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# ACUMEN

Designers & Architects

PLANNING,  
HERITAGE  
STATEMENT

REFURBISHMENT OF PROPERTY AND REAR EXTENSION  
ABOVE AT  
THE FORMER COACH AND HORSES INN,  
EASTGATE, HONLEY, HUDDERSFIELD

**Job Ref: 2949**

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## SECTION 1: INTRODUCTION

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1. This Heritage Statement has been prepared to support a planning application for the rear extension, re-use and refurbishment of the former public house named Coach and Horses, Eastgate, Honley to create 9 self-contained 1- and 2-bedroom flats. The premises was last used as a restaurant but ceased to operate as such approximately a decade or more ago.
2. The building falls within Honley Conservation Area, 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). Historical research has been carried out using digital and physical reference. This report has been created in conjunction with the submitted design proposal drawings.

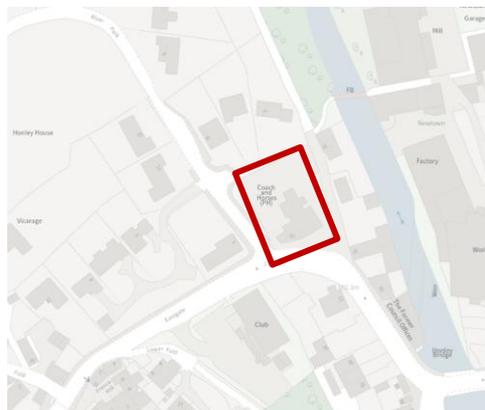
## SECTION 2: BACKGROUND, SITE & HERITAGE ASSET DESCRIPTION.

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### GENERAL DESCRIPTION & SITE LOCATION.

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4. The application relates to the Coach and Horses. The building is of natural stone, with gabled slate roof construction. The west facing façade looking onto River Park Road is coated in render with an un-weathered outline from previous signage.
5. The windows are timber framed with ashlar heads, surrounds and cills.
6. The site is located in the village of Honley, Huddersfield. It is located on the bend of Eastgate, where the road connects to River Park. It is screened by trees to the north, east and west of the site. [image below from Kirklees Kompass].



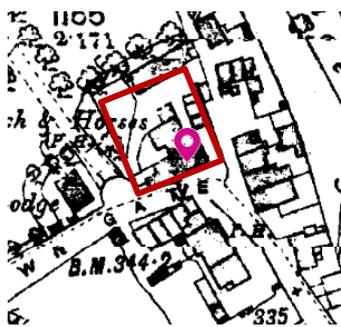
Location Map



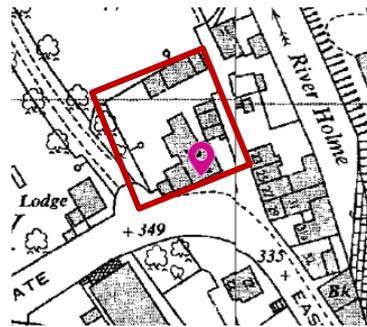
Historic  
Images of  
Coach and  
Horses, n.d



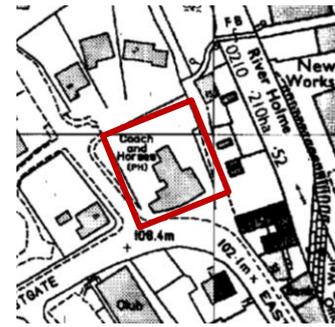
7. There is no found record of the year the Coach and Horses was built, however it is notoriously known for the arrest of two Luddites in 1812 within the public house, and so it is assumed to have been constructed in the early 1800s. The first map evidence is seen from the 1893 map (image below 1893 Country Series map [Kirklees Kompass]) with the surrounding village showing further development. Furthermore, there appears to be detached buildings to the rear and east of the site, shown similarly in the 1907 map. These detached buildings appear to have been demolished between 1955-1965, only for a rear building to appear newly constructed in 1990 and similarly demolished pre-2004. The main body of the building appears to have been unchanged from the first historical map. The surrounding buildings on Eastgate are a mix of varied traditional ashlar & stone and hipped or gabled slate roof dwellings constructed in the 19<sup>th</sup> Century.



1893 Map



1907 Map



1965 Map



1990 Map



2004 Map

8. The site comprises five distinctive blocks (labelled block 1-5) as per the diagram overleaf [Google Maps]. There is a level difference between each building, indicating development at different stages.



Existing Block Layout

9. The Coach and Horses sits within a Conservation Area with a number of listed buildings. One which relates closely to the development is Honley House, Eastgate. The gate posts to the west of the application site were a part of this land.

10. The listing as produced by Historic England is as follows:

*Large, detached house. Believed to have been built between 1780 and 1800 (former list) but probably early C19. Later wing to south. Erected for Brooke family. Ashlar. Hipped slate roof with 2 ashlar stacks. Two storeys. East: 3 bays, symmetrical facade. Central door with rectangular fan, in Doric portico with frieze, cornice and blocking course. Sash windows with glazing bars. To south is 3 bay, 2 storey extension in keeping, with sashes. Glazing bars to first floor only. Canted bay on south side. Interior altered but said to have panelled window shutters.*

11. An existing driveway to the west of the building grants pedestrian and vehicular entry to the rear of the property where there is a tarmacked car park area. To the east side an exit point allows for an existing one-way vehicular route around the structure. There are two ornamental arrowhead piers facing onto River Park that are within the curtilage of the listed Honley House.



Driveway Entrance



Driveway Exit

12. There are a set of parapet copings to the gable ends of block 1, suggesting the structure was once individual, with the adjacent blocks being later extensions constructed before the registered maps. Three chimney stacks stand across these two fronts facing blocks. There are corbels beneath the

eaves of the road-fronting facades of block 1 and 2. Additionally, the window cills are painted white on this façade, whilst the remaining heads and mullions are ashlar coloured (as per image below paragraph 15).

13. Block 5 is a small extension leading from block 2 and is a single storey flat roof construction with no notable details.
14. The ground floor level of block 3 is below ground level. A trench is dug out around its perimeter, with a metal staircase bridging over this to reach the first-floor level of this block. An internal staircase then connects this floor level to block 1. Block 4 then connects to the rear of block 3.



Images showing the existing trench dug out around the building perimeter and the metal staircase to the rear block



15. Sash windows are used across the extent of the property with Georgian 'six-squared' sash windows retained to the front façade as shown below (Google Maps).



Road View From Eastgate

16. 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.
17. Internally, the trussed roof structure is exposed across block 1 and 3. There are varying floor levels between the blocks that are overcome through several staircases throughout the property.

18. Two sets of arches are internally visible on the external wall of block 3 as per the image below.



Archways over rectangular headed windows

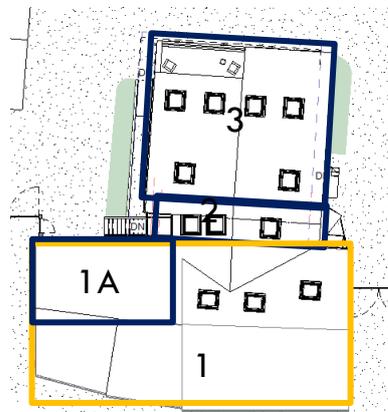
19. There are no retained internal features as the existing building is stripped out and in a state of disrepair because of disuse and vandalism.

20. The former Coach and Horses Inn has had previous planning applications for change of use and erection of extensions and alterations (Ref: 2016/62/92845/W) which was not fully constructed. Other applications refer to work on trees within a conservation area.

### SECTION 3: PROPOSED DEVELOPMENT

21. This planning application seeks to demolish the existing rear blocks (3-5) and construct a new rear extension accommodating apartment units, plant room and bin store. The internal layout of the existing building in blocks 1 and 2 will be altered to accommodate residential use by forming two apartment units per floor.

22. The development can be referred to by 3 blocks (block 1 and 2 from the existing drawing have now been combined in this visual).



New Block Layout

23. There will be a new opening in the existing block 2 to connect with the two-storey extension to the rear denoted as 1a above. The roofline will be

rationalised to accommodate the rear extension – granting uniformity to the street elevation and avoid an asymmetrical gable which would be seen as incongruous with the Conservation Area. However, the new ridge line will be lowered from the existing building.

24. Block 1a will be constructed from reclaimed stone and stone to match the existing building.
25. The entrance hall (area 2) will provide sheltered entry for the rear (block 3) and first floor apartments for block 1. Internal staircases will be within this corridor connecting each of the apartments to the main body.
26. Lighting will be provided to this corridor through the glazing above and from the glazed panelling to the front as shown in the image below. The entrance will have an open glazed porch and landing for stair entry recessed into the building envelope.



New Porch Entrance

27. A zinc cladded façade will be mirrored on each external facing of block 2. To the North-West façade, an angular zinc extrusion allows for light entry to apartments 5 and 8 without presenting an issue of overlooking. The feature is designed to create a distinct material change between the existing building and the new extension whilst utilising the slope of the gabled roof to integrate into the building fabric.
28. Block 3 will have three floors and be constructed from natural stone, with ashlar head, cills and mullions and corbel detailing to match the original building. The gabled roof will intercept the existing block 1 at a lowered ridge height and be of slate tiled construction to match the existing building. Sash windows will be utilised across the extension, though with a simpler arrangement of glazing bars retained to the top sash. The windows will be arranged symmetrically, this aspect of which is common in the locale and reflects the historic setting.
29. On the second storey, apartment 9 will have outdoor amenity space in the form of a balcony overlooking the rear treescape. There will be zinc cladding circulating the upper floor externally to create a contrast in materiality and reduce the heavy block massing created by the singularity of stone.

30. A footpath and lightwell will be dug out from the existing topography beside apartment 3 as indicated on the plans. An external staircase will connect between the existing topography and the new first floor level of the extension block 3.
31. New electric gates are to be installed at both entrance and exit, recessed from the highway. New gate posts will be installed, allowing the gate posts to the west of the site - which are included as part of the Honley House listing – to be retained with no further works to their surrounding area.
32. A new entrance for a Georgian style door will be opened in the existing front wall, utilising a blocked up opening into apartment 2. The image below shows the existing stone surrounds which indicated a previous opening (Google Maps).



Existing Filled  
Opening with Stone  
Surrounds

33. Changes to the existing block 1 are minimal to retain the historic fabric of the building. Windows are proposed on the North-East façade to accommodate further light into the habitable spaces. Internally, a mezzanine level will be created within apartment 5, whilst the existing truss structure will be revealed – need for remedial works will be checked on site.



East Elevation with  
Existing Windows

34. The existing openings between apartments 1 and 2, and apartments 5 and 6 will be infilled and made good with the surrounding structure to achieve separated units. As the existing block 1 predates the existing block 2, dividing these units is not majorly detrimental to the historic footprint.

35. The front boundary has been considered to prevent vehicular parking in front of the building with a low-level reclaimed stone boundary wall with coping to grant amenity space to apartment 1. Historically there has been a material separation between the pedestrian route and the site boundary as can be seen overleaf in the 1962 dated image [Honley Image Archives].



1962 Image of  
Pedestrian  
Highway/ Site  
Boundary Junction

36. The preceding application (2016/62/92845/W) was implemented on site; however, the current proposal seeks to supersede it.

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SECTION 4: KIRKLEES LOCAL PLAN AND NATIONAL PLANNING POLICY FRAMEWORK  
(NPPF)

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37. 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.

38. Paragraph 207 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.

39. Paragraph 208 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'*.

40. 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'*

41. Policy LP 35 states *development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset*. It highlights the importance of retaining elements of the historic environment which contribute to the identity of the Kirklees area with importance towards *having regard to the wider benefits of development*.
42. The Local Plan Policy LP35 goes into further detail to ensure that proposals within the Conservation Areas conserve those elements *which contribute to their significance and accommodate innovative design where this does not prejudice the significance of heritage assets*.
43. 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.'*
44. 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.'*

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#### SECTION 5: HERITAGE IMPACT

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45. The intention of the development and conversion is to:
- Bring the building into a new, beneficial use which is important for keeping the Conservation Area intact.
  - Ensuring that the most important feature – the front façade – is kept untouched.
  - Declutter the existing site area and through this, enhance the surrounding area.
46. These actions then enable the Conservation Area to be conserved and preserved in line with Policy LP35.
47. The site is shown to have had historic developments and subsequent removal of buildings to allow for its development as an inn. By utilising the existing footprint to inform the design, the rear extension remains shielded from the roadside by the existing block 1 and 2 facades. It will not be visible from Eastgate.
48. The site is currently in a state of disrepair from years of being unused and vandalism, this redevelopment will allow for the safeguarding of the historic fabric.
49. In the context of the Conservation Area of Honley, the Coach and Horses is in a prominent location on the bend of Eastgate, situated at the foot of the hill towards Honley village centre. The front elevation is visible from this road and so is representative of the area for passing visitors and residents. Therefore,

this façade is viewed as the most important to retain. This application seeks to conserve and enhance the frontage.

50. The proposed development relates to the demolition and rear extension of the former Coach and Horses Inn. The extension reflects the existing footprint of the building, extending to the north of the existing block 4 and west of the existing block 3. Changes to existing block 2 include a two-storey extension and rationalising the shape of the building as shown by the proposed 1a block.
51. Existing windows and doors to the front façade – where required – will be replaced to match the existing style and retain the historical setting of the heritage asset.
52. The second storey balcony terrace is situated to the rear of the building, which faces the private parking. The rear extension will be screened by the existing tree landscape to the north, east and west. A boundary wall to the west of the balcony will be formed at a height of minimum 1.4m to mitigate overlooking and reduce the visual impact of the glazing. It will not be visible when regarding the building from the roadside. It will not impact the character of the area.
53. The rear staircase to access the upper floors is in place of the metal staircase that was previously positioned on this façade. The new steps will be sympathetic to the surrounding building material, with the landing within an open glazed porch recessed into the new building line.
54. The new door opening in the front façade makes use of an existing entryway that has since been filled with stone. The door itself will be Georgian style to complement the building. It will have negligible impact on the heritage asset.
55. There will be an effort to reuse the existing stone from the demolished buildings in the construction of the new extension and boundary wall improvements. This will retain the character of the building when developing the heritage asset.
56. The use of zinc creates an aesthetic distinction between the existing and new buildings, complementing the traditional design with a material favoured for its longevity in restoration of historical buildings.
57. There are no internal historic features of note to be preserved.
58. Overall, the character of the existing building will be retained through judicious material choices; sash windows and surrounds to match or be complimentary in likeness to the existing building as emphasised by LP 35.

59. The proposal has minimal impact on the internal fabric of the existing building through the removal of existing walls to form openings, and the formation of new partitions.
60. The proposal has some visual impact upon the character of the conservation area through the proposed rear massing.
61. On the extension block 3, areas of glazed panels are designed to be discrete on the street scene and deferential to the new sash window arrangement which is appropriate with the character of the area.
62. The development is retained to the north (rear), east and west sides of the site, which are largely screened by existing foliage.
63. Efforts have been made to protect the historic grain of the building whilst accommodating future user provisions as stated by Policy LP 35.
64. The existing rear blocks contribute to clutter on site. The uniformity and symmetry of the proposed extension grant a simplified and polite resolution for the site which remains subservient to the existing frontage. Through the removal of existing clutter, the overall appearance of the Conservation Area is preserved.
65. 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 historic building.
66. The proposal has minor impact on the street scene of the listed building. The gate posts attached to the listed of Honley House will be undisturbed under alterations upon the site.
67. The design 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 building and improve the aspect within the Conservation Area.



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