stone mullioned windows, lights on ground floor separated by colonnettes with crocketed capitals. Between this and tower is one range of 2-light stone mullioned windows. To south of tower is one 2-light stone mullioned window on 1st floor, 2 tripartite sashes on ground floor, each pair separated by colonnette with crocketed capital, and each pair crowned by 2-centred relieving arch and hoodmould, tympana with blind traceried panelling. Attic dormers with tile-hung cheeks, pitched tiled roof, wooden finials, and trefoil-headed sashes. Flight of 14 steps up to door of No 6, flanked by parapets with chamfered coping.*

7. The site dwelling was originally semidetached, however was subdivided at a later date. 6A is shown on 1960s historic mapping.
8. The internal area which is the focus of the application is off the main staircase and under an archway. The cluster of accommodation here currently forms a master suite off the corridor, with main bedroom, small WC vestibule and dressing area. The existing floor plan has been submitted along with the application.
9. The corridor is finished in a higher order, with more intricate skirting boards, architraves and cornice.

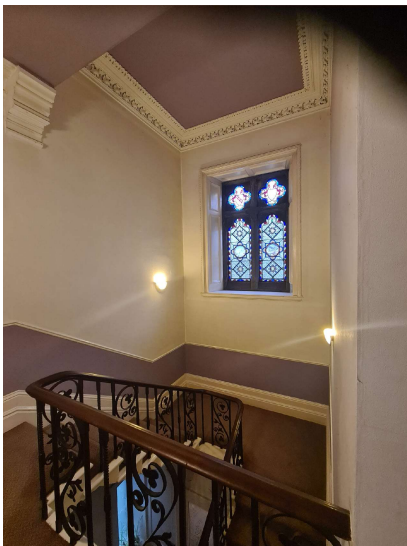


Fig 1.

Shows main staircase with intricate coving, double profile skirtings and metal railings supporting hardwood molded rail. The hallway is illuminated with a stained-glass light which externally forms an oriel.

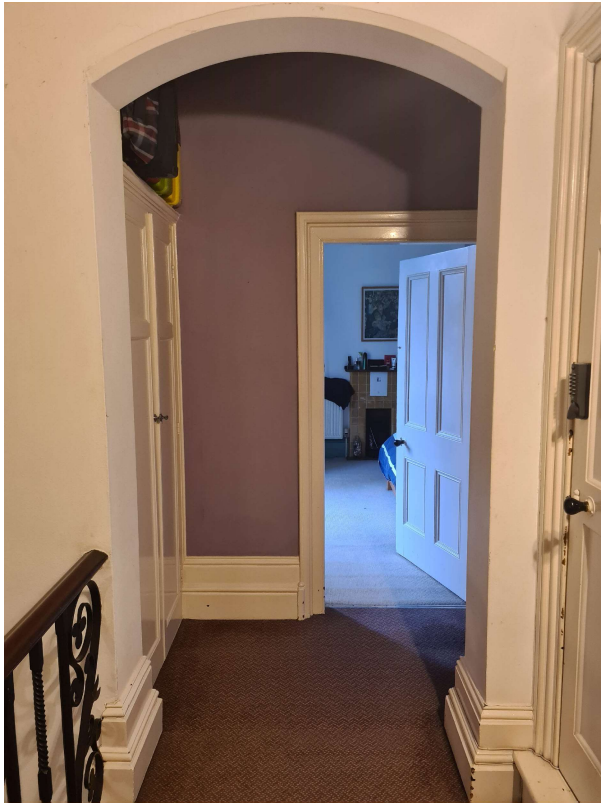


Fig 2.

From landing to area of development. The master bedroom room cluster is found off the stairs under an arch.

Fig3. (Below)

Skirtings and architrave detail of master bedroom doorway off corridor.



Fig 4.

Existing linen cupboard in return adjacent archway and bedroom.



Fig 5.

Doorway to WC and dressing room off corridor.



Fig 6.

Coving in corridor.



Fig 7.

Coving and picture rail within dressing room.

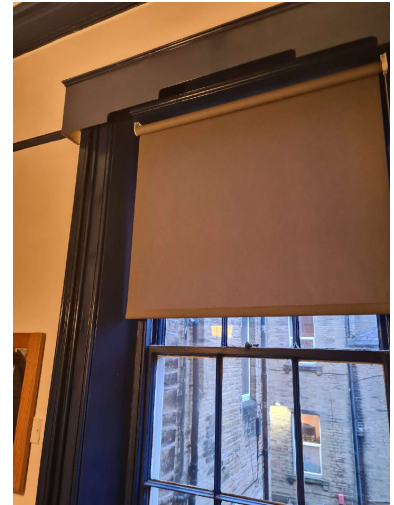


Fig 8.

Sash window with boxing and surround in dressing room.



Fig 9.

Wide angle shot of dressing room.



Fig 10.

Wide angle shot of bedroom.



Fig 11 & 12.

Skirting board and cornice to bedroom



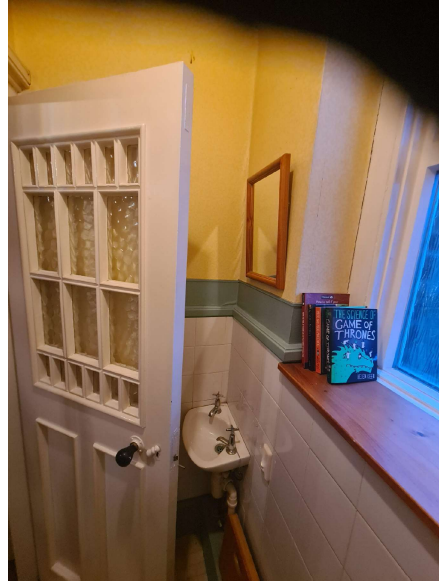
Fig 13 & 14.

Window to master bedroom with existing secondary glazing. The window is in poor condition following a review and is to be replaced.



Fig 15.

Existing WC finished in modern tiles and with modern pipe boxing to drains.



SECTION 3: PROPOSED DEVELOPMENT

10. This planning application seeks to create a new ensuite bathroom within the existing corridor space.
11. The proposed ensuite has been designed to be visually concealed from the corridor by replicating the linen cupboard arrangement shown in fig 4. The proposed ensuite ceiling will be formed with a bulkhead over this linen cupboard leaving the existing cornice within the corridor undisturbed.
12. The ensuite has been designed to allow for the incorporation of the existing WC vestibule allowing for the retention of all architrave and original doors, including the Flemish obscure glazed door to the existing WC.
13. All areas of wall which are to be tiled are to be built off the existing walls allowing for a cavity which allows for the retention of the skirting boards.
14. Within the dressing room there is new proposed bespoke wardrobes and dressing tables. All items of custom joinery within this space are to be scribed and installed around existing joinery items.
15. The existing window to the master bedroom is to be replaced. The proposed replacement unit will match the existing profiles and finishes, however, will be fitted with low profile double glazing. The proposed window will be painted white to match the existing.

SECTION 4: HERITAGE IMPACT

16. The proposed development is mostly internal, with no visual impact on the external appearance of the building.
17. The existing window has been measured by a reputable local firm and the profiles have been taken to exact details. The replacement window will be identical to the existing. The only change to the windows will be the introduction of low profiled double-glazed units. These units will have black spacer bars and will be near indistinguishable to most.
18. The proposed development has been designed where possible to retain historic features. Where the exposure of such items is not possible they have been concealed. No historic building fabric is to be removed as part of this proposal. This allows it to be exposed and the original layout reverted in the future.
19. The proposed ensuite ensures retention of all historic fabric, and similar development has been carried out on similar listed buildings.

- 20. The proposals have a negligible impact on the listed building or its setting within the conservation area.
- 21. The proposed development allows the house to offer a more modern attached ensuite which will allow the existing owners to remain in the house as stewards.
- 22. The proposed replacement window will allow the building to be more energy efficient by reducing heat lost through the existing windows.

SECTION 6: KIRKLEES LOCAL PLAN (PLP35) AND NATIONAL PLANNING POLICY
FRAMEWORK (NPPF)

- 23. 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.
- 24. 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.
- 25. 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.
- 26. The site is identified within the Local Plan as being within Huddersfield Town Centre Conservation Area.
- 27. The Local Plan explains it is not necessary to preserve every detail of a conservation area, but there should be care in the control of new development to ensure that the appearance of the area is not affected in a way that would diminish its value.
- 28. Policy PLP 35 from the local plan states...
 - "1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should conserve those elements which contribute to its significance. Harm to such elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset (or an archaeological site of national importance) will be permitted only in exceptional circumstances.

SECTION 7: CONCLUSION

29. The proposed alterations are limited in scale and retain all existing building fabric and detail. The proposal allows the building to be reverted to its current form in the future if desired. The retention of these elements ensures the protection of irreplaceable craftsmanship.
30. The proposed alterations are small in nature and create a more modern layout. The proposed alterations will be carried out by a quality contractor with traditional detailing. These alterations represent a significant investment into the property allowing it to be preserved for the future.
31. The proposed replacement window will offer an upgrade to the thermal and acoustic quality of the house, which is more important than ever with the ongoing climate crisis. The windows themselves will be identical in profile, style and operation to the existing, and will not create any distinguishable difference to the property.



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