

## Heritage / Design Statement

Householder Application for Planning Permission  
for works or extension to a dwelling and listed building consent

Internal and External Works

202 Blacker Road

Edgerton

Huddersfield

HD2 2AA

## 1.0 Introduction

This Heritage and Design Statement relates to proposed internal and external alterations to a listed dwelling and has been produced to inform the local planning authority of the significance of the building and the impact of proposals on its heritage value and significance.

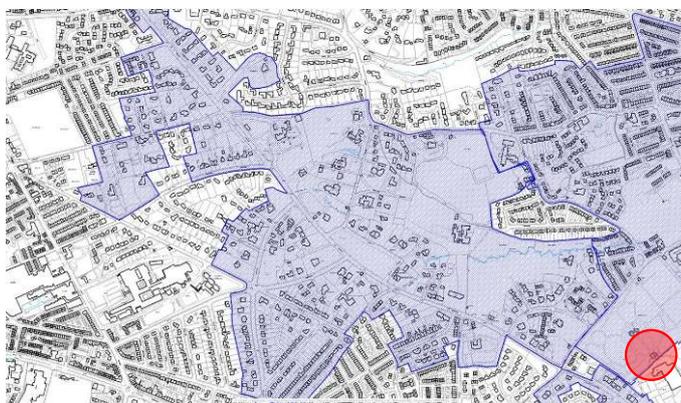
## 2.0 The Property

202 Blacker Road (former lodge to Ellerslie)

Edgerton, Huddersfield HD2 2AA

The property is situated in the lower southeast corner of the Edgerton Conservation Area and is mentioned in the conservation area appraisal.

Location of 202  
Blacker Road in the  
conservation area



202 Blacker Road is a grade 2 listed building ; Listing entry 1313784 first listed 29<sup>th</sup> September 1978

### Listing Details

Lodge to Ellerslie: Mid C19, Hammer dressed stone. Pitched slate roof. 2 storeys. Coped gables. One canted bay on ground floor; moulded cornice and blocking course. Paired sash above, colonette with foliate capital. One range of sashes on right, 1<sup>st</sup> floor with gabled dormer over, coping on kneelers; 2 centred arch on colonettes with stylised foliage capitals.

The existing property is a two-storey detached property built in the mid 19<sup>th</sup> century.

The building is accessed directly off Blacker Road (pedestrian access only)

The property boundaries are defined by existing natural coursed stone walls with coping stones to the front, stone walls and fencing to the sides and rear.

The external fabric of the building comprises blue slate roofing, natural stone walling with stone heads and cills and stone jambs.

Existing windows are a mix of old and modern, sliding sash to the front and side ground floor and first floor to rear, several timber casements to the rear and first floor front, all with single glazing.

The main entrance door and rear extension door are timber with timber frames.

Rainwater goods are a mix of original cast iron and upvc.

### 3.0 Planning History

202 Blacker Road has had several dedicated planning applications which are listed below in date history (latest first)

2024 90168 Notice of Consent to Fell and / or Prune; approved 03<sup>rd</sup> May 2024

**2019 91102 Listed Building Consent for alterations to boundary wall; approved 10<sup>th</sup> July 2019**

(this wall alteration is Lean-to requirements requested in the main current proposal and includes vehicular access with drop kerb approved)

**2005 93758 Demolition of porch and erection of kitchen extension; approved 13<sup>th</sup> Oct 2005**

(this development has been completed and comprises the external envelope of the existing dwelling)

2005 92227 Demolition of Lean-to kitchen and outbuilding and erection of kitchen extension; approved 11<sup>th</sup> July 2005 (not constructed)

2005 92226 Demolition of Lean-to kitchen and outbuilding and erection of kitchen extension; approved 11<sup>th</sup> July 2005 (not constructed)

2005 92225 Demolition of Lean-to kitchen and outbuilding and erection of kitchen extension; approved 08<sup>th</sup> July 2005 (not constructed)

2005 92224 Erection of kitchen extension; approved 08<sup>th</sup> July 2005 (not constructed)

2005 90372 Demolition of Lean-to kitchen and outbuilding and erection of kitchen extension, formation of off-road parking; withdrawn 18<sup>th</sup> March 2005

2005 90370 Erection of kitchen extension; withdrawn 18<sup>th</sup> March 2005

## 4.0 Site Context

202 Blacker Road is a detached two storey property situated in the lower side of the Edgerton area approximately three quarters of a mile from the centre of Huddersfield and half a mile from Marsh and Birkby. The location is ideal for all shopping, local services transport routes and schools etc.

The building sits on its own plot adjacent to the grounds of Ellerslie House a former residence which is also Grade 2 listed. The property is the former gate house to Ellerslie. The surrounding land is covered in trees which have a tree preservation order in place (conservation area).

The dwelling has limited external land to the front side and rear and has stone walls and timber fence boundaries.

Access to the property is from Blacker Road through a single pedestrian ornate steel gate with ashlar stone gate posts. The front wall directly preceding the house has natural stone coursed walling and stone ashlar copings (steel fencing removed in the 1940's). The front wall above the gate is natural coursed stone with triangular copings.

Opposite the dwelling there are several dwellings towards the junction of Blacker road and Edgerton Road. There is memorial service directly opposite (southeast) with a vehicular access road, and next to this business is an electric sub station with driveway adjacent serving garages to the rear of the dwellings. Direct to the East is Edgerton Cemetery

Blacker Road is a moderately busy C Road which is frequently busy with commuters and school traffic, however the traffic is moderated by the near traffic lights on Egerton Road.

## 5.0 The proposal

The proposal of the application is to improve the living arrangements, economy and use of the building internally and externally to the applicants' requirements sustaining the listed character of the dwelling and site. The main proposals are as follows:-

### Dwelling Site

Provide off road parking to the side of the dwellings (similar to previously approved).

Remove a semi mature fir tree to allow for parking and install matching hard surfacing.

Install a drop kerb to highways standards

### Dwelling External Envelope

Install heritage low profile rooflights to the side and rear main roof to improve light at first floor and 2no to the modern extension at rear.

Install heritage style sash double glazed windows to improve heat loss and retain appearance

Re-route part of the soil pipe on front elevation (will improve maintenance and aesthetics)

### Dwelling Internal changes

Remove part of the rear kitchen wall to improve access to kitchen (no architectural features lost)

Remove modern partition wall between bathroom and front bedroom and small rear room at first floor to improve arrangement for modern living. Install new modern shower room.

All other internal features and external features will be repaired using matching materials.

A detailed scope of works with photo evidence is provided to the rear of this document.

## 6.0 Policy

It is acknowledged that in conservation areas that special attention is given to the character and appearance of buildings and any work proposed, these policies are covered in the Planning Act 1990 and the NPPF

BE1 Strategy – the proposals are visually attractive and in keeping, more energy efficient (new windows)

BE2 Quality of design- matching materials to be used – similar highways approvals have previously been approved (including part removal of the boundary wall). Small collapsing outhouse to be removed at rear for safety.

BE5 Conservation areas – No additional development on the listed building apart from heritage rooflights and new windows to match existing with improved glazing

BE8 Development – Footpaths and hard surfacing will match existing

BE11 Space about Buildings – existing space is minimal and will be maintained except where new parking provision off road is provided. No material change.

BE13 Detailing - The new gated entrance will be in keeping with the pedestrian gate. Windows will match existing sash designs. No rooflights on front elevation.

## 7.0 Summary

The intrinsic value and appearance of the listed building and conservation area will be maintained. The alterations proposed are limited in scale and will not be imposing on any neighbouring property. The changes to the dwelling will provide improved living space for existing and future inhabitants.

The drawings associated with this proposal are

BR01 Location Plan

BR02 Existing Site Plan

BR03 Existing Plans

BR04 Existing Elevations

BR05 Existing Street Elevation

BR06 Proposed Site Plan

BR07 Proposed Plans

BR08 Proposed Elevations

PR09 Proposed Street Elevation

8.0 Schedule of Works (includes photographs taken at the site (references of photos relating to existing plans are also included next to the photos)

1. Removal of one medium sized fir tree within the curtilage of the listed building, will allow for the off-road parking requirement. Removal of this tree will also provide more light to the lounge windows. The site is very dark due to the large protected trees in adjacent property. The tree is of no significant value and is of a young age.



p1

2. Partial removal of the boundary wall and overgrown ivy to allow for vehicular access. (approved in previous scheme 2019 91102). New ashlar stone pillars installed to match existing, walling re-used on site. New iron gates installed to suit existing gate. A new drop kerb will be installed with permission from highways to relevant standards. Landscaping to the new off-road parking will be from matching existing materials.



p2

3. The rear lean to store which is in disrepair with door and frame broken, loose and missing walling and heavy stone roofing will be removed and materials re-used on site. The boundary wall will be maintained and retained to keep the curtilage secure. Removal of this store has also been previously approved in applications (2005 92224 to 92227 inclusive) as part of a larger scheme.



p3

4. Relocation of soil pipe on front elevation. As part of the scheme to relocate the bathroom, it is a requirement to re-direct the soil pipe internally, this will remove the horizontal pipe above the bay window capping stone and will improve the aesthetics as well as access for maintenance. The pipe will be replenished with a new cast iron connection and painted black to suit. Part of the existing pipe is not cast but pvc. This will be an improvement.



p4

8.1 Schedule of Works (includes photographs taken at the site (references of photos relating to plans are also included next to the photos)

5. Realigning of existing stone rockery adjacent the boundary fence to allow for 2 cars to park side by side. All existing materials will be re-used and the rockery carefully altered to maintain the boundary and fence. Any required paving will be matched to existing.



p5

6. Installation of 2no heritage style rooflights to the southwest (side) and 1no to the northeast (rear) elevation roofs. The rooflights will be low profile to suit the slate roof and will be black in colour. This will provide increased light to the dark bedrooms and new shower room. There will also be 2no rooflights fitted to the extension roof at the rear ( this extension was approved and in 2005 ref 93758).



p6

7. Replacement of the single glazed windows throughout the property. There is a mix of timber single glazed sash (2 only to rear), non original casement and modern windows (rear extension) in varying states of repair. Single glazed units are not ecofriendly for modern living. It is proposed that new slimline sash heritage double glazed windows should be installed throughout the property to improve heat loss but maintain the appearance and integrity of the listed property. The extension windows to rear will remain casement due to proportions. Pictures of several existing windows shown for reference.



p7

p8



p9



p10

8.2 Schedule of Works (includes photographs taken at the site (references of photos relating to plans are also included next to the photos)

8. Existing windows – front bay and dining room windows are all casement. Only 2 rear windows are original sash windows.



p11

9. Internal photos of windows – Internally the timber window surrounds and mouldings will be retained or repaired to keep the character of the building



p12



p13



p14



p15



p16



p17

8.3 Schedule of Works (includes photographs taken at the site (references of photos relating to plans are also included next to the photos)

Miscellaneous Photos of features to be retained in full

- 10. There are several vintage fireplaces with decorative surrounds and cast-iron hearths, these items will be retained.

Rear  
bedroom



p19

Lounge



p18

Main  
bedroom



p20

- 11. There are also decorative cornices, picture rails and skirtings, all will be repaired and retained. Staircase will be retained and repaired.
- 12. The main front and rear timber entrance doors will be refurbished and retained.
- 13. All rainwater gutters, rainwater pipes and features will be retained or repaired using mating materials.
- 14. There is evidence of minor water ingress are surface damage internally and externally which will require remedial works to external lime mortar and internal plaster work. This is due to the proximity of protected trees and blocked gutters which require bi-annual maintenance.



p21

Lounge