53 Hall Lee Fold
Lindley

Heritage Statement

Updated May 2024

CONTENTS

INTRODUCTION

LOCATION

EDGERTON CONSERVATION AREA
DESIGN OF AREA

PLANNING POLICY
PROPOSALS
ASSESSMENT
CONCLUSION



Introduction

Kirklees is rich in heritage, in recognition of this there are 60 conservation areas in Kirklees which help preserve and enhance the quality of life in the borough. Conservation in Kirklees has acted as a catalyst for regeneration, helping to diversify the economic base and enhance the character and appearance of the areas, ensuring the heritage of Kirklees is both a historic and economic asset. A conservation area is an ‘area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ (Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990). Conservation areas are recognised for the contribution they make to the cultural heritage and economic well being of the country and to Kirklees. Edgerton was designated as a Conservation Area in 1976 as it was recognised as an ‘area of special architectural or historic interest, the character and appearance of which it is desirable to preserve and enhance’ now and for future generations.

Kirklees Council has a statutory duty to review all its designated conservation areas and their boundaries from time to time, to define and analyse the merit of the designated area. English Heritage have produced guidance on preparing conservation area appraisals and management plans, which has formed the basis of this document in conjunction with local criteria and the guidance contained in PPG15:Planning and the Historic Environment. An area with conservation areas status imposes a duty on Kirklees Council to preserve and enhance the quality and character of a conservation area. Designation as a conservation supports existing development policy in the Kirklees Unitary Development Plan (UDP) to ensure the quality, fabric and character of the area is preserved and enhanced. The relevant policies in the UDP which are supported by conservation area designation

Location

This report has been prepared to support the removal of 2 conservatories and the addition of a rear extension including basement and a front porch. The building is a residential detached house and sits within the Edgerton Conservation Area.

Site Location & Description

53 Hall Lee Fold is a modern detached house at the head of a cul-de-sac.

It is a stock house, built with stone and timber windows. It is set in a good sized garden with mature trees, including an areas of trees protected with a TPO order to the NW of the property.

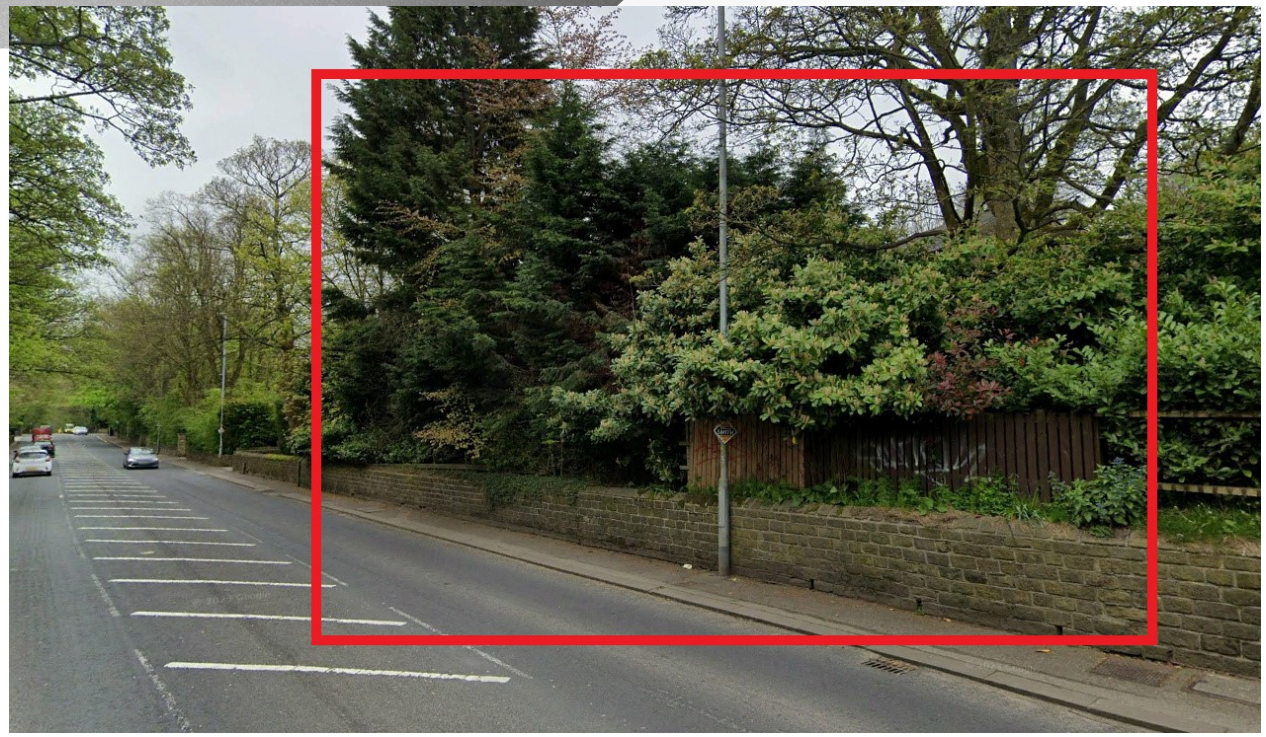
There has been a previous rear extension of a conservatory and prior to that a 2 storey side extension.

A large majority of the houses in the street have been altered extended since their initial construction.



Site Location





From the road to the rear



Property

Edgerton Conservation Area

The Edgerton Conservation Area covers an area which infringes upon a number of the adjacent districts, including Marsh, Lindley, Prince Royd and Birkby. The name Edgerton is probably derived from the fenced farm of Eckhart or Ecgheards farmstead, which is suggestive of a settlement of Anglian origins. The manor of Edgerton was part of the Beaumont's family estate for a considerable time but over the centuries it appears to have been subject to sale, rent and subdivision, particularly as a result of family inter-marriage. In 1629, records indicate that the manor was sold to Sir John Ramsden, an established Huddersfield Family. By the early nineteenth century, the area was in the ownership of the Thornhill family.

The development of the large estates was closely controlled and the 1852 Thornhill Estate Act laid down detailed covenants relating to the development and use of the area. In particular, it stipulated that no trade of any kind would be permitted in Edgerton and that the only properties would be villas. The first edition Ordnance Survey of 1854 illustrates that at this date the area was largely undeveloped, with fields and only a few buildings such as Rosehill, Daisy Lea, Stannil Royd, Edgerton Hill, Birkby Fold and Sunnybank

At this date, there was a limited number of roads: the Halifax/ Edgerton Road which runs the through the centre of the designated area; Daisy Lea Lane which provided access to Daisy Lea and was a route from the adjacent area of Lindley to the Halifax Road; Blacker Lane and Birkby Lane which linked the adjacent area of Birkby to the Halifax Road. At the southern end of the Conservation Area the highways known today as Occupation Road and Sunnybank Road are also evident leading to the building called Sunnybank. The most significant developments in the history of Edgerton and the district came about with the growth of the textile industry as a result of the Industrial Revolution. The new large scale of industry attracted a working population who settled in the Colne valley adjacent to the wool mills. The development of terraced housing in these locations, to accommodate the workers, marked the exodus of the mill owners, wealthy and the landed gentry to those areas of Huddersfield, such as Edgerton, that provided more pleasant surroundings.

At the beginning of the twentieth century development within the designated area had continued at a similar pace. The most notable buildings to be constructed in this period were designed by the architect Edgar Wood, who in 1894 completed Briarcourt on Occupation Road and Banney Royd on Halifax Road in 1902 (Map 5 in Appendix A). Other development within the area was concentrated along the existing highways with new buildings at the southern end of Thornhill Road and Cleveland Road. Further development occurred along Murray Road and there was a variety of isolated development along the north side of Halifax Road. By the early 1920's development in the area had slowed down following the disruption of the First World War. However, by 1922, Talbot Avenue had been laid out with new buildings situated on its northern side close to the junction with Halifax Road (see Map 6 in Appendix A and Photo. 8). This development signalled the shift away from the construction of large detached houses set in generous grounds to the more modest forms of suburban housing.

By the beginning of the 1930's the pace of development in the area had resumed to its pre-war level with significant areas of development on the south side of Halifax/Edgerton Road (see Map 7 in Appendix A). Further development had occurred along Daisy Lea Lane, on the north side of Talbot Avenue, Thornhill Road and along Sunnybank Road. Historic map evidence also shows that Rumbold Road was laid out in 1931, but no buildings had been constructed by this date. Despite the predominant Photo 7. View of the tram shelter along Edgerton road. Housing on the north side of Talbot Avenue

Ridgemount and Norwood Grange were constructed during this period, in a style that reflected the earlier periods of developments. Development in the designated area was again interrupted with outbreak of World War Two and no significant development took place until the 1960's and 1970's. At this period, development primarily occurred by infill within the large garden areas of the earlier properties, with examples along the east side of Bryan Road and the south side of Queens Road

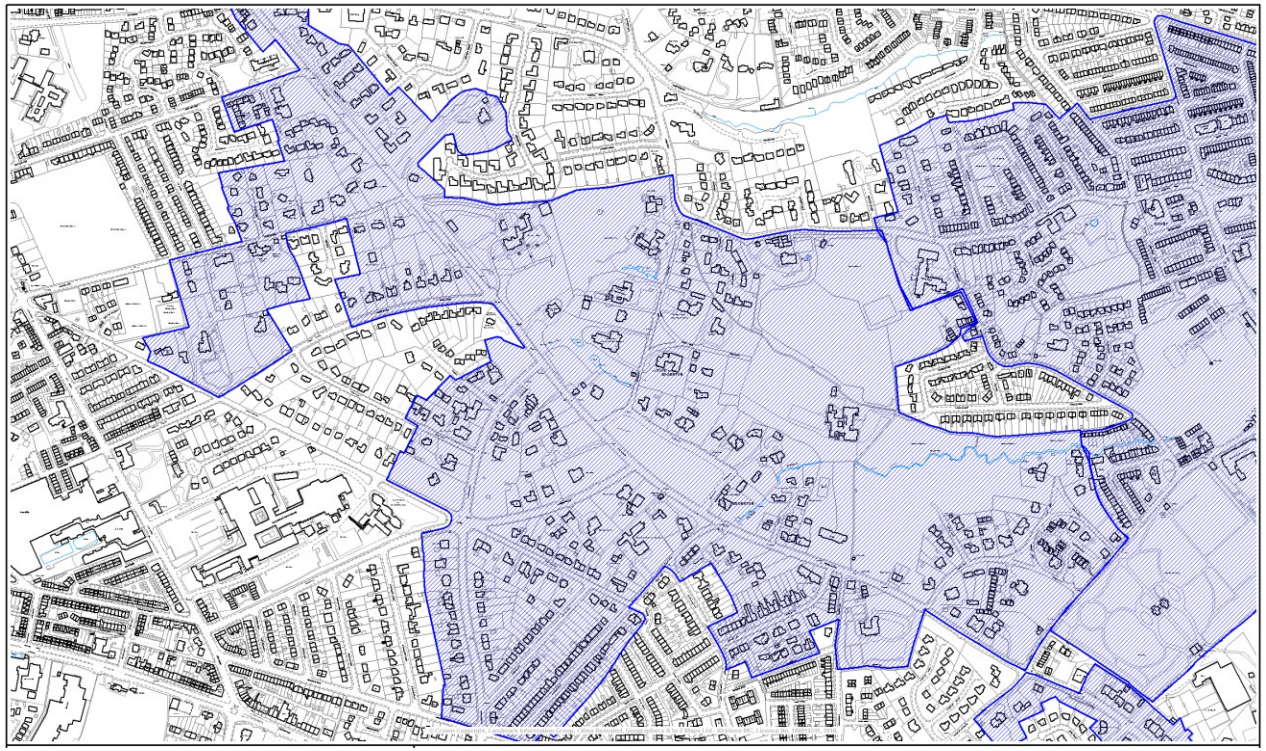
Design of the Area

All the historic buildings within the character area are constructed with natural stone walls, a pitched roof covered with either natural stone slate, blue slate or tiles and timber sash or casement windows.

A number of the original timber framed doors and windows contain leaded lights, often with coloured glass. The stonework often incorporates elaborate architectural detailing, particularly at the eaves and around openings.

The detailing of some of the buildings is very ornate, for example No. 6 Halifax Road - the former lodge to The Grange - where the scalloped roof slates have been laid to create a decorative pattern, which emphasises the other architectural details, such as the decorative timber barge boards and crested ridge.

The public highways in the area are defined by high walls, which due to the topography are often designed as retaining walls. In addition to the walls, the garden are usually screened by hedges and mature trees. The entrances into the gardens are usually marked by substantial stone gate piers, often incorporating ornate metalwork torcheres and gates. These structures are an important feature of the area, which is recognised in the designation of a large number as listed buildings



Planning Policy

Policy LP24 Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and master plans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable.

Where appropriate and in agreement with the developer schemes will be submitted for design review. Proposals should promote good design by ensuring:

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

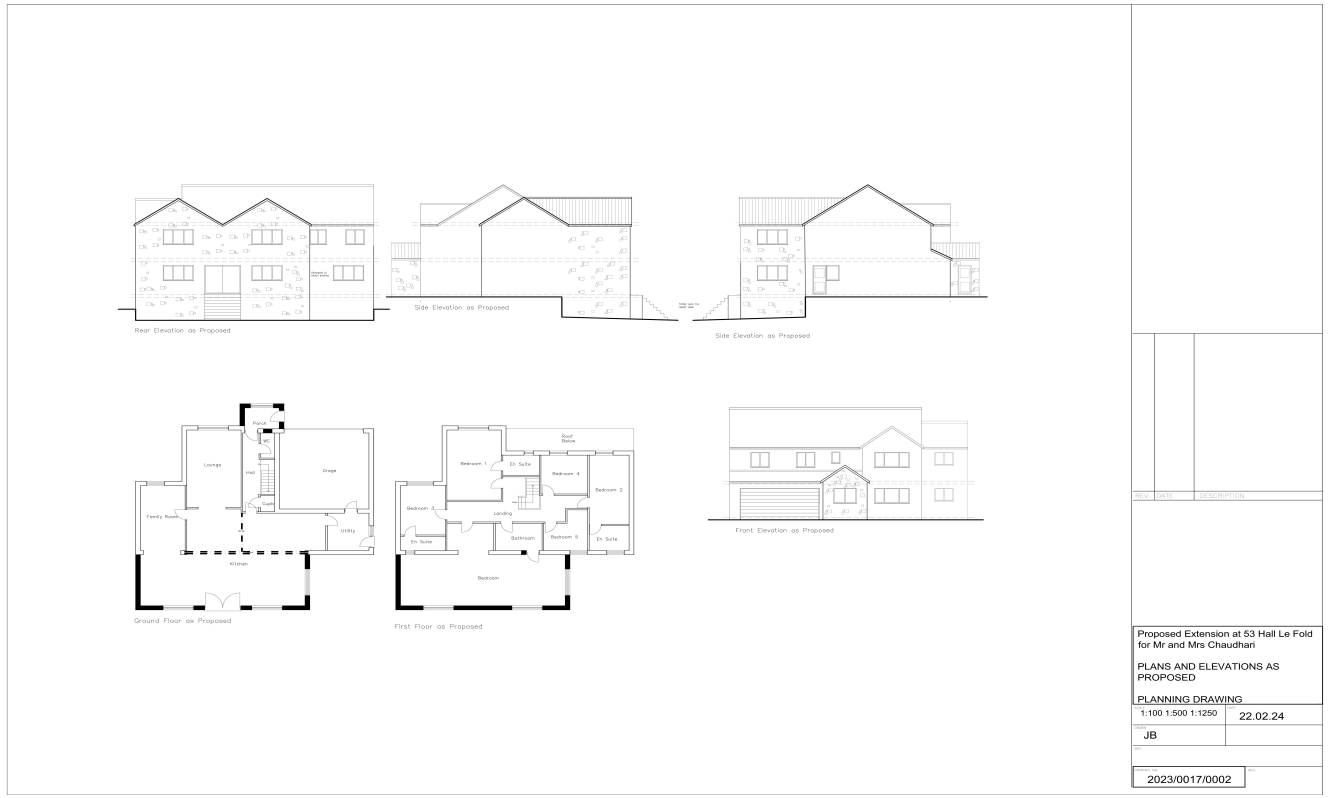
b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

d. high levels of sustainability, to a degree proportionate to the proposal, through: The re-use and adaptation of existing buildings, where practicable;



At present the existing rear of the property has 2 conservatories. The proposal is to remove these and create a new rear extension to the approx. depth of the existing extensions. This will be a 2 storey extensi over the ground and first floors



The materials to be used in the rear extension will match the existing with stone walls and a tiled pitched roof to match the existing property.

The front porch will be a small addition and be built of stone, with timber windows and a pitched roof to match the existing property.

The rear extension cannot be seen from any public place. It is not visible from the rear road due to the dense tree coverage, high fence and difference in land levels.

The scale, architectural design and materials used are in keeping with property., The materials will ensure the extension integrates into rear of the building and is more suited to the property and area than conservatories. It is not prominent and as such it preserves the character and appearance of the conservation area.

The impact of this extension would be neutral to the building and surrounding environment and conservation area.

Conclusion

The proposals for the both the front porch and the rear double storey extension will be carried out in a sympathetic manner to complement the existing building,

It is required that materials used are appropriate to the area and sympathetic to adjoining buildings and that careful attention is given to the design and quality of boundary and landscape treatment. These elements have been designed into the scheme.

LP24 requires all alterations and extensions to respect the scale, form, detailing and materials of the original building. The size, scale and mass is suitable for a conservation area minimising the impact to the building and the wider area and the materials used are in keeping with the existing property and wider area.

Subject to appropriate details, the proposal is supported by Local Plan policy, SPD House extensions and alterations and section 16 of the NPPF and the aims underpinning statutory duties set out in the LBCA Act 1990





