

# STONEHOUSE & CO

ARCHITECTURAL DESIGN

## HERITAGE STATEMENT

53 Hall Lee Fold

**Stonehouse & Co. Ltd**  
5 Throstle Bank  
Halifax  
HX2 7DB  
Tel:07745 806369

### **Existing Building / Background**

The existing building is detached stone dwelling which is part of a small new build housing estate. The house backs onto Halifax Road, however it is heavily screened by trees.



## **Proposal**

Planning has already been granted for a very similar scheme (ref 2024/62/91342/W).

This proposal is similar with a 2 storey rear extension incorporating traditional architectural features from the main house. The changes are that we are now proposing to keep the second conservatory and without altering the base, add a lightweight upper wall and roof.

In addition the proposal adds a small outbuilding within the garden.

## **Planning Policy / Background**

Kirklees MBC have a local plan (UDP) that sets out the requirements for development within a conservation area.

There are several aspects that are to be considered from policy LP35, below we quote the relevant policies from LP35 that are relevant to this scheme;

### **POLICY LP35**

*1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) **should preserve or enhance the significance of the asset.***

*In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:*

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

*2. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.*

*Consideration should be given to the need to:*

- a. ensure that proposals maintain and reinforce local distinctiveness and conserve the significance of designated and non-designated heritage assets;*

*b. ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;*

*c. secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;*

*d. identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;*

*e. accommodate innovative design where this does not prejudice the significance of heritage assets;*

This document has been prepared to both address the proposals in the context of the heritage assets and outline how the policies have been met.

The NPPF and PPG also include a Glossary and explanation of terms, such as ‘heritage asset’, ‘setting’ and ‘significance’:

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. (NPPF Annex 2: Glossary)

**A. THE NATURE OF THE ASSET**

The asset as a whole being considered is the designated conservation area of 'Edgerton'..

**B. THE EXTENT OF THE ASSET**

This property in question is a single property but lies within a cluster of buildings that are part of the conservation area. There is a full 'character appraisal' of the Edgerton area available that further subdivides Edgerton into several 'character areas', recognising the distinct sections even within the conservation area.

### C. THE SIGNIFICANCE OF THE ASSET

The asset of the overall Edgerton conservation area as well as the listed buildings within it have significance both at a local level as well as including grade 1 listed buildings which would have national importance.

It is worth noting that this property is in a location that is a large distance from any listed buildings, and is also heavily screened from views within the conservation area and is not able to be viewed from any key vistas (map 11) despite its proximity to the main Halifax road.

Hall Lee Fold itself is not within a separate defined character zone - as such this estate is not noted as having particular value in the conservation area.



#### **D. THE PROPOSED WORKS**

Planning has already been granted for a very similar scheme (ref 2024/62/91342/W).

This proposal is similar with a 2 storey rear extension incorporating traditional architectural features from the main house. The changes are that we are now proposing to keep the second conservatory and without altering the base, add a lightweight upper wall and roof.

The scheme will also have a new raised decking area to replace the existing.

In addition the proposal adds a small outbuilding within the garden.

#### **Existing**



#### **Proposed**



## **E. THE IMPACT ON THE ASSET**

The proposed alterations will both protect and enhance the asset in the following way;

### **Externally**

- The two storey extension with stone / stone detailing has already had the principle agreed in planning application 2024/62/91342/W.
- The alteration of the conservatory to add a new roof and lightweight clad walls, generally will have matching materials (roof / base walls). However in order to add some modernisation, cedar cladding has been added. This is a small area only and allows a linkage to the proposed outbuilding in terms of materials. Although cedar is not typical we would note that the garden has a number of trees and the addition of a small timber panel links in with the 'domestic garden' feel of the rear of the property, providing a softening of the architecture in this private space.
- The outbuilding is deliberately designed as a modern space, as it is a distance from the building and near an existing tree this allows this to be read as a separate modern garden building with contrasting materials, as such we are providing a clear distinction in architecture rather than simply trying to do a poor stone version of the local area. The Lightweight construction is also key as the building is in the area of the protected tree so needs specialised foundations than minimise the effect on tree roots so a lightweight cladding is required. The use of cedar is appropriate in this setting as the outbuilding is up to an existing fence and is 'nestled' within the garden and the trees.
- In all cases the proposals are largely unseen from any areas except the private dwellings own garden.

## **Conclusion / policy assessment**

1. Development proposals affecting a designated heritage asset (or an archaeological site of national importance) **should preserve or enhance the significance of the asset.**

*We would propose that the proposals are small scale, and due to the limited views from other areas as well as the existing building being modern, and making no defined contribution to the conservation area that the conservation area is preserved.*

*The alterations and additions are appropriate to a large detached dwelling with a large tree lined domestic garden.*

*In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:*

*There is no harm caused by the proposal made.*

3. Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development.

*There is no removal of historic elements.*

Overall the proposals in design, siting and overall form contribute an improvement to the conservation area and the historic setting of the building and as such in our assessment comply with the NPPF and local plan.