

# Ashmeadow Cottage

Heritage & Conservation Statement

May 2026

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# Ashmeadow Cottage

## 1.0 Introduction + Site Context

### 1.1 Introduction

The following Heritage and Conservation Statement has been prepared by Joe&Co Architects in support of the proposed development at Ashmeadow, East Avenue, Edgerton, Huddersfield.

The application site is located within the Edgerton Conservation Area, an established residential area characterised by substantial detached villas set within generous landscaped plots, mature tree cover, and a varied but cohesive architectural character. The Conservation Area is recognised for its strong suburban identity, historic residential development pattern, and the contribution made by its spacious garden settings and verdant streetscape.

The purpose of this statement is to assess the heritage significance of the site and its surrounding context, and to consider the impact of the proposed development upon the character and appearance of the Edgerton Conservation Area. The document has been informed by a review of the Edgerton Conservation Area Appraisal, historic mapping, site analysis, and the accompanying Design and Access Statement.

The assessment considers:

- The historical development and character of the site;
- The significance of Ashmeadow and its contribution to the wider Conservation Area;
- The architectural and landscape character of the surrounding area;
- The impact of the proposed development on the significance of the Conservation Area; and
- The extent to which the proposals preserve the established character and appearance of the site and its setting.

The proposal has been developed with careful consideration of the historic and spatial qualities that define the Edgerton Conservation Area, with particular regard given to the established hierarchy of built form, the retention of mature landscape features, and the spacious grain of development that characterises East Avenue and the surrounding residential streets.

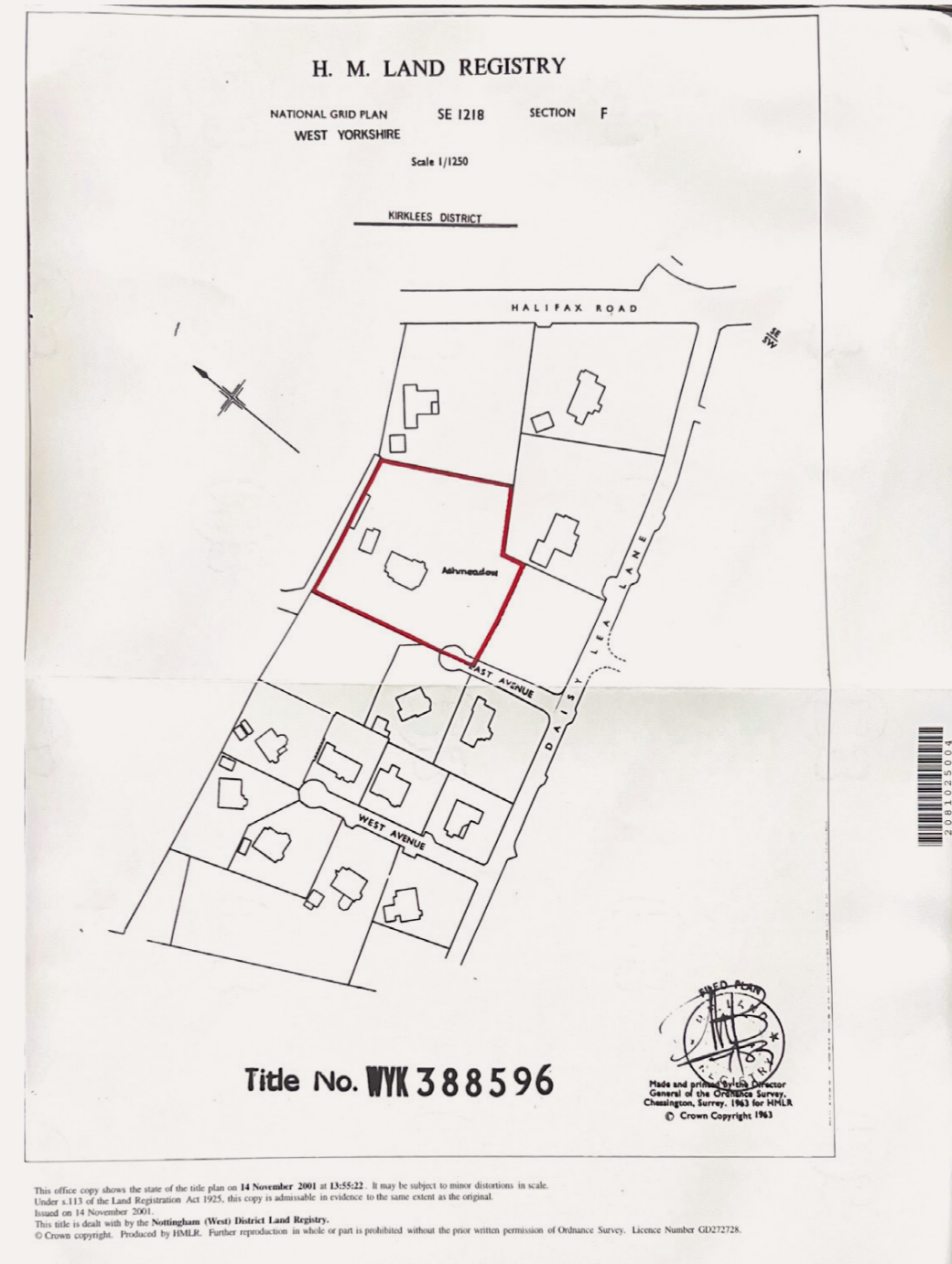
### 1.2 Site Location & Context

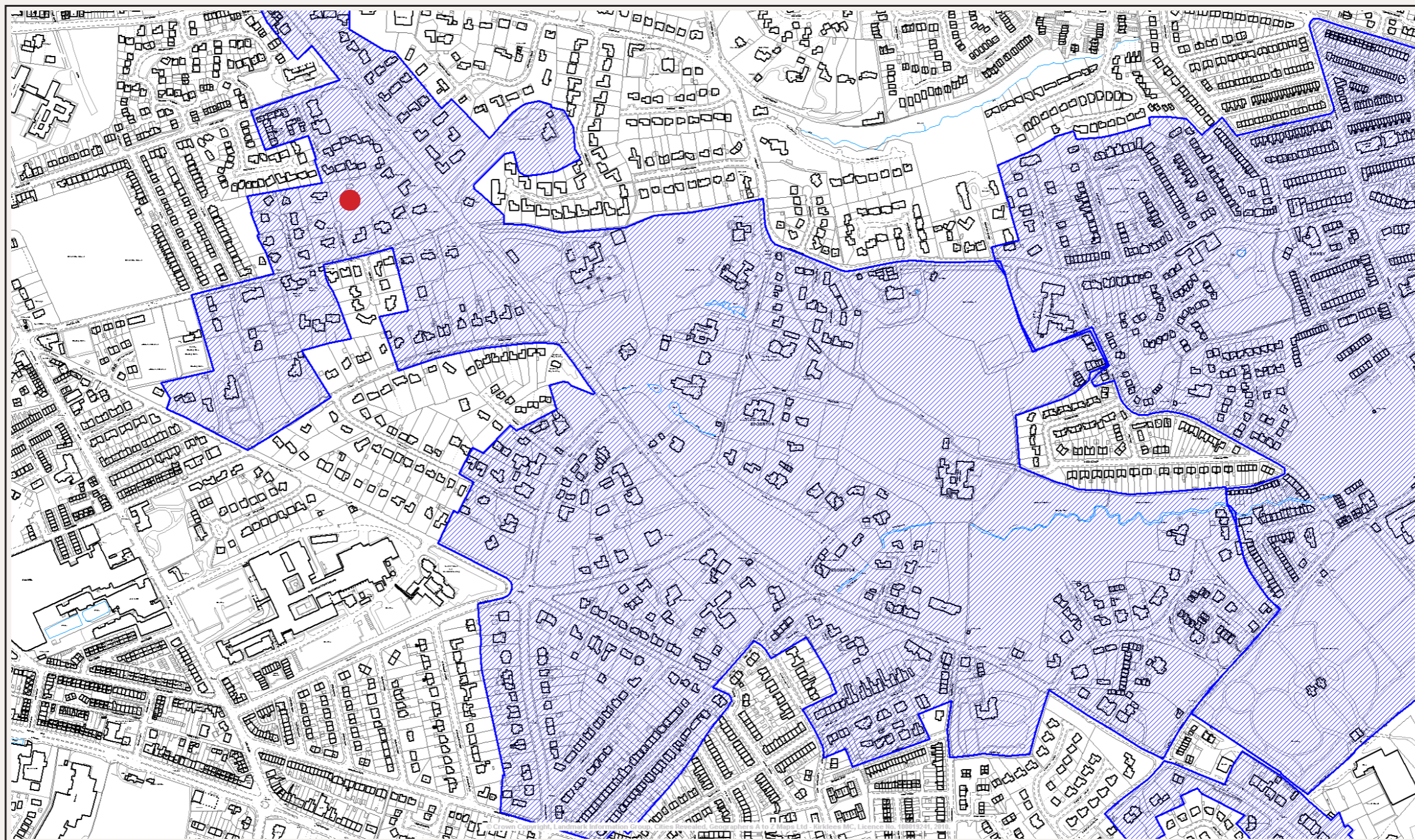
Ashmeadow is situated on East Avenue within the Edgerton area of Huddersfield, approximately 1 mile to the west of Huddersfield town centre. The property occupies a substantial residential plot within the Edgerton Conservation Area and is set within a mature landscaped setting characterised by established trees, boundary planting and generous separation distances between neighbouring properties.

Edgerton developed principally during the late nineteenth and early twentieth centuries as an affluent suburban expansion of Huddersfield, with large villas and detached dwellings constructed along broad residential avenues. The area retains a strong architectural identity defined by individually designed houses, varied roofscapes, prominent chimneys, and high-quality materials including stone, render, slate, and decorative timber detailing.

Ashmeadow forms part of this established residential character and contributes positively to the wider streetscape through its scale, architectural composition, and landscaped setting. The property is experienced within a verdant and low-density environment where mature vegetation and spacious plots play an important role in shaping the character and appearance of the Conservation Area.

The application site is located within the grounds of Ashmeadow and occupies a secondary area of the wider plot, positioned away from the principal public frontage of the main dwelling. The site is enclosed by mature landscaping and existing boundary treatment, limiting visibility from the public realm and reinforcing the private garden character that is typical throughout the Conservation Area.





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## 2.0 Planning & Heritage Policy Context

### 2.1 Statutory Context

Ashmeadow is located within the Edgerton Conservation Area and is therefore subject to the statutory duties set out within the Planning (Listed Buildings and Conservation Areas) Act 1990.

Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas when considering development proposals.

The significance of the Conservation Area derives not only from individual buildings, but also from the collective relationship between built form, landscape setting, mature vegetation, spatial hierarchy, and historic patterns of development. As such, proposals within the Conservation Area should respond positively to these defining characteristics and ensure that development integrates sensitively within its context.

### 2.2 National Planning Policy Framework (NPPF)

Chapter 16 of the National Planning Policy Framework (NPPF) identifies heritage assets as an irreplaceable resource and requires their significance to be conserved in a manner appropriate to their importance.

Paragraph 205 states that weight should be given to the conservation of designated heritage assets, irrespective of the level of potential harm. The NPPF further advises that local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets;
- The positive contribution that conservation can make to local character and distinctiveness; and
- The contribution that appropriately designed new development can make toward sustaining historic environments.

The NPPF also recognises that development within historic environments should not prevent appropriate change, provided proposals are well designed and informed by an understanding of local character and significance.

#### 2.2.1 Heritage-Led Design Approach

The proposed development has been informed by an understanding of the historic and spatial qualities that define both Ashmeadow and the wider Edgerton Conservation Area. Particular consideration has been given to the established hierarchy of development within large residential plots, the importance of mature landscaping, and the relationship between built form and garden setting.

The proposal seeks to respond positively to these characteristics through a restrained and subservient form of development that preserves the dominance of the principal dwelling and retains the spacious, verdant qualities that contribute to the significance of the Conservation Area.

The design approach has also been informed by the architectural character of Ashmeadow itself, drawing upon elements associated with early twentieth-century Arts and Crafts domestic architecture, including the use of natural materials, articulated roof forms, and a strong relationship between architecture and landscape.

### 2.2 Kirklees Local Plan Policy Context

The proposals have also been considered against the relevant policies contained within the Kirklees Local Plan, with particular regard to heritage, landscape, and design quality.

Relevant policies include:

#### Policy LP24 - Design

Requires development proposals to achieve high-quality design that responds positively to local character, landscape, scale, massing, materials, and the established pattern of development.

#### Policy LP25 - Historic Environment

Seeks to conserve and where appropriate enhance the significance of heritage assets, including Conservation Areas, ensuring that development proposals are informed by an understanding of local historic character and setting.

#### Policy LP33 - Trees

Requires the retention and protection of significant trees and landscape features where these contribute positively to visual amenity, character, biodiversity, and local distinctiveness.

#### Policy LP35 - Landscape

Supports development that respects landscape character and maintains the qualities that contribute to the identity and appearance of the surrounding area.

### 2.4 Edgerton Conservation Area

The Edgerton Conservation Area is primarily residential in character and is distinguished by its collection of substantial detached and semi-detached villas set within generous landscaped plots. Development within the area reflects the expansion of Huddersfield during the late nineteenth and early twentieth centuries, with architecture ranging from Victorian and Edwardian styles through to later Arts and Crafts influenced dwellings.

A defining characteristic of the Conservation Area is the extent of mature planting and tree cover, which softens the built environment and creates a strong sense of enclosure along residential streets. Buildings are typically set back from the highway behind gardens, boundary walls, and vegetation, resulting in a spacious and informal townscape character.

The Conservation Area Appraisal identifies the contribution made by:

- Mature landscape structure and tree cover;
- Varied architectural detailing and roof forms;
- The spacious arrangement of development;
- The relationship between buildings and their garden settings; and
- The quality of materials and craftsmanship evident throughout the area.

These characteristics are particularly evident along East Avenue, where substantial detached properties occupy large plots within heavily landscaped settings. Ashmeadow contributes positively to this established character through both its architectural form and its mature landscape context.

## 3.0 Heritage Significance

### 3.1 The Wider Setting - Edgerton Conservation Area

The application site is situated within the Edgerton Conservation Area, a predominantly residential area characterised by substantial detached dwellings set within generous landscaped plots. The area developed primarily during the late nineteenth and early twentieth centuries as a suburban expansion of Huddersfield, resulting in a varied architectural character that reflects changing domestic styles and periods of development.

A defining characteristic of the Conservation Area is its verdant and spacious townscape quality. Mature trees, established gardens, boundary walls, and planting contribute significantly to the character and appearance of the area, often limiting direct visibility of buildings from the public realm and creating a layered relationship between architecture and landscape.

The Conservation Area contains a varied collection of architectural styles including Victorian, Edwardian, and early twentieth-century Arts and Crafts influenced dwellings. Despite this variation, the area retains a cohesive identity through the consistent use of high-quality natural materials, varied roof forms, substantial chimney stacks, and the spacious arrangement of development.

Buildings are generally set back from the highway within mature plots, reinforcing the low-density suburban character that distinguishes Edgerton from more tightly arranged urban environments. The relationship between large residential properties and their surrounding landscape setting forms a key component of the Conservation Area's significance.

### 3.2 Character and Significance of Ashmeadow

Ashmeadow is a substantial detached dwelling constructed in 1927 and designed in a manner influenced by the principles of Arts and Crafts domestic architecture. The property contributes positively to the character and appearance of the Edgerton Conservation Area through both its architectural composition and its mature landscaped setting.

The building displays several characteristics commonly associated with the Arts and Crafts movement, including steeply pitched roof forms, prominent chimney stacks, varied massing, and an informal asymmetrical composition. The use of natural materials and articulated elevations reinforces the building's domestic character and reflects the emphasis on craftsmanship and material quality that defined early twentieth-century residential architecture.

Unlike more formal Victorian compositions, Ashmeadow adopts a more informal architectural arrangement, where the building responds organically to its site and landscape setting. The varied roofscape and projecting elements create visual interest while maintaining a coherent overall composition.

The property is approached through a mature landscaped setting that contributes significantly to its character and presence within the Conservation Area. Existing vegetation, trees, and garden spaces form an important part of the experience of the site, softening views of the building and reinforcing the verdant suburban character that defines much of Edgerton.

The significance of Ashmeadow is therefore derived not only from the architectural quality of the building itself, but also from the relationship between the dwelling and its surrounding landscape. The spacious plot, mature planting, and visual separation from neighbouring properties all contribute to the established character of the site and its wider setting within the Conservation Area.



View from the existing entrance to Ashmeadow

## 3.0 Heritage Significance

### 3.3 Contribution of the Application Site

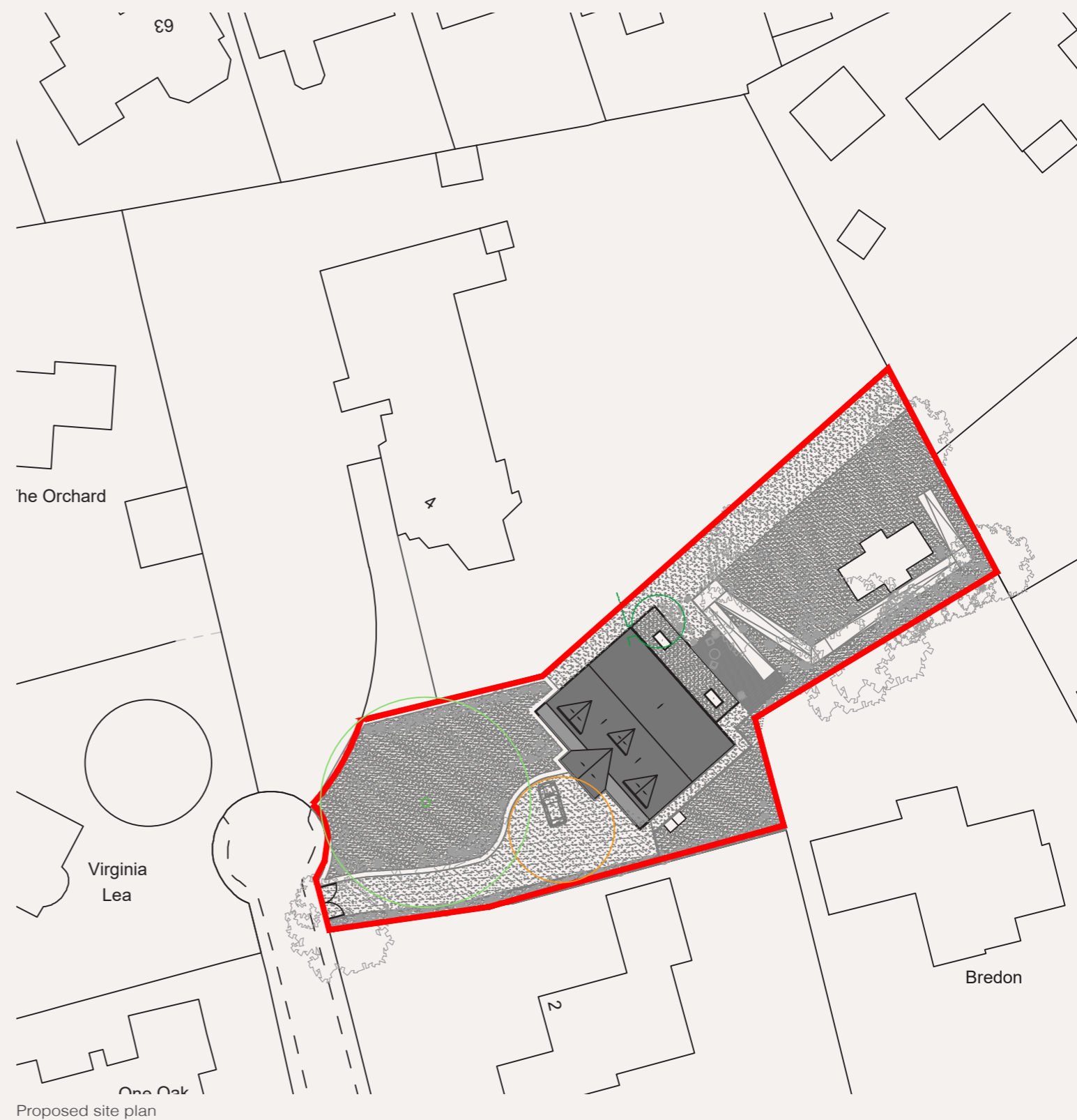
The application site occupies a secondary area within the wider grounds of Ashmeadow and is positioned away from the principal frontage and primary approach to the main dwelling. The site forms part of the rear and side garden setting associated with the property and is experienced as a subordinate component within the overall hierarchy of the plot.

The spatial arrangement of the site reflects the established pattern of development throughout the Conservation Area, where substantial dwellings are often accompanied by ancillary garden spaces, secondary structures, and mature landscape buffers.

Existing trees, planting, and boundary vegetation provide substantial screening to the site, limiting visibility from the surrounding public realm and reducing the visual prominence of the proposed development. The contained nature of the site reinforces its secondary character relative to the principal dwelling.

Importantly, the proposal does not interrupt the primary relationship between Ashmeadow and East Avenue, nor does it undermine the dominance of the main house within the plot. The established hierarchy between principal and subordinate built form remains legible, with the mature landscape structure continuing to define the character of the site.

The significance of the application site therefore lies primarily in its contribution to the wider landscaped setting of Ashmeadow and the spacious suburban grain of the Edgerton Conservation Area, rather than through the presence of any individual heritage asset within the site itself.



## 4.0 Historic Development of the Site

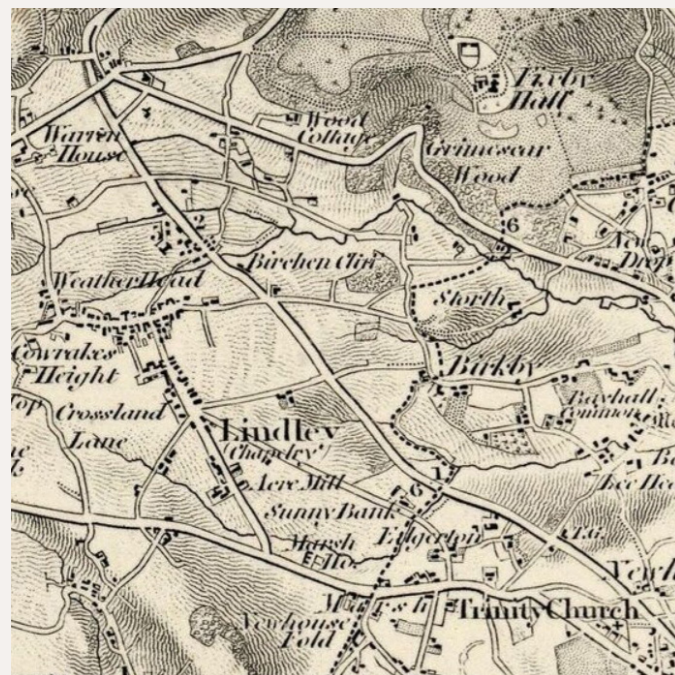
The Edgerton area developed primarily during the late nineteenth and early twentieth centuries as Huddersfield expanded beyond its historic commercial centre. Improved transport connections and the growing prosperity associated with the town's industrial development encouraged the construction of substantial suburban residences within spacious landscaped plots.

This pattern of development established the distinctive residential character that continues to define the Edgerton Conservation Area today, where large detached dwellings are set within mature gardens and tree-lined avenues. The area became associated with higher-quality domestic architecture, reflecting changing social and architectural trends during the late Victorian and early twentieth-century periods.

Ashmeadow was constructed in 1927 and forms part of this later phase of residential development within Edgerton. The property reflects the continued popularity of Arts and Crafts influenced domestic architecture during the early twentieth century, where emphasis was placed upon craftsmanship, natural materials, varied roof forms, and the integration of buildings within their landscape setting.

Historic mapping demonstrates the gradual evolution of the site and its surrounding context over time. While the wider area experienced continued residential growth throughout the twentieth century, the established pattern of spacious plots and mature landscape setting has remained largely intact.

The historic development of Ashmeadow illustrates the continued evolution of Edgerton as a predominantly residential suburb characterised by architectural variety, substantial detached dwellings, and strong landscape structure. The survival of mature planting and generous garden spaces remains an important component of the site's contribution to the character and appearance of the Conservation Area.



Ordnance Survey published 1861, David Rumsey Map Collection



Ordnance Survey published 1893, National Library of Scotland



Ordnance Survey published 1933, National Library of Scotland



Ordnance Survey published 1966, National Library of Scotland

## 5.0 Heritage Impact Assessment

### 5.1 Design Approach

The proposed development has been informed by the character and significance of both Ashmeadow and the wider Edgerton Conservation Area. The design adopts a restrained and subservient approach, ensuring that the principal dwelling remains dominant within the site and that the established hierarchy of development is preserved.

Particular consideration has been given to the mature landscape setting of the site, with the proposal positioned within a secondary area of the wider plot and screened by existing vegetation and boundary treatment. The development therefore maintains the spacious and verdant character that defines the surrounding Conservation Area.

The architectural approach draws influence from the Arts and Crafts character of Ashmeadow through its proportions, roof forms, materiality, and relationship with the landscape setting. The proposal is intended to complement the existing character of the site without direct imitation or pastiche.

### 5.2 Impact on the Conservation Area

The proposal preserves the established character and appearance of the Edgerton Conservation Area through the retention of mature planting, the maintenance of plot hierarchy, and the careful siting of development away from the principal frontage of Ashmeadow.

Due to the contained nature of the site and the extent of existing landscaping, visibility from the surrounding public realm is limited. The proposal therefore avoids harmful impact upon the wider streetscape or the spatial character of the Conservation Area.

The scale and massing of the development remain subordinate to the principal dwelling and preserve the spacious arrangement of development that characterises East Avenue and the wider Edgerton area.



## 6.0 Conclusion

This Heritage and Conservation Statement has assessed the significance of Ashmeadow and its contribution to the character and appearance of the Edgerton Conservation Area.

The assessment identifies that the significance of the site derives primarily from the architectural character of the principal dwelling, its mature landscaped setting, and the spacious suburban pattern of development that defines the wider Conservation Area. Ashmeadow represents a positive example of early twentieth-century Arts and Crafts influenced domestic architecture and contributes to the verdant residential character of East Avenue.

The proposed development has been carefully designed in response to these characteristics. The proposal adopts a restrained and subservient form of development positioned within a secondary area of the wider plot, ensuring that the dominance of the principal dwelling and the established hierarchy of the site are maintained.

The retention of mature planting and the limited visibility of the site from the public realm ensure that the spacious and landscape-led character of the Conservation Area is preserved. The proposal responds sympathetically to the architectural qualities of Ashmeadow through its scale, proportions, and material character, while remaining appropriately contemporary in its expression.

Overall, the proposal represents a sensitive and proportionate form of development that preserves the character and appearance of the Edgerton Conservation Area. The development therefore accords with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and the relevant policies of the Kirklees Local Plan.