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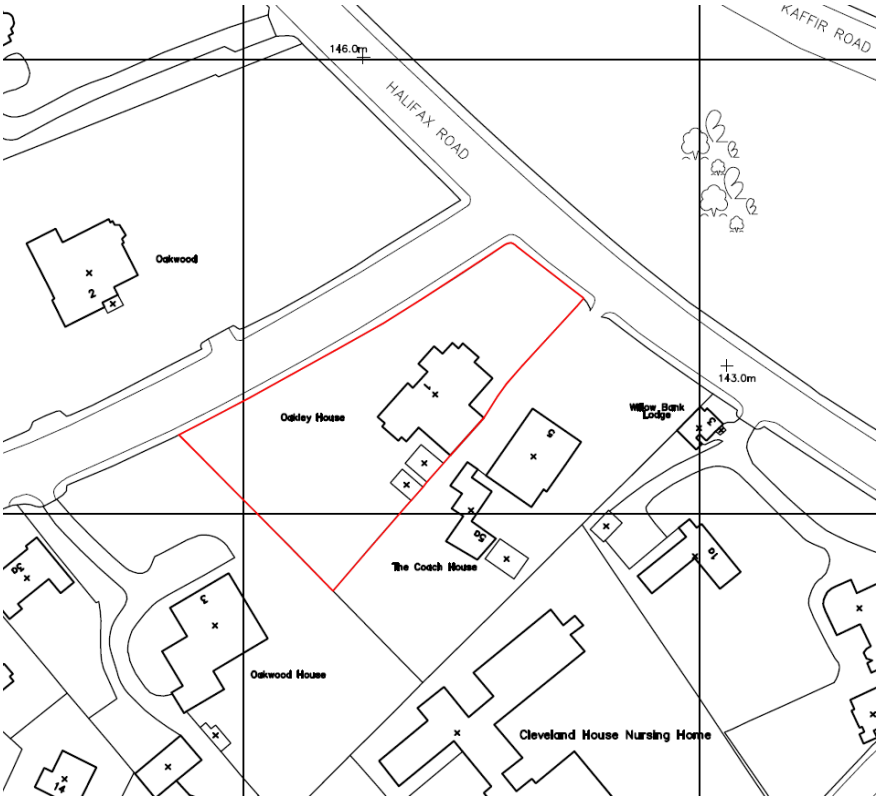
(23/C23)

HERITAGE STATEMENT

**PROPOSED COACH HOUSE
AT OAKLEY HOUSE,
HUNGERFORD ROAD, EDGERTON**

Location

The application site is situated at the junction of Halifax Road and Hungerford Road within the Edgerton Conservation Area.



Description

This application is a resubmission of existing application no. 2020/62/91253/W, which is due to lapse on 23rd September 2023, which in itself was a resubmission of approval nos. 2017/90803 & 2017/90855.

Oakley House a Grade II listed building which was first listed 29th September 1978 under list entry number 1313912. Its listing description reads as follows:

"Mic C19. Hammer dressed stone. Ashlar dressings. Pitched slate roof. Ornamental cresting. Coped gables. 2 storeys and attics. Strings. Battened plinth. Irregular plan. Buttresses at

corners. Casements with flat ashlar lintels, and shallow 2-centred chamfered relieving arches. Planked doors in moulded 2-centred arch with hoodmould. Garden front has shallow oblong 2-storey bay with hipped fish-scale tile roof. Picturesque composition. Little carving."

The building is currently occupied by our clients who are a leading firm of Huddersfield Solicitors with various branches in the locality. The company has expanded significantly in recent years and now requires additional floor space in its head office at Oakley House. Rather than re-locate, the company has concluded that the additional floor space should be situated in a new detached building constructed in the form a Coach House design to empathise with host building.

Basis for Assessment

The building is situated in Character Area 1 as designated in the Edgerton Conservation Appraisal document. In the Character Area 1 map contained within the document, the application site is designated as a building that makes a positive contribution to the Conservation Area in addition to its listed building status.

In preparing this Heritage Statement, we have referred to the following National Policy and Guidance:

National Planning Policy Framework:
NPPF 2021:12 – Achieving well-designed places
NPPF 2021:16 – Conserving and Enhancing the Historic Environment

Historic Environment Good Practice Advice Planning Note 3: The Settings of Heritage Assets, published by Historic England.

and the following Policies contained within the Local Plan:-

LP24 – Design
LP35 – Historic Environment

Assessment of Significance

Oakley House is set back from both Halifax Road and Hungerford Road within its extensive grounds, which are elongated rectangular in shape with the longer frontage facing onto Hungerford Road and sloping down towards Halifax Road. The boundaries are lined with mature trees, self-seeded trees and various shrubs that screen the majority of the building from the road side views. The south-east elevation is situated against the south-eastern boundary.

Access to the site is gained from Hungerford Road, where 2 distinct access points can be seen. The lower point is partially screened by surrounding trees and is of a more discreet character than that of the higher level access which does not have any obvious physical relationship with the lower level.



Contribution of Setting to that Significance

The setting of the building formed by the curtilage visually reads as almost two separate areas when viewed from Hungerford Road. The lower level with Oakley House and its surrounding trees and the Higher level which is more open and dominated by a car park.

There are no buildings to the north of Oakley House, along the Halifax Road frontage, this is dominated by a stone boundary wall and trees along the street scene. Immediately adjacent to Oakley House is a Grade II listed building, located at No. 5 Halifax Road, built in the 19th Century, this building is of a very similar Architectural style to Oakley House and is also screened by trees on all boundaries.

To the south west boundary is Oakwood House, also Grade II listed. The building itself is set in generous and heavily landscaped grounds, this building does not read visually as part of the setting of Oakley House because of the dense tree and shrub planting which exists on the common boundary.



Assessment of Impact on Significance / Heritage Impact Assessment

The proposal comprises of a single storey coach house with rooms in the roof space. The building will be constructed using materials that will match with those used on Oakley House. The volume of the proposed building will be smaller than Oakley House and significantly subservient to it.

The initial designs were to link the existing and new buildings together and utilise as much space along the eastern boundary to create a long and substantial building to accommodate and futureproof the expansion of the business. Following consultations with Kirklees Planning and further feasibility studies undertaken by the design team, we have reduced the building considerably to a more modest design which emulates that of a Coach House which would have been built at the same time as the host building and used as a coach house.

The proposed building will be positioned approximately 8m away from Oakley House, and situated at the higher level of the site. Although set above the ground level of Oakley House the new building will be restricted in height with both the eaves and ridge height significantly lower than the host building.

The proposed Coach House design takes a square shape and by using matching materials, the proposals will present the new building as though it was a conversion of an existing building. Also, its significant distance from Oakley House will minimise the impact on the setting of the host building.

The proposed Coach House design has also been designed to avoid any conflict with the existing trees and tree roots.



North West Facing Elevation

Justification

The commercial justification for the proposal is to provide necessary additional staff accommodation, due to expansion, without having to vacate the host building.

The proposed new building provides a solution to the companies' additional floor area requirements without compromising the setting of Oakley House. The placing of a vernacular style building on an existing featureless area within the site would make a positive contribution to the conservation area.

It is also considered that the appearance of the Conservation Area would remain unharmed as a result of the proposal, the proposed building would be relatively small in scale and of a reduced height in comparison to Oakley House. It would be sited at South East end of the

existing car park, largely obscured from Hungerford Road by dense planting, from there its impact upon the appearance of the Conservation Area would be limited and leave its overall appearance preserved. There would be no change to existing access points or boundary walls.