



Heritage Statement

Site Address: 2 Mount, Edgerton Road,
Huddersfield, HD3 3AE

Proposal: **Change of Use from C3 (Dwellinghouse)
C2 Residential Institution – Supported
Living**

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Contents

1. Introduction	page 3
2. Historical Background	page 3
3. Heritage Significance	page 5
3.1 Assessment of Significance	page 5
3.2 Impact Assessment	page 6
3.3 Justification & Mitigation	page 7
4. Proposed Works	page 8
5. Policies and Legislation Considered	page 8
6. Conclusion	page 9

1. Introduction

This Heritage Statement supports a full planning application for the change of use of a residential dwelling (Use Class C3) to supported living accommodation (Use Class C2) at 2 Mount, Edgerton Road, Huddersfield, HD3 3AE. The property lies within the Huddersfield Conservation Area and features Grade II listed architectural elements, specifically, the formal stone columns and lion statues flanking the entrance.

This statement assesses the significance of these heritage assets and demonstrates how the proposal safeguards both the listed elements and the broader character of the conservation area.

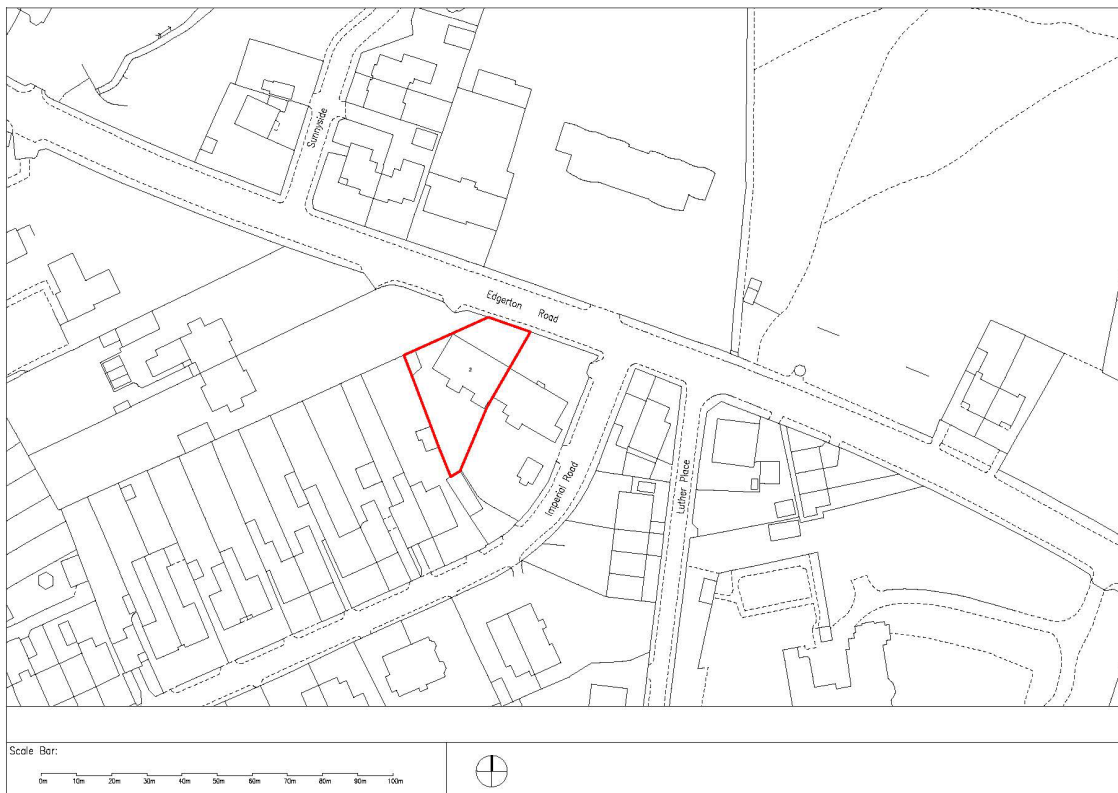


Figure 1: Site Location Plan

2. Historical Background

The property dates back to circa 1804, placing it firmly within the Georgian period, an era characterised by classical architectural principles such as symmetry, balanced proportions, and high-quality local stone construction. Homes built during this time in Huddersfield were typically intended for affluent families, often occupying generous plots with formal gardens, high ceilings, and refined detailing.

The building's stone columns and lion statues, which now hold Grade II listed status, are emblematic of this prestige. These elements remain intact and continue to contribute to the architectural identity of Edgerton Road, reflecting the formality and social status associated with Georgian architecture. Their listing status highlights their historic and architectural importance within the Huddersfield Conservation Area.

Continuity Over Time

Historic mapping provides a clear view of the site's evolution. As shown in the figures below, the building's form, footprint, and setting have remained remarkably consistent for over a century:

This long-standing continuity supports the proposal's position that the entirely internal conversion works will cause no harm to the building's architectural or historic value.

Historic Mapping and Continuity

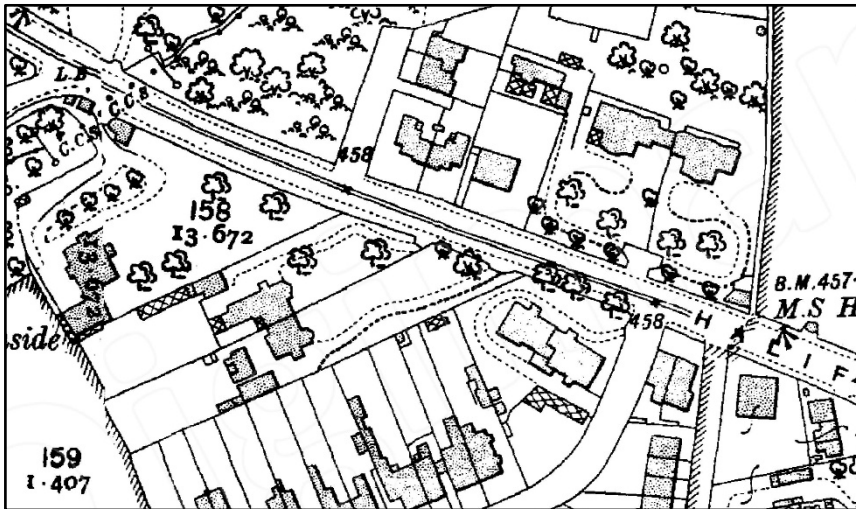


Figure 2: 1900 Historic Map Showing the Application Site
This extract from the 1900 Ordnance Survey map highlights the application site (marked in red). The property appears with its original footprint and garden boundaries, situated prominently along Edgerton Road within a spacious residential plot. This indicates its longstanding presence and architectural prominence in the area.



Figure 3: 2025 Contemporary Map Showing the Application Site
The 2025 map shows the current context of the site, with the property layout and surrounding plot boundaries largely unchanged from its historic form. This demonstrates continuity of use and minimal alterations to the built environment, strengthening the case for careful and respectful adaptive reuse.

The property's Georgian origin, its retention of key historical features, and its unchanged relationship to its surroundings over 120+ years, all reinforce its status as a valued heritage asset. The proposed change of use to supported living will be delivered without impacting the listed elements or conservation area character, ensuring that the building's heritage is preserved while adapting it for contemporary community needs.

3. Heritage Significance

While the main dwelling is not listed, the entrance columns and lion statues are designated Grade II listed structures. Their importance lies in:

- Their representation of early 19th-century design.
- Their contribution to the character and setting of Edgerton Road.
- Their association with the grand historic townscape of Huddersfield.

The site sits within the Huddersfield Conservation Area, defined by its traditional stone architecture, slate roofs, generous plots, and a leafy streetscape. The existing building contributes positively to this setting through its architectural style and spatial arrangement.

3.1 Assessment of Significance

The application site is a substantial two-storey semi-detached property located within the Huddersfield Conservation Area. While the main dwelling itself is not listed, two specific architectural features located at the front entrance, a pair of stone columns and decorative lion statues, are Grade II listed. These elements contribute positively to the architectural character and streetscape of Edgerton Road.



Figure 4: Front Elevation of the Property showing its position within the street and architectural style.

Listed Features

- Stone Entrance Columns: These formal architectural elements frame the front entrance and provide a strong classical composition to the façade.
- Decorative Lion Statues: Positioned at the base of the columns, these carved figures are of artistic and symbolic significance, adding character and historic value to the property.

Together, these listed features are considered of moderate heritage significance, primarily due to their craftsmanship, setting, and contribution to the local streetscape. They are visible from the public realm and enhance the character of the conservation area.

The Building and Its Setting

Although unlisted, the main building is a well-preserved example of Victorian/Edwardian domestic architecture, constructed in natural stone with a slate roof and traditional window proportions. The building's position on a prominent road frontage and its mirrored symmetry with the adjoining property create a unified and harmonious streetscape typical of the Huddersfield Conservation Area.

Significance of the Conservation Area

The wider conservation area is defined by:

- Traditional materials (natural stone, slate)
- Mature landscaping
- Historic boundary treatments
- Architectural detailing such as bay windows, stone lintels, and classical ornamentation

3.2 Impact Assessment

The application site contributes positively to this context through its scale, materials, and architectural quality. It sits within a predominantly residential area, with several large detached and semi-detached homes of similar character.

The proposed development involves the conversion of the existing residential dwelling (Use Class C3) to supported living accommodation (Use Class C2). All proposed works are internal only, and no alterations are planned to the external fabric of the building or the listed entrance features.

The Grade II-listed elements, specifically the stone columns and decorative lion statues flanking the main entrance, will remain entirely unaffected by the proposals. These features will be preserved in situ, with no interventions, fixings, or alterations proposed to their form, position, or surrounding structure.

As the works are confined to the internal layout and involve only reversible interventions, such as partition walls for en-suite bathrooms, the proposals do not impact the architectural or historic significance of the building or the wider conservation area.

The property's historic character, external appearance, and contribution to the Huddersfield Conservation Area will be preserved. No harm is anticipated to the listed features or the setting of nearby heritage assets.

3.3 Justification & Mitigation

The internal reconfiguration is necessary to enable the building to serve as high-quality supported living accommodation, in line with modern care standards and the needs of vulnerable residents. The inclusion of individual en-suite bedrooms, staff facilities, and shared communal areas is essential for safeguarding dignity and independence. This approach ensures the building continues to serve the community while protecting the historical value embedded in its architectural features.

All proposed works have been carefully designed to:

- Avoid any harm to the Grade II listed entrance features (columns and lion statues),
- Retain the external character and architectural appearance of the building,
- Preserve the historic setting of Edgerton Road and the surrounding Huddersfield Conservation Area.

The works are fully reversible and respect the fabric of the building. No structural changes or intrusive modifications to the listed fabric are proposed. This approach aligns with the National Planning Policy Framework (NPPF) Section 16, which encourages the viable use of heritage assets while minimising harm. Given the absence of external alterations and the internal-only, low-impact nature of the proposal, the scheme is considered appropriate, justified, and policy-compliant.



Figure 5: Grade II Listed Entrance Columns. View of the classical stone entrance portico, including the original columns which are Grade II listed. These features will remain entirely unaffected by the proposed change of use.



Figure 6: Close-up of Grade II Listed Left Lion Statue. Detail of decorative stone lion located at the left side of the main entrance, forming part of the Grade II listed entrance features. This element will remain untouched.



Figure 7: Close up of Grade II Listed Right Lion Statue. Detail of decorative stone lion located at the right side of the main entrance, forming part of the protected Grade II Listed architectural elements. No alterations are proposed.

4. Proposed Works

The proposed development includes only internal alterations to convert the dwelling into a supported living facility with 10 bedrooms (8 for residents, 2 for staff), alongside kitchens, living rooms, and accessible amenities.

The proposal will not affect any external features. Specifically:

- The Grade II-listed columns and lion statues will remain untouched and protected.
- There will be no changes to external materials or architectural features.
- All internal changes are fully reversible.
- The front elevation and garden setting will be retained entirely, with no changes to visual character or layout.
- The building's contribution to the conservation area will be preserved in full.

This sensitive approach ensures that the heritage assets and conservation character are fully respected.

5. Policies and Legislation Considered

This proposal has been prepared with full regard to national and local policies governing the conservation of heritage assets, as well as statutory obligations under relevant legislation. The key policy and legislative documents considered include:

National Planning Policy Framework (NPPF, 2023)

The proposal aligns with the guidance set out in paragraphs 194–208 of the NPPF, which emphasise the importance of conserving and enhancing the historic environment. Great weight is given to the conservation of designated heritage assets, and applicants are expected to describe the significance of any assets affected, including their setting.

Planning (Listed Buildings and Conservation Areas) Act 1990

This application meets the statutory requirements set out in:

- Section 66: Ensuring special regard is given to preserving the setting of listed buildings.
- Section 72: Requiring special attention to preserving or enhancing the character or appearance of conservation areas.

The proposal has been designed to have no detrimental effect on the listed elements (the entrance columns and lion statues) and will preserve the character of the wider Huddersfield Conservation Area.

Kirklees Local Plan

The following local policies have been considered:

- Policy LP24 – Design: Encouraging high-quality, inclusive design that responds sensitively to its context, including heritage features.
- Policy LP35 – Historic Environment: Supporting the conservation of heritage assets and requiring developments to respect their significance and setting.

- Policy LP30 – Biodiversity & Geodiversity (where applicable): Although no biodiversity impact is expected, the scheme maintains all external features and landscape elements as existing.

Historic England Guidance

The application has been informed by best-practice guidance from Historic England, including:

- GPA2: Managing Significance in Decision-Taking in the Historic Environment
- GPA3: The Setting of Heritage Assets

These frameworks support a proportionate, evidence-based assessment of potential impact and confirm that the internal-only nature of the proposed works presents no harm to the significance of the heritage elements.

6. Conclusion

This Heritage Statement has assessed the significance of the identified heritage assets at the application site, notably the Grade II-listed entrance columns and lion statues, and considered the potential impact of the proposed development.

The change of use from C3 (dwellinghouse) to C2 (supported living accommodation) involves no external alterations and no works to listed elements. All proposed changes are internal, modest, and fully reversible, ensuring the preservation of the building's historic fabric and architectural character.

By introducing a socially beneficial use within the existing structure, the proposal ensures the long-term conservation, upkeep, and relevance of this historic property. The scheme reflects a sensitive and appropriate response to its heritage context and aligns with the objectives of the National Planning Policy Framework (NPPF) and relevant policies within the Kirklees Local Plan.

In conclusion, the proposed development respects and preserves the heritage significance of the site and is wholly appropriate in heritage terms.