

Consultation Response from KC, Conservation & Design
2023/91531 Edgerton Villa, 22/24, Edgerton Road, Edgerton, Huddersfield, HD3 3AD
Listed Building Consent for alterations to convert offices to 7 flats (within a Conservation Area)
Date Responded: 14.12.2023
Responding Officer: Sue Brooks
Responding Ref: HUD 27/489

Edgerton Villa is a Grade II listed detached villa dating to the mid-19th century and within the Edgerton Conservation Area. The building was recently used as offices and has previously been used as a school building. The original house is a pitched roof building constructed in hammer-dressed stone with ashlar dressings and quoins, a central doorway and three ranges of windows, some with surviving sashes and one bay window. To the right is a late 20th century extension also in hammer dressed stone with a similar window configuration. The rear elevation is rendered with a metal fire escape.

The application proposes to convert the building into 7 apartments, with internal and external alterations. The Conservation and Design Team supports a proposal which converts the building into apartments and provides a sustainable use for Edgerton Villa. Following negotiations, amendments and clarification has been submitted and where details are limited conditions are recommended below.

General

- Internal wall insulation and a plasterboard skim is proposed to the internal face of all external walls, with architraves and skirtings removed and reinstated. Internal wall insulation is a Building Regulations consideration rather than a requirement in a listed building and therefore thermal upgrades should be carried out sensitively to protect the significance of the building. We have no concerns about internal insulation within the extension at the east end of the villa, however, with the historic building the linings need to be limited to walls of low significance and this needs to be made clear, with details submitted to show the extent of insulation within the building, impact on architectural details and the breathability of the lining. We recommend that a condition is applied, requiring details to be submitted for approval.
- Insulation and floating floors were originally proposed to the ground and first floors. The applicant has confirmed that this is now only proposed within the 1980's extension and therefore this is acceptable as this part of the building has no significance.
- Replacement of all internal doors with 6 panelled timber fire doors. Following negotiations, the applicant proposes to re-use original doors within the flats where fire doors are not required. This is acceptable, subject to the retained historic doors being fitted into existing historic openings.
- Some alterations to the internal layout are proposed, with changes to the position of internal doorways to create independent flats. Where historic internal doorways are infilled, architraves should be retained in the hallways so that the historic floorplan can be understood.
- Internal partitions – some alterations to the internal layout are proposed, with existing modern partitions removed and replaced with new partitions in different positions. Historic walls are retained and therefore this has no impact on significance.
- Secondary glazing is proposed within the climate change statement and is acceptable, subject to a sensitive design which protects the historic fabric and significance. As no information has been submitted, we recommend that a condition is applied requiring details to be submitted for approval. This includes fixing details, frame design, openings lights and ventilation provision. The rear bay windows within flats 2 and 4 are particularly sensitive as the internal face of the

mullions and transoms are fine ashlar stone. Any frame fixings must be into mortar joints and not drilled into the stonework, and frames must be in line with the structure so that they are not visible from outside.

- The application form states that no changes are proposed to the existing windows, however, this has been amended and new windows are shown on the proposed drawings – one on the rear of the lower ground floor level, and the replacement of a modern window on the front elevation above the front door. We recommend that a condition is applied requiring details to be submitted for approval.
- No details of extract vents for fans and cooker hoods have been submitted. We recommend that a condition is applied requiring details to be submitted for approval. No vents shall be installed on the historic front elevation.

Ground floor

Flat 1

- A false ceiling is proposed below the covings to provide soundproofing and fire protection. As the ceilings within this flat are not overly ornate, this is acceptable subject to the intervention being fixed carefully and fully reversible, with no damage to the architectural details such as covings. We recommend that a condition is applied accordingly.

Flat 2

- Living/ dining room – The ceiling in this room is ornate and must remain exposed, without a suspended ceiling installed below. The applicant confirmed that this will be retained, with an intumescent paint treatment applied to achieve the necessary fire protection. We recommend that a condition is applied requiring details to be submitted for approval.

First floor

- A new doorway is proposed on the first-floor landing to provide a private apartment entrance. The impact on significance will be low, subject to the frame being simply designed and set behind the decorative archway, with no fixings into the arch. We recommend that a condition is applied requiring details to be submitted for approval.
- Replacement of rear fire door in the east wing. No details have been provided and therefore we recommend that a condition is applied requiring details to be submitted for approval.

Conclusion

The Conservation and Design Team supports a proposal to sensitively convert the building into residential use, subject to the agreed amendments, the comments above and the conditions below. The slight harm caused by the proposed alterations, including providing thermal and sound insulation and minor alterations to the layout of the interior, leads to slight harm to the significance of the listed building. Interior detailing such as the ornate ceiling and substantial fireplace in flat 2 are retained and the historic floor plan will still be understood where doorways are infilled to create private apartments. The slight harm is outweighed by the public benefits of bringing an underused building back into a viable and sustainable use and reinstating missing architectural details including a traditional sash window on the front elevation.

Recommended conditions

If the application is supported, we recommend that the following conditions are applied to ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

- Wall insulation - notwithstanding the information submitted, internal wall insulation shall be limited to areas of low significance and shall be permeable to avoid the build-up of moisture. A 1:10 section of the proposed insulated wall build-up in each room within the historic building (not including the extension) showing the impact on covings, architraves, and skirtings, and 1:100 floor plans showing the extent of proposed insulation, shall be submitted for approval prior to this element of the work commencing.
- Floating floors - where required, new floating floors shall be limited to the extension and shall not be installed within the historic part of the building.
- Doors - where existing historic internal doors are replaced with fire doors to the entrances of the flats, the new doors shall replicate the existing in terms of design and materials, and the existing doors shall be re-used in existing openings within the building.
- Internal layout - some alterations to the internal layout are proposed, with changes to the position of internal doorways to create independent flats. Where historic internal doorways are infilled to create independent apartments, the historic architraves should be retained on the communal hallway side of the walls so that the historic floorplan can be understood.
- Secondary glazing - Notwithstanding the submitted plans and information, full details of secondary glazing units (joinery details at 1:5 and elevations at 1:20) shall be submitted to and approved in writing by the Local Planning Authority before their installation. This shall include fixing details, frame design, openings lights and ventilation provision. Frames shall be in line with the structure so that they are not visible from outside, and any frame fixings within the rear bay windows shall be into mortar joints and not drilled into the ashlar stonework. The development shall thereafter be completed in accordance with the approved details and thereafter retained.
- New and replacement windows - notwithstanding the submitted plans and information, full details of new windows (joinery details at 1:5 and elevations at 1:20) shall be submitted to and approved in writing by the Local Planning Authority before installation of new windows. Submitted information shall include the glazing type, materials, profiles, colour, opening light configuration, depth within the reveals and fixing details. Double glazed units shall be slim in section with black spacers. Trickle vents and friction hinges shall not be permitted. The development shall thereafter be completed in accordance with the approved details and thereafter retained.
- Extractor vents - No works to install external extractor vents shall take place until full details have been submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out in complete accordance with the approved details and shall be retained thereafter.
- Flat 1 ceiling - false ceilings installed within flat 1 shall be fixed carefully to avoid damage to the architectural details including covings and shall be fully reversible.
- Flat 2 ceiling - details of the intumescent paint treatment to the ceiling of the living/ dining room

in flat 2 shall be submitted for approval. Details shall include the finish, colour and texture.

- New doorway behind the archway on the landing – Details, including fixing details and design with joinery details at 1:5 and elevations at 1:20, shall be submitted for approval prior to installation.
- Fire door replacement – Details of the replacement rear fire door in the east wing shall be submitted for approval.