

Heritage Assessment Design and Access Statement

Proposed Refurbishment of a Listed Building within Edgerton Conservation Area
Mayfield,
8 Edgerton Road
Huddersfield, HD1 5RB



Heritage Assessment

This document is to be read in conjunction with other documents and drawings submitted as part of the Planning Application.

This application seeks approval for the following –

Refurbishment of a Listed Building within Edgerton Conservation Area

Mayfield is a grade 2 listed building. It was built circa 1864 in the Gothic style as a large semi-detached dwelling. With accommodation over four floors, the main family quarters were on the ground and first floors with staff accommodation on the basement and second floor attic. The building is at present divided into 5 apartments over the top 3 floors with the basement remaining unused.

The current owners live in two of the apartments, the ground floor apartment and Aptmt. 3 on the first floor, which means they have to use the shared stairwell to move between both areas. This is not ideal and whilst the building is too large for the family's requirements as a single dwelling, Fibre Architects have been instructed to investigate the potential to create a building that functions predominantly as a family home with ancillary apartments. This would be more in keeping with the original design of the house, utilising the ground and first floor for the family with the basement and second floor used for apartments. Although internal arrangements would change, there would be no change to the total number of dwellings.

As the application relates to work proposed to a listed building within a conservation area, this heritage assessment has been prepared to understand the elements of the building which contribute to the special character in order to determine the parameters of any potential design decisions.

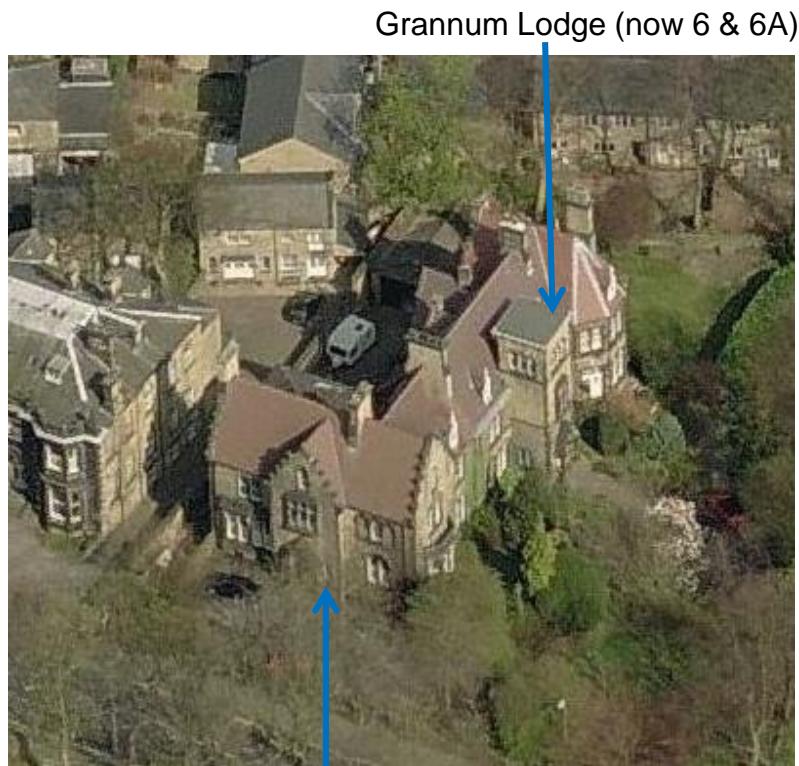
Edgerton Conservation Area Assessment

The character of the conservation area is predominantly that of a leafy Victorian residential area, with large, architecturally interesting, detached buildings set in generous grounds. The trees and landscaping partially screen the buildings creating a sense of open space. The majority of the buildings were built at a similar period (mid to late nineteenth century) and are generally Victorian interpretations of the medieval or classical periods. They are individually designed as set pieces in order to reflect the status of the owner and set them apart from their neighbours. Post WW2, as the larger houses became too expensive to maintain, many were converted to other uses, either to apartments or offices.

Mayfield is a typical example within the conservation area, being a large dwelling of high architectural quality that has been converted to apartments. The main entrance façade can be seen from Edgerton Road where it's width and massing fits in with other houses along the road. It can also be viewed from a distance at the junction of Edgerton Road and Blacker Road with trees and landscaping partially screen the lower floors. Although strictly semi-detached it was designed to be appreciated as one large mansion (alongside Grannum Lodge), which is in keeping with the quality and size of many dwellings within the area. Mayfield in conjunction with Grannum Lodge form an important set of buildings that contribute to the impression of Victorian affluence prevalent within the area.



Site Location Plan



Aerial View

Mayfield

Heritage Assessment

Listed Building Assessment

The listing description highlights the following -

EDGERTON ROAD 1. 5113 (North Side) Edgerton No 8 SE 1317 27/480 II GV 2. Mid C19. Hammer-dressed stone. Ashlar dressings. Pitched tile roof. Crow-stepped gables on moulded kneelers. Stone brackets to eaves. Central (gabled) bay breaks forward slightly and has door with 6 moulded panels and stilted pointed arch on colonnettes with foliate capitals. 1st floor has a 3-light mullioned and transomed oriel, each light with cusped plate tracery, hipped stone roof. 2nd floor has sash with trefoiled relieving arch over. To west of this is one 2-light stone mullioned window on 1st floor. On ground floor are 2 tripartite sashes, each pair separated by colonnette with crocketed capital, and both crowned by parapet with blind trefoil motif. To east of it is a blind cusped pointed arcade of 3 arches (with modern sash in centre one) on 1st floor, and on ground floor, tripartite sash with colonnette with crocketed capital, and jointed relieving arch with hoodmould and blind tracery in tympanum. Garden front has one gable: canted ground floor bay with parapet: tripartite sash on 1st floor, colonnette with crocketed capital and pointed cusped relieving arches with hoodmoulds: 2nd floor has sash with trefoiled relieving arch. One range of 2-light stone mullioned windows to north.

It can be seen from the description that the basis for the listing lies in the architectural detailing of the Southern and Eastern façades. Whilst it is acknowledged this by no means excludes the importance of other elements it does give an indication of the most important elements. Like many other dwellings within the area, this highlights the fact the façades visible either fully or partially from the public realm were prioritised whilst the other façades received a more utilitarian treatment.

The southern entrance façade is the most important and the most visible from the street. The eastern façade forms part of the larger east elevation incorporating Grannum Lodge next door. It is perpendicular to the road with trees and landscaping partially screening this façade from the street and as mentioned above was designed primarily to be seen as part of the entrance façade on approach by visitors to Grannum Lodge. The northern and western façades are utilitarian in comparison.

Externally the building is accessed from Edgerton Road into a parking court in front of the main entrance. There is also a second staff access drive off Edgerton Road leading down the side of the house to the rear court. This area, like the adjacent façades is utilitarian in character, again totally in keeping with other local houses. Adjacent to the east façade is the garden area. This is the only garden space and unusually for a house this size there is no direct access from the house, other than through the main entrance door.

Internally the house has undergone many alterations and has lost many original features. The basement is currently unused and is slowly becoming more derelict. As can be seen from the photographic record, some of the changes over time that have taken place, mainly due to altering the house to apartments, include –

- the separation of the ground floor from the main staircase,
- removal of the staff staircase from basement to second floor,
- addition of partition walls to create smaller rooms,
- Addition of staircase from first to second floor,
- construction of acoustic ceilings between apartments,
- removal of fireplaces, cornices and skirtings.



South façade from Edgerton Road



South and east façades from Edgerton Road



South and east façades from garden with Grannum Lodge on right



Heritage Assessment

As outlined within PPS5, conservation is the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate, enhances its significance. It also recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. In addition, where a proposal has a harmful impact which is less than substantial harm, parties should weigh the public benefit of the proposal, i.e. it helps secure the optimum viable use of the heritage asset in the interests of its long term conservation, against the harm.

These principles are in evidence when reviewing the history of Mayfield. Once the building was no longer sustainable as a single dwelling with large staff quarters, decisions were taken to develop it as apartments. Changes to the internal arrangements and removal of elements of little architectural or historical significance were accepted allowing the building to have a sustainable future as times and attitudes changed. This is entirely consistent with the principles of conservation. However it cannot be denied that when a large dwelling is developed as apartments there is a loss of grandeur, which is accompanied by a subsequent lack of care.

The principle of the clients brief i.e. to return the house to a single dwelling with ancillary apartments is considered very welcome, bringing the building back to a use closer to its original function. Utilising the main ground and first floors as family accommodation enables opportunities to remove partitions and acoustic ceilings and restore rooms back to their original size. The main staircase could also become the family staircase if the rear staircase was reinstated allowing dedicated access to the second floor, which would then allow removal of the first floor modern timber stair. These changes would better reveal the significance of the heritage asset as a large family home.

A fundamental part of the modern family home which is somewhat different to an 1860's family home is the relationship between house and garden. In this specific instance, the only garden is located to the east and at present there is no direct access from living areas to garden. For the building to be sustainable as a family home for the long term, it is imperative that an access is formed to connect the two areas. This could be achieved with the alteration of the dining room window, incorporating french doors in a style sensitive to the original design. This alteration would be to one element within an element within a side elevation which has numerous architectural features and, although any alteration can be considered a loss of an element of heritage asset, it is our considered opinion that it would have an impact which is less than substantial harm when considered against the overall significance of the heritage asset. As outlined above, this situation has been accommodated within the guidance of PPS5. It is our belief that the harm caused is not as great as the benefit gained from the chance to enable the home to function successfully as a family home. This will secure the optimum viable use of the heritage asset in the interests of its long term conservation.



Garden façade consisting of Mayfield and Grannum Lodge



Views of basement interior



Views of basement window internally and externally

Since the building was turned into apartments, the basement, originally kitchen, storage and staff accommodation, has been unused and is slowly becoming more derelict. It's assumed this area was not developed as additional apartments due to the lack of natural light or the expense of internal fit-out. In it's current form this cannot be sustainable for the future and it would be desirable to find a new use for these spaces.

Relocating two apartments from the upper floors to this floor would restore the original hierarchy of accommodation within the house and better reveal the significance of the heritage asset. To work with the stepped garden access above, new windows will be required. This alteration would be to one small element within a large side elevation which has numerous architectural features, and it is our considered opinion that it would have an impact which is less than substantial harm when considered against the overall significance of the heritage asset. As outlined above, this situation has been accommodated within the guidance of PPS5. It is our belief that the harm caused is not as great as the benefit gained from the chance to secure the optimum viable use of the heritage asset in the interests of it's long term conservation.

Conclusion

It is our considered opinion that the proposals to develop the building to reflect the original intent is entirely consistent with the principles of conservation. The changes will better reveal the significance of the heritage asset as a family home with ancillary accommodation and bring it up to date for the modern family which will secure it's sustainability for the long term.

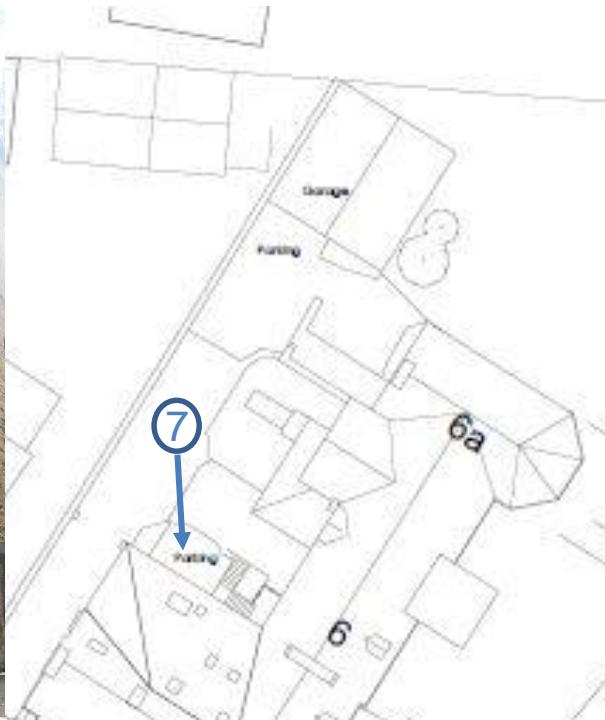
Existing Views



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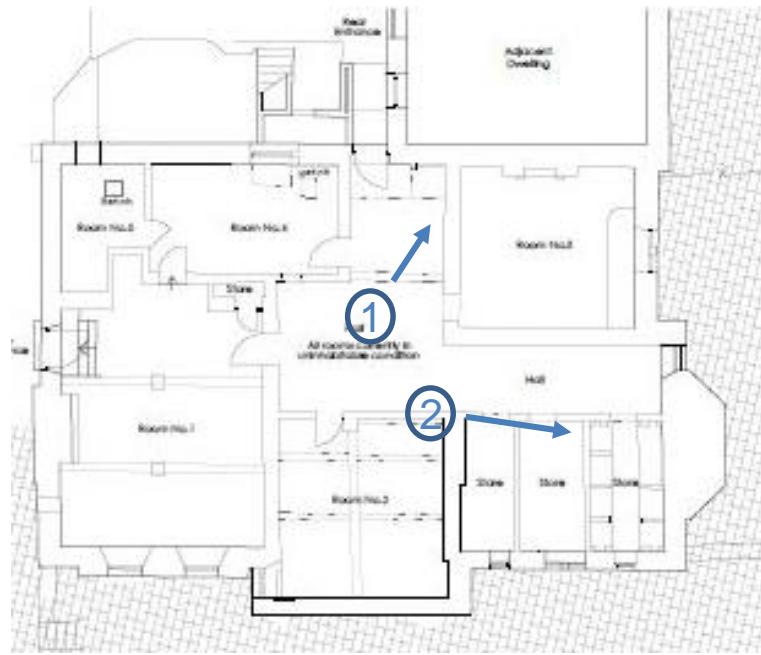


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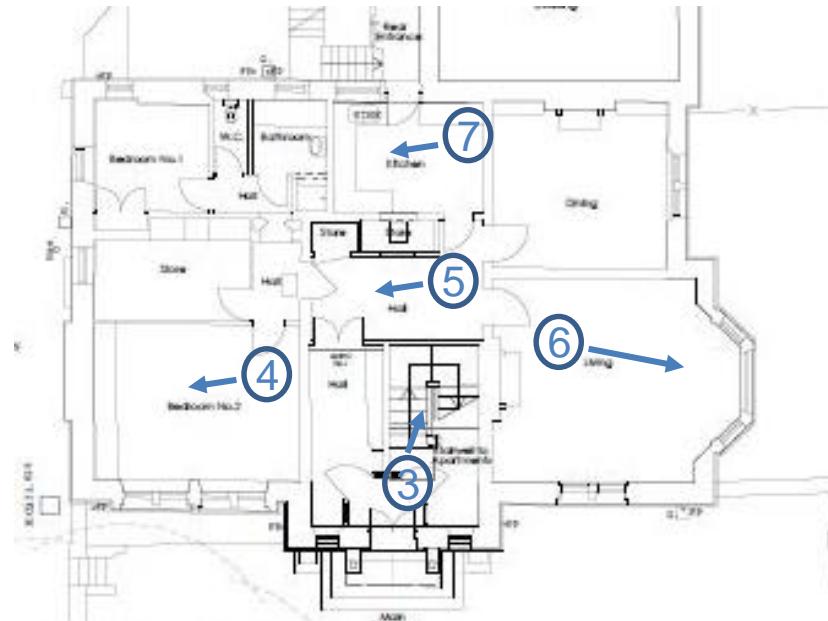
Existing Views



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Lower Ground Floor Plan



Ground Floor Plan



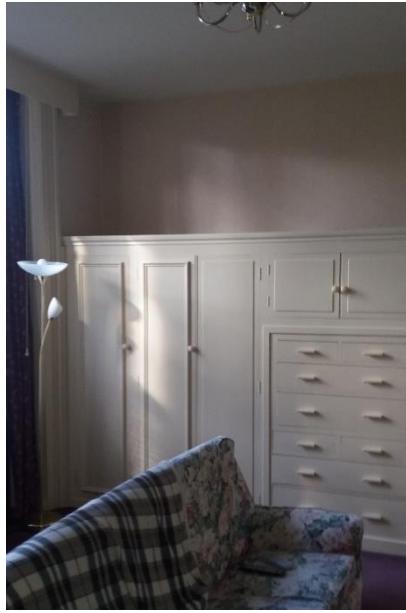
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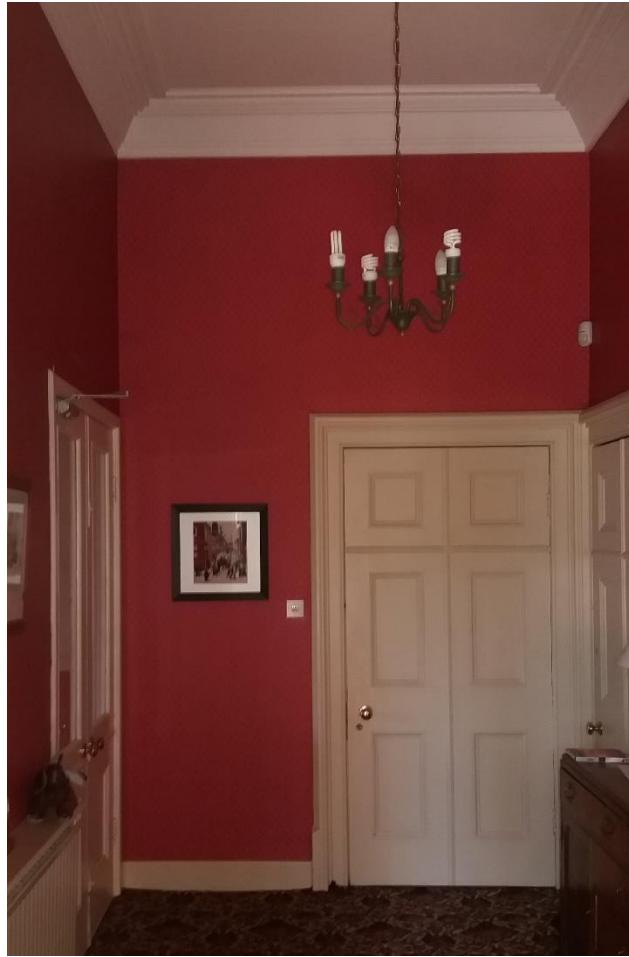
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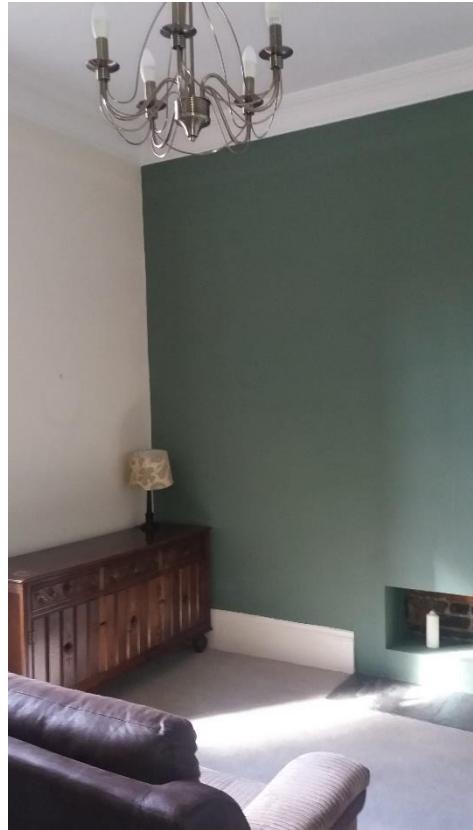


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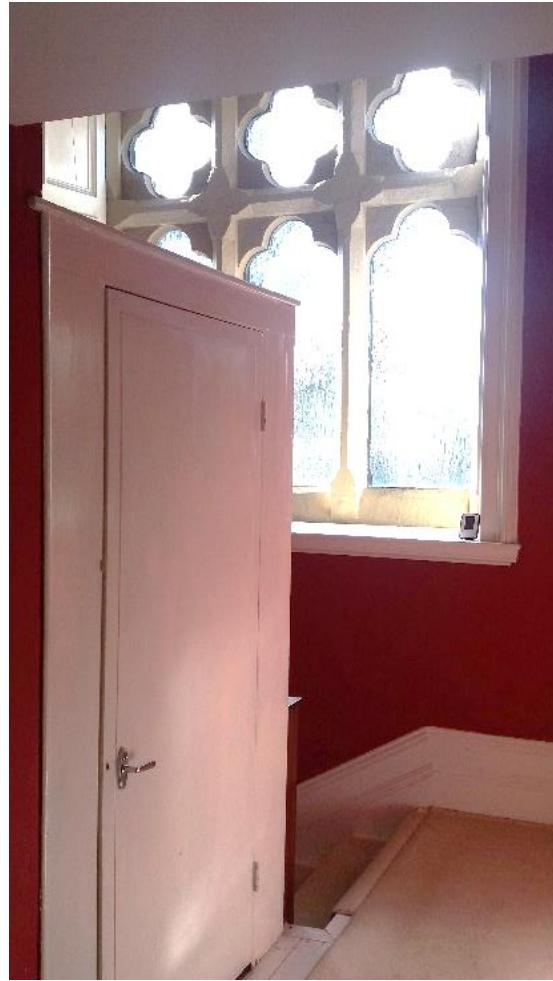
Existing Views



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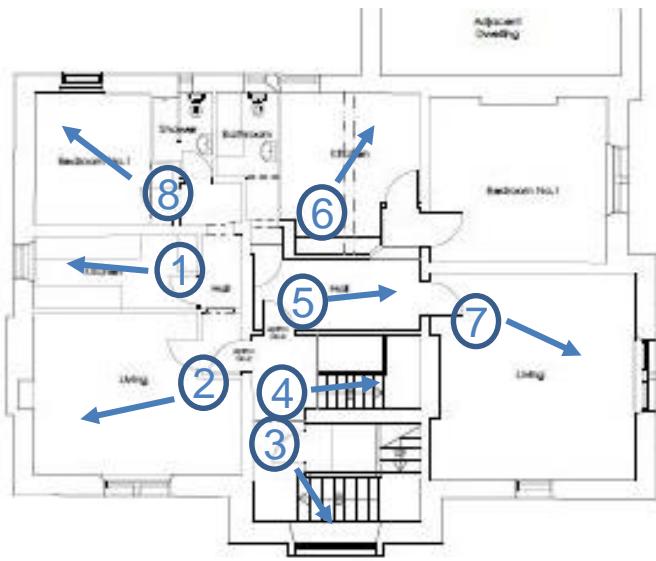
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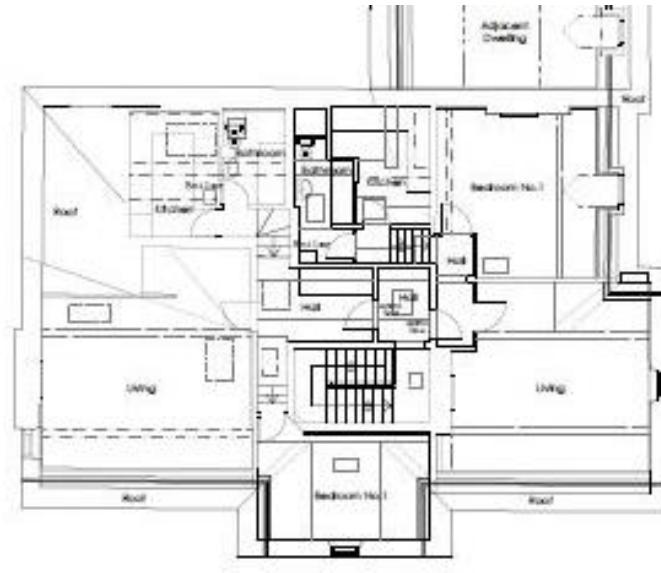
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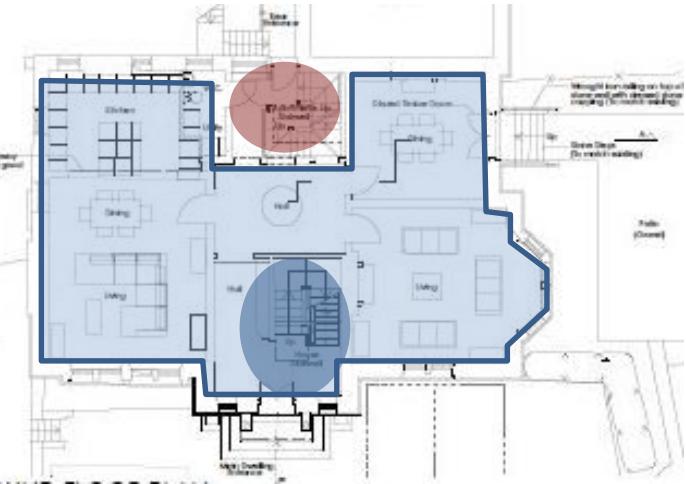


First Floor Plan

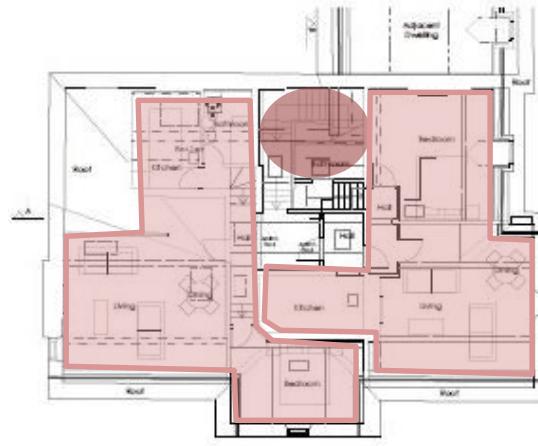


Second Floor Plan

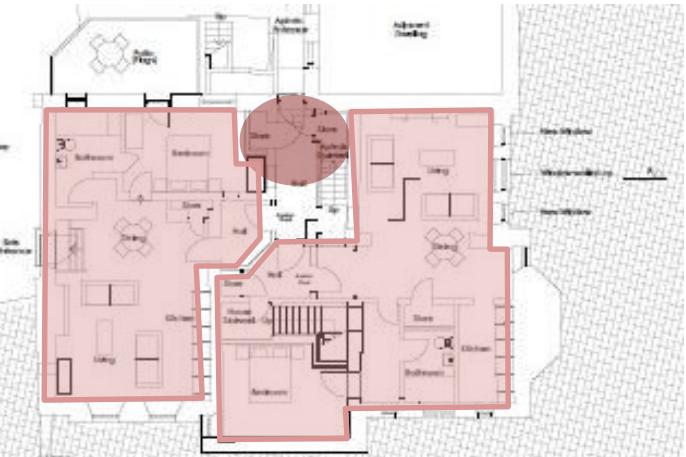
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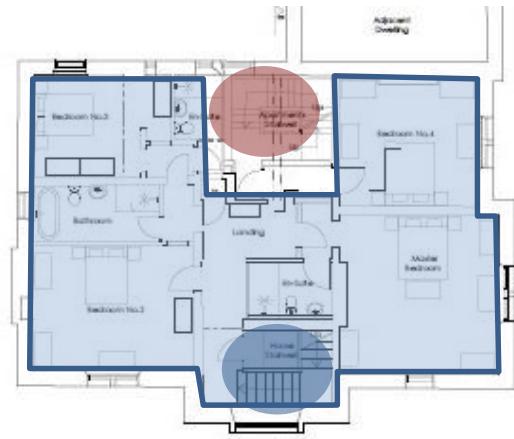
Ground Floor Plan



Second Floor Plan



Basement Floor Plan
Proposed Floor Plans



First Floor Plan

Further to the conclusion of the Heritage Assessment, design development closely followed the recommendations set out. Please refer to the drawings submitted with the application. In summary, to provide the main family accommodation on the ground and first floor (in blue on left), it is necessary separate circulation to the apartments from the main dwelling. It is proposed to reinstate the staff stairwell at the rear of the building (in brown on left). This will allow the apartments on the basement and second floor to have a dedicated access, and in turn enabling the main staircase to revert back to private family use. The first floor timber stair can then be removed again allowing this area to revert back to private family use.

The ground floor proposals entail creating a large family kitchen room. Non original partitions and acoustic ceilings will be removed to reveal the original spaces. On the garden façade it is proposed to introduce French doors within the dining room window to give access to the garden beyond. Directly underneath in the basement, new windows will bring daylight in and views out to allow the new basement accommodation to work as habitable space. These alterations will increase the sustainability of the listed building over the long term by allowing the house to function fully as a modern home..

Currently the building accommodates 5 dwellings with 9 parking spaces and the proposals will retain 5 dwellings with 9 parking spaces so there will be no change to the existing parking layout. A dedicated access to the apartments on the basement and second floor will be through the existing basement door at the rear of the property. The main dwelling will then use the existing ground floor front door.