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Designers & Architects

PLANNING, HERITAGE STATEMENT

REFURBISHMENT OF PROPERTY AND FIRST FLOOR EXTENSION ABOVE FORMER GARAGE AT LINDLEY COTTAGE, 6 LIDGET STREET, LINDLEY, HUDDERSFIELD

Job Ref: 2922

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SECTION 1: INTRODUCTION

1. This Heritage Statement has been prepared to support a planning application for the first-floor extension, re-use and refurbishment of Lindley Cottage, at 6 Lidget Street.

2. The building is Grade II listed, and therefore in accordance with paragraph 200 of the National Planning Policy Framework (NPPF) *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected"*, this statement outlines the impact or contribution of the proposed development upon the surrounding heritage asset.

3. This statement has been prepared by Grace Haigh BA(Hons) and checked by James Fearnley RIBA and Hamish Gledhill MRPTI. 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 DISCRIPTION.

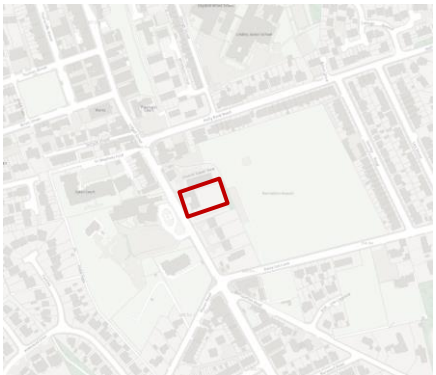
GENERAL DESCRIPTION & SITE LOCATION.

4. The application relates to Lindley Cottage. The building is of natural stone and ashlar construction with a hipped slate roof. A Tuscan porch stands above the front entrance to the south. There is quoin detailing on the main body of the building.

5. The rear windows are timber framed with ashlar heads and cills - these windows are not original to the building.

6. The later built two-storey extension and single-storey garage extension is of flat roof construction and is similarly built from stone.

7. The site is located in the village of Lindley, Huddersfield. It is located on the border of Daisy Lea Lane recreation ground with protected trees screening the grounds from the house. It is not within a Conservation Area [image below from Kirklees Kompass].



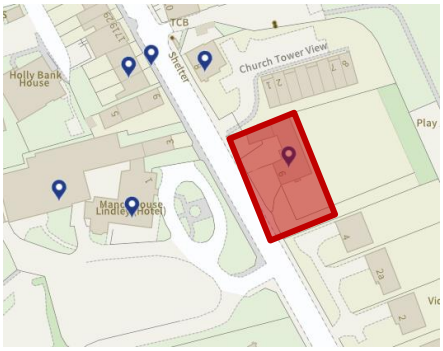
Location Map

8. The site comprises five distinctive blocks (labelled buildings 1-4) as per the diagram below [Google Maps]. The building consists of the original house (building 1), a two-storey extension both labelled 2 - with 2b following the construction of 2a, a garage extension (building 3) and lean-to spaces (building 4).



9. Lindley Cottage is listed. The listed building is recorded as Grade II and is described by Historic England as - *LIDGET STREET 1. 5113 (East Side) Lindley No 6 SE 1118 20/800 II 2. Mid C19. Ashlar. Hipped slate roof. 2 storeys. Moulded eaves cornice. Rusticated quoins. 3 ranges of sashes. Door with oblong fanlight in Tuscan porch with coved cornice, below which are open panels with stone balls inset (cf Dud Lea House, Longwood Gate, Longwood).*

10. There are several listed buildings with proximity to the site. Those which are in the immediate vicinity are: 8 Lidget Street and Fieldhead – the latter of which presently goes by Manor House, Lindley Hotel.



Location Map
Showing Surrounding
Heritage Assets

11. The listing notes for these buildings are:

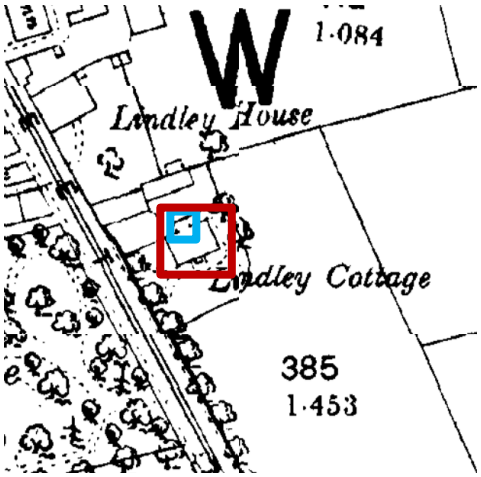
    8 Lidget Street - *LIDGET STREET 1. 5113 (East Side) Lindley No 8 (Lindley House) SE 1118 20/801 II 2. Mid C19. Ashlar. Pitched stone slate roof. Coped gables. 2 storeys. Moulded eaves cornice. Blocking course, with 3 panelled dies. 2 ranges of sashes. Door with oblong fanlight and glazing bars.*

Fieldhead - *LIDGET STREET 1. 5113 (West Side) Lindley Fieldhead SE 1118 20/795 II 2. Mid C19. Ashlar. Pitched stone slate roof. Coped gable. 2 storeys. Moulded eaves cornice. Blocking course. 3 sashes on 1st floor. 2 canted bays with sashes and moulded cornices on ground floor. Door with one moulded panel in Tuscan porch with full entablature and blocking course. Extension on south side: hipped stone slate roof: 2 storeys: moulded eaves cornice: blocking course: band: 1st floor sill band: continuous 1st floor impost moulding. 3 segment-headed sashes to south. One paired segment-headed sash with colonnette on 1st floor of east side. One tripartite sash on ground floor, with moulded surround and consoles to moulded cornice. Fieldhead belonged to J N Sykes, patron and father-in-law of Edgar Wood, the Manchester architect.*

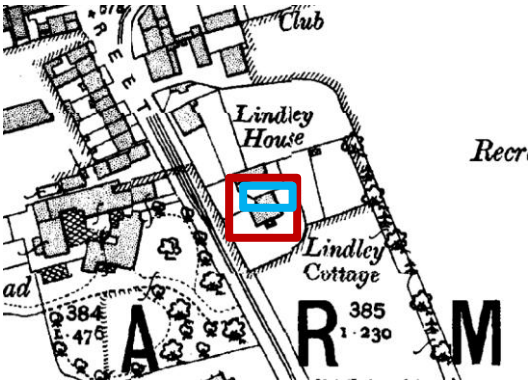
12. The first record of the cottage is in the 1830 electoral register, with the occupant of Lindley House owning Lindley Cottage. The first map evidence is seen from 1854 (image below 1854 Country Series map [Kirklees Kompass]) with the surrounding village showing further development on the 1893 Country Series map. This map also shows the first extension 2a in blue. The 1907 map shows extension 2b (blue) and the 1955 map is the earliest found to show extension buildings 3 and 4 (blue) along with the development of the doctor's surgery, now known as 6A Lidget Street. The surrounding buildings on Lidget Street are a mix of varied traditional ashlar & stone and slate roof dwellings constructed in the 19th Century.



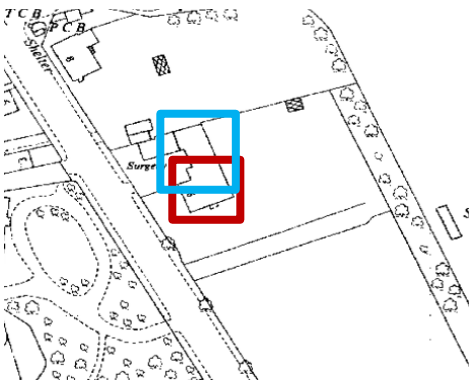
1854 Country Series



1893 Country Series



1907 Country Series



1955 Historic

13. The cottage has had previous planning applications for the alterations to form residential accommodation for the care of children (Ref: 84/03602). Another application was made for the internal alterations and formation of a door opening (Ref: 94/94038). It later received listed building for the erection of a home office and means of escape for an existing dwelling (Ref: 2022/91539 and 2022/91537).

14. An existing driveway grants pedestrian and vehicular entry between existing gateposts. The arrowhead piers have ‘Lindley’ and ‘Cottage’ engraved on the front facing side. There is a secondary pedestrian entrance between gateposts to the south-west of the property (both pictured overleaf).



Drive entrance between gateposts [Google Maps]



Pedestrian entry between gateposts [Google Maps]

15. The Tuscan porch described in the listing note is seen on the south facing elevation. Traditional Tuscan columns with hexagonal bases, squarely prop the porch roof on a platform which is raised to the internal finished floor level. The steps down are ornamented with a cornice edge.



Tuscan porch over front entry

16. Rusticated quoins corner the south and west facades of the original building (building 1). Moulded coping at the eaves is retained on these elevations, whilst it is replaced with guttering on the north and east, where there are corbels beneath the eaves. The extensions (extension 2) flat roof is supported by corbels beneath stone coping on the west and north facades, with guttering on to match the original building on the east.



Quoins on the south-east corner facade



Corbels, coping and guttering details between building 1 and 2a

17. Stone heads and cills for the sash windows and doors are continuous throughout the extension (extension 2) and original building (building 1).

18. There are ramps leading to the west entrance on the driveway entry (building 2a) and to the rear door (building 1) which were formed during the period where the house was used as a children's home.



Rear Ramp



Front Ramp

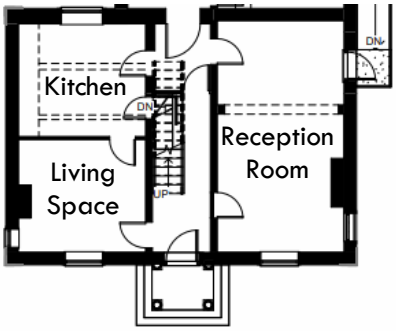
19. Building 3 was constructed as a garage with a six panelled sliding door. This has internally been walled up. It has buttresses and coping to either side of the opening with a stone lintel above, typical of the styling of this period.



Garage door, buttress walls and coping on flat roof

20. The main reception room features an arch opening with architrave moulding. The skirting appears original and wraps around the room, including the opening. A dado rail also circulates the space. Similarly to the skirting, the rail does not wrap around the chimney breast, which appears to have been constructed later – evidenced from the juxtaposition of design between the original chimneys seen on the road-facing elevation. The door architraves are seen to be original.

21. From the main entrance, the door to the right has been infilled with shelving, whilst in the reception room where this corresponds - it has been fixed closed. It is uncertain whether this is an original door. The window beside the chimney breast is the only sash window with six sections on the upper pane in the building. The windows have a recessed cill with architraves which are also original.



Ground Floor Plan Key for Building 1



Arch feature





Sash windows with the window (left) having six sections on the upper pane

Rear door leading onto external ramp

22. The coving in the living space is unoriginal. The window architraves are seen to be original following the style in the adjacent reception room.

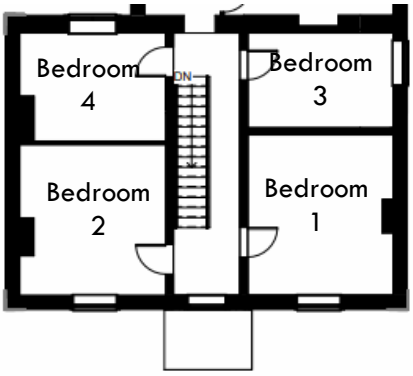


Window in living space



Timber coping on the right side of the image seen with paint stripping away

23. Bedrooms 1 and 3 contain original skirting, coving, doors and window & door architraves.



First Floor Plan Key for Building 1





Features of bedroom 1





Features on corridor of building 1

24. The upstairs WC and bathroom in extension 2a have original architraves with panelling on the partition, as does the opening between building 1 and extension 2a. The adjoining bedroom in extension 2b has no original features and needs extensive repair following water damage.



WC and bathroom partition



Opening between buildings 1 and 2a/2b



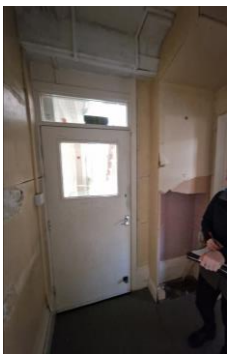
Bedroom in building 2b

25. The stone staircase is original and in good condition, the banister is unoriginal and was installed during the care home use.





26. The ground and first floor hallways contain original coving and skirting. Underneath the stairs, a stud wall has been constructed to create a separation from the corridor to the two-storey extension space, forming a lobby. The wall intercepts and boxes in the stair cantilever which would have been visible in the original building (picture shown below). This boxing hides the heating pipes.



Partition wall beneath stairs to separate corridor and bulkhead detail to cover stairs as part of the children's care home development



27. There are no notable original features on building 3. There are two structural beams running overhead, one of which intercepts the separating wall for the shower room. The other carries into building 4.



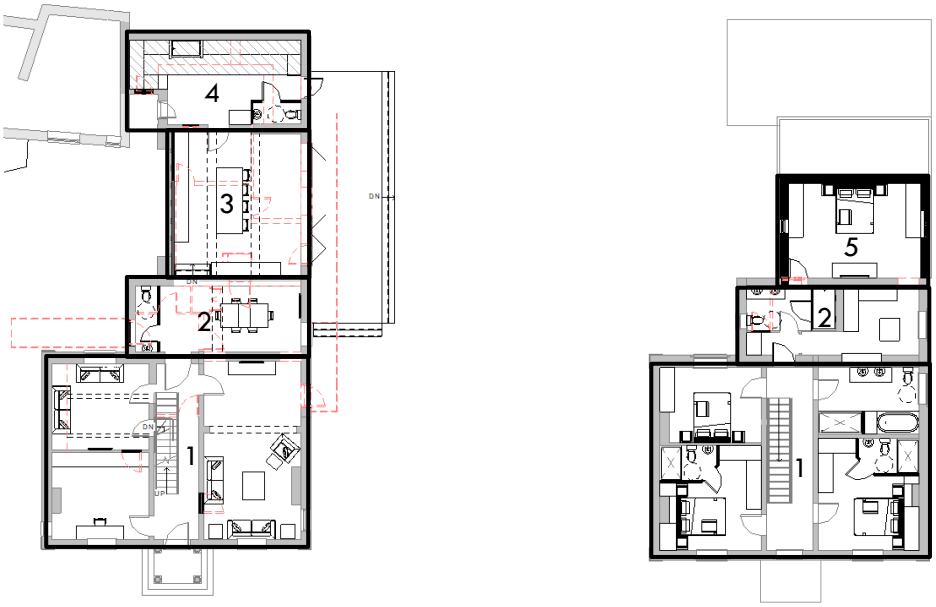
Existing utility room in old garage

28. There is a cellar situated beneath the kitchen and smaller reception room which contains an original meat slab, with meat hooks in the curved painted stone ceiling. Presently the boiler system is located here with a strip light installed overhead.





29. This planning application seeks to create a first storey extension on top of the garage. Internal alterations which refurbish the interior for residential use by forming a four-bedroom home with subsequent living spaces and a rear garden terrace.



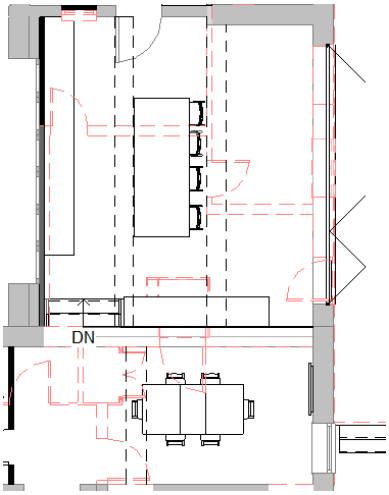
Floor plan proposed with corresponding building numbers. Ground Floor (Left) and First Floor (Right), with building 5 as the proposed extension.

30. The attached lean-to (building 4) will form a utility room with a proposed rear door and steps down onto the garden space to grant easier access from the front to the rear of the property. A WC will be erected on the wall shared with building 3.

31. The separating wall between the two storage spaces in building 4 will be removed to create a single open space. The existing storeroom to the rear will have the floor raised to match the proposed utility. The external entry to this storeroom will be walled up to match the existing building.

32. The existing garage will become one kitchen space through the removal of the existing partitions. The existing door and window on the east side elevation will be removed to install a bifold door which opens onto an outdoor terrace. A new stud wall will be erected to cover and preserve the existing garage doors. The wall will sit below the existing garage door windows. This accommodates the need for more natural light and ventilation in the space.

33. An opening will be formed in the separating wall between building 2 and building 3 to grant an open plan split level kitchen/dining space (plan area shown overleaf).



Floor plan of kitchen/dining

34. The proposed terrace will grant an outdoor seating area from the kitchen and allow for external access to the utility room directly. It will have stairs descending to the garden space. The existing ramp will be removed up to the new terrace, after this point the terrace will be built over the ramp.

35. A new storeroom will utilise the space beside the proposed dining room. The existing door leading into the space will be removed and have a window installed with a spandrel panel on the lower pane for privacy. The external ramp will be removed.

36. The existing wall between buildings 1 and 2 will have two slit sections of existing wall removed between the living room and dining room. These will be infilled with floor to ceiling glazing, granting a sense of openness whilst maintaining the separate spaces. A window is to be installed in the rear elevation to replace the existing side door.

37. The partition wall underneath the stairs will be removed to allow restoration of the original staircase. It was installed as a part of the children's care home application, and so the removal would be beneficial to the building's fabric.

38. To retain original features in building 1, the door between the proposed playroom and drawing room will be fixed closed in preference of being walled up.

39. On the first floor an opening will be formed between the proposed master bedroom and dressing space, and the master bedroom and ensuite – new openings formed between extensions 2 and 5. The opening will be made to the far side of the external wall of extension 2 to minimise the impact on the overall character of the existing rooms. The opening from bedroom to the ensuite will utilise the opening of the existing window.

40. The extension (building 5) will feature a single sash window on the west road-facing elevation, and a double sash window to the east. The extension will match the coping of building 3 to continue the distinct separation between the extension blocks (diagram shown below).



West Side Elevation of Proposed Building with Sections for Extensions

41. Ensuites will be formed in bedrooms 2 and 3 with new partition walls towards the far side of the room to minimise the effect of new construction. Ensuite 3 will have a lowered ceiling to protect the original coping.

42. Proposed remedial works to water or otherwise damaged ceilings, walls and floors will be carried out for the longevity of the building.

43. A new vehicular access will be formed in the boundary wall to the south, where there is an existing pedestrian access. The existing gateposts will be lifted and widened to allow for the approach of a vehicle. A secondary set of gateposts will be erected behind these with an electric gate system installed. A driveway will be tarmacked for entry.

44. The existing external wall which protrudes from the listed building will be removed to allow for vehicle circulation. The stone walling will be reused to build the new southern vehicle access boundary walls.

SECTION 4: HERITAGE IMPACT

45. The proposed development relates to a first-floor extension, internal alterations, removal of external ramps and addition of a rear terrace to a listed building. There will be an impact on the character of the building.

46. The external changes include the first-floor extension and the outdoor terrace. The extension will be visible when regarding the listed building and so has major impact on the historic character. The extension imitates the appearance of the garage extension it sits upon and will be faced in the same materials. Proportionate sash windows and stone coping are to be used to

replicate the appearance of previous extensions (buildings 2 and 3). The extension is sensitive to the scale of the existing building and has been scaled to not dominate the listed building.

47. The new extension (building 5) faces 8 Lidget Street which is Grade II listed. It will have an impact on the character of the adjacent listed building.

48. The terrace is to the rear of the building, which faces the private garden. It will be screened by the existing building, tree landscape and neighbouring walls. It will not be visible when regarding the listed building from the roadside. It will not impact the adjacent listed buildings.

49. The ramp on the front and rear elevation has negligible historical significance as it was constructed as an accessibility alteration for the children's home, and so the removal would have no negative impact on the heritage asset.

50. The partition which currently forms the understairs lobby will be removed, as well as the boxing as part of the restoration works on the staircase. A new balustrade and handrail will be installed, and the stone staircase will be restored.

51. The external opening created for the bifold door is made through the west elevation, to the rear of the property of building 3. The extension has negligible historical fabric and the opening for the door utilises the existing openings onto the garden.

52. The internal opening for the open plan kitchen/dining space between buildings 2 and 3 is through the existing garage/utility wall which holds minimal historic value and has no notable architectural features.

53. Glazed openings through from the living to dining room will be retained to the far sides of the space to minimise the disrupted circulation space of original features in building 1. The glazed panels will create a sense of depth between the rooms whilst maintaining the historic plan form of the building and character of the reception room.

54. The internal historic features will be preserved with minimally invasive works to allow for the maximum fabric retention. Changes are predominately made in rooms where there are unoriginal replica features - such as bedroom 2 where an ensuite will be constructed - and the ensuite and dressing where openings are created through extension building 2.

55. To preserve the original coping of bedroom 3, ensuite 3 will have a lowered ceiling boxed around these features.

56. Original architraves and panelling will be refurbished and maintained on the partition of the existing bathroom in extension 2a. The original door to the WC will be fixed closed with internal architraves protected in the new ensuite arrangement. The spatial design has been centralised around the protection of these features.

57. By replacing the windows to be double glazed, repairing the roof and floors: this proposal will contribute to the setting of the listed building by utilising a vacant heritage asset and adapting the building for future residential use.

58. The new vehicular access wall will use reclaimed walling to match the existing boundary wall and so will not visually disrupt the appearance of the listed building.

59. The existing gateposts will be lifted and the existing opening between will be widened for vehicle access. To protect the heritage asset, and for their positioning to remain along the boundary wall: the electric gate will be installed onto the new secondary set of gateposts behind. The proposed gateposts will be in keeping with the appearance of the existing.

60. The proposal will have a substantial impact on the visual appearance of the listed building.

SECTION 5: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

61. 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.

62. Paragraph 200 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.

63. Paragraph 201 of the NPPF sets out that '*local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'*.

64. The Kirklees Local Plan Policy LP35 describing Historic Environment states: "*Development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset*."

65. Policy LP24 states *how proposals should promote good design by ensuring* '*high levels of sustainability, to a degree proportionate to the proposal, through: i. The re-use and adaptation of existing buildings, where practicable'*

66. The Kirklees Local Plan section 11.4 illustrates how: '*The diverse built and natural environment in the district presents a range of different challenges, requiring bespoke solutions to help respect and enhance character,*

particularly within conservation areas and when development proposals may impact on the setting of listed buildings.'

67. The supporting text explains in 14.6 that '*Of all Yorkshire districts Kirklees has the highest number of designated heritage assets… Where the impact of a planning proposal on the potential significance of a heritage asset (designated or non-designated) is not fully understood, the developer may be expected to carry out a Heritage Impact Assessment using appropriate expertise to inform their planning application*.'

SECTION 6: CONCLUSION

68. The proposal impacts on the historical fabric of the existing listed building.

69. The proposal has a minor impact upon the setting of the adjacent listed buildings.

70. The internal changes are minimised in areas of high historical significance and offer a positive contribution to reinstate the building for residential use.

71. Through a balanced approach of proposed change and restorative design, the proposal for the building provides a sympathetic solution to appropriately contribute to the integrity and longevity of the listed building.

72. The extension (5) to the first floor will be constructed similarly to the 1900s extension below. It will match the materials of the existing building and is modest in scale. The windows are to the same proportions and similar design of those which are existing to complement the historical aspect.

73. The proposed widened vehicular entrance retains the existing gateposts – viewed as a heritage asset on the boundary wall - and utilises demolished existing walling for a sympathetic and safer solution for access.

74. The proposal has major impact on the street scene of the listed building. It aims to enhance the overall appearance of the heritage asset by improving the current disused state. This will allow the building to be brought back into beneficial use, which will safeguard the future sustainability of the Listed Building.

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