Bradley Stankler
PLANNING

HERITAGE SUPPORTING STATEMENT

Planning and listed building consent applications for the change of use and alteration of former Class E(e) clinic to form 7no. Class C2 assisted living units, including removal of existing conservatory, fire escapes and doors

Cote Royd, 7 Halifax Road, Huddersfield, HD3 3AN

May 2026

Project Title:	Cote Road, 7 Halifax Road, Huddersfield, HD3 3AN
Report Title:	Heritage Supporting Statement
Project No:	1029/26
Status:	Planning issue 22.05.26
Client:	The Bridge Community Care Ltd

CONFIDENTIALITY AND DISCLAIMER

© This report is the property of Bradley Stankler Planning**.** Its contents must not be reproduced, retained, or disclosed, either in whole or in part, without the prior written consent of Bradley Stankler Planning

No reliance may be placed on this report by any third party without the express written agreement of Bradley Stankler Planning. Any use of this report by an unauthorised party is undertaken entirely at their own risk, and Bradley Stankler Planning accepts no duty of care or liability in such circumstances.

All conclusions, opinions, and recommendations contained within this report are based on conditions prevailing at the time the work was undertaken. This document does not constitute and should not be construed as legal advice.

CONTENTS

Section **Page**

1.0 Introduction……..4
2.0 The application site.....6
3.0 Proposed development…….....8
4.0 Legislation, development plan policy & guidance….....9
5.0 Special interest of Cote Royd House…….....12
6.0 Settings of nearby heritage assets…….....14
7.0 Character & appearance of Edgerton Conservation Area.....15
8.0 Impact of development on the heritage assets….....16
9.0 Conclusion.....17

APPENDICES

Appendix 1 List Description of Cote Royd House
Appendix 2 Photographs of site and surrounding area
Appendix 3 Historic Ordnance Survey Maps

1.0 INTRODUCTION

1.1 This Heritage Supporting Statement is submitted in support of Planning and Listed Building Consent applications for the change of use and alteration of Cote Royd, 7 Halifax Road, Huddersfield which is a grade II listed building, to 7no. assisted living Class c2 units, including removal of the existing conservatory, fire escapes and doors.

1.3 In order to understand the nature of the historic environment in the vicinity of the site and to identify any heritage assets likely to be affected by the development proposals, a baseline assessment study has been undertaken. This identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, scheduled monuments and conservation areas;
- Non-designated heritage assets, including buildings or structures of local interest; and
- The elements, both built and within the human-made landscape, contribute to the significance and setting of the identified heritage assets.

1.4 To inform the baseline assessment the following information sources have
been reviewed:

- The National Heritage List for England;
- The Historic England Research Record;
- The Heritage Gateway website;
- Historic maps of the site and surrounding area; and
- Kirklees Council's website, 'Trees, Listing and Conservation'; and
- The Huddersfield Local History website.

1.5 Following this baseline assessment it is considered that the proposal will directly affect Cote Royd House, a grade II listed building, and has the potential to indirectly affect the setting of several grade II listed buildings within its vicinity. The application site also lies within the Edgerton Conservation Area.

1.6 The requirement for a heritage statement and its scope is guided by policy contained within the National Planning Policy Framework (the Framework), Conserving and Enhancing the Historic Environment. Paragraph 207 seeks an assessment proportionate to an asset's importance, enough to understand the potential impacts of the

development and to appraise the nature and extent of any impact upon the setting and significance of heritage assets. The heritage statement also takes into account a series of Good Practice Advice (GPA) published by Historic England of which those of most relevance to this appraisal are GPA2 - Managing Significance in Decision-taking (March 2015), GPA3 - The Setting of Heritage Assets (2nd Edition) (December 2017), Advice Note 12 Statements of Heritage Significance (Oct. 2019) (Ref 13B-9) and Conservation Principles, Policies and Guidance (April 2008).

1.7 This heritage statement briefly describes the application site and the proposed development and then sets out the relevant legislation, policy and guidance. It then considers the special architectural or historic interest of the listed building and the setting of adjoining listed buildings. It continues by assessing the impact on the proposed development on the heritage assets. It then concludes by assessing the compliance of the application proposals with legislation, policy and guidance.

2.0 THE APPLICATION SITE

2.1 The application site, Cote Royd House, located at 7 Halifax Road, Huddersfield. Cote Royd is a stone built, late Victorian former villa in a generous plot, set back from the highway behind a thick belt of planting within an enclave of 19th century, former middle-class housing. The property was built in 1861 in the gothic style and enlarged in the 1870s. It is a grade 2 listed building and is located within Edgerton conservation area, approximately 2.5km to the north west of Huddersfield city centre.

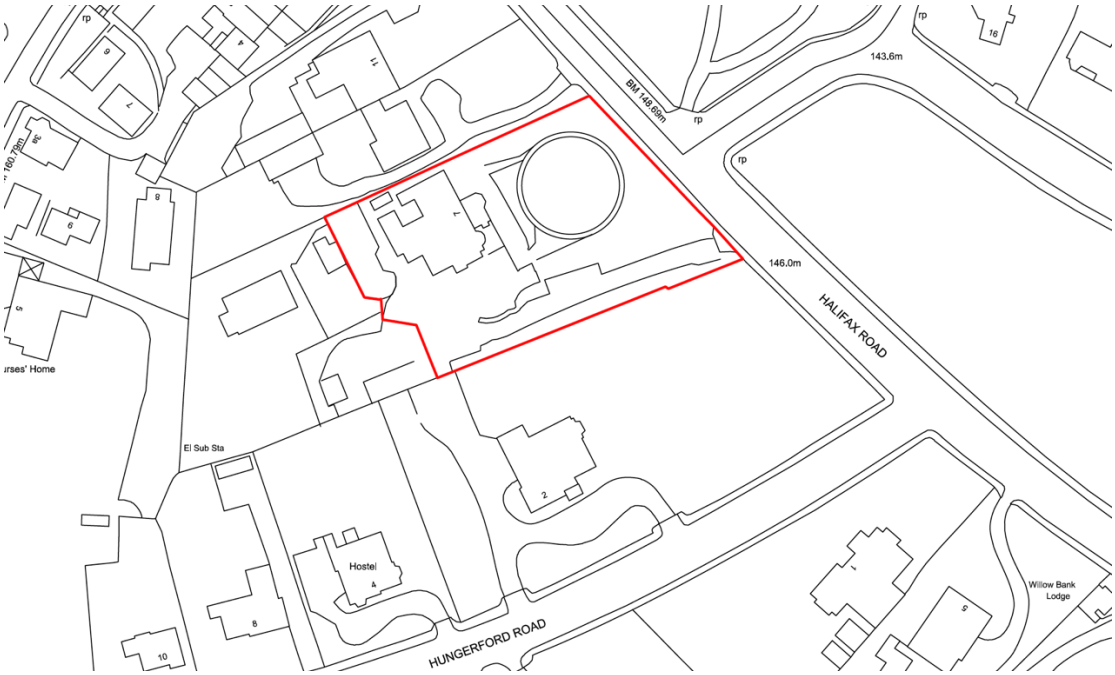
2.2 The building was used as a dwelling up to the second world war and then converted into a hotel. In the 1970's it underwent extensive alterations providing additional single bedrooms. More recently it was converted into a dental clinic but most recently it has been used as a non-medical centre.

2.3 There is an existing, modern conservatory attached the northeast elevation of the building which is proposed to be removed with redundant fire escapes and doors.

2.4 Planning and Listed building Consent[1] was previous granted in 2015 to convert Cote Royd House to seven apartments.

2.5 A site location plan is reproduced overleaf.

[1] Kirklees Council ref. 2015/91153 and 91154



Map 1. OS location plan. NTS

2.5 Photographs of the application site and a copy of the listing description are attached at Appendix 2.

2.6 As discussed later the buildings special interest can be attributed to its architectural value as a well-preserved example of a late 19th century villa reflecting local vernacular characteristics and its historic value associated with an important local industrialist and civic leader and is illustrative of the architectural style favoured by the broader class of 19th century West Riding "new rich" cloth manufacturers.

2.7 Section 5.0 of this Statement considers the special interest of the building in more detail while Section 6.0 assesses the impact of the proposals on this special interest.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed development entails the conversion of the existing non-medical centre into seven apartments on two floors within the existing planform. The only external alterations are the removal of the existing, modern conservatory and replacement of the opening from the main building into the conservatory with an external door and removal of redundant metal fire escapes and doors.

3.2 The existing hardstanding to the side and the rear of the Cote Royd House would be retained as car parking and there would be no changes to the existing access arrangement off Halifax Road

3.3 The existing outbuilding at the rear of the property is not included in the current proposals.

4.0 LEGISLATION, DEVELOPMENT PLAN POLICY AND GUIDANCE

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise.

4.2 For the purposes of decision making on this site, the Development Plan is the Kirklees Local Plan (adopted February 2019) and the relevant policy is Policy LP35 Historic environment which seeks to ensure that development proposals affecting a designated heritage asset should preserve or enhance the significance of the asset, or where there is harm that that this is clearly outweighed by public benefits. Similarly, proposals which would remove, harm or undermine the significance of a non-designated heritage asset, or its contribution to the character of a place will be permitted only where benefits of the development outweigh the harm. More generally, 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.

4.3 The Planning Listed Buildings and Conservation Act 1990 imposes a duty on local authorities in considering whether to grant listed building consent to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. There is a similar duty in respect of In considering whether to grant planning permission. In conservation areas, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

4.4 National Planning Policy Framework 2024 (the Framework) includes policies relating to heritage assets and states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

4.5 'Conservation' is defined in the Framework as the process of maintaining and managing change to a heritage asset in a way that sustains and where appropriate enhances its significance.

4.6 Paragraph 210: "*In determining planning applications, local planning authorities should take account of:*

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness."

4.7 Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

4.8 When considering the impact of a proposed development on the significance of a designated heritage asset paragraph 212 says that "*great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*".

4.9 Paragraph 213 says that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), "*should require clear and convincing justification. Substantial harm to or loss of:*

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*"

4.10 The Framework makes a distinction between substantial and less than substantial harm. Paragraph 214 states that where proposed development will lead to substantial harm to (or total loss of) the significance of a heritage asset, local authorities should refuse consent, unless it can be demonstrated that substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm. Paragraph 208 says that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the

public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.0 SPECIAL INTEREST OF COTE ROYD HOUSE

5.1 The list description copied in appendix 1 records that Cote Royd House was built in 1874 for Wright Mellor, 1st Mayor of Huddersfield, and then 1st Alderman. He was born on 29 March 1817 in Salendine Nook, Lindley, the son of woollen manufacturer James Mellor whose business he inherited. As well as his business interests he was involved in numerous civic and charitable endeavours.

5.2 Cote Royd is a typical and unexceptional Tudor-revival villa which was the predominant style of domestic architecture in the United Kingdom in the latter half of the 19th century. It is based on revival of aspects that were perceived as Tudor Architecture, but in West Yorkshire it usually took the style of English vernacular architecture of the Pennines.

5.3 George Sheeran in Brass Castles: West Yorkshire New Rich and Their Houses 1800-1914 has explored how the West Yorkshire families who grew rich through commerce and industry during the Industrial Revolution used their newly acquired wealth to build houses and gardens that were markedly different from those of older landed and commercial families. He has argued that the plain Tudor-revival revival style was especially suited to the religiously pious "new rich" who wanted to display their new found wealth and status but temper it with a plainer style relative to the earlier and more ostentatious Gothic revival.

5.4 The footprint of the house is simple but has the appearance of complexity due to the projecting double gables to the west garden elevation and the asymmetry to the south entrance elevation. The classical double-pile plan form of the house contradicts the apparent complexity of the massing, the rooms retaining their original walls and proportions. The interior is relatively plain with only one room in the centre of the garden elevation leading to the conservatory showing any notable scheme of decoration, although most of the principal rooms retain plaster cornices.

5.5 The conservatory is a negative feature considered harmful to the building's special interest.

5.6 The historic Ordnance Survey maps in Appendix 3 show that the plot boundaries of Cote Royd House have not changed significantly since the first series, but the rear of the plot has been hived off for a development plot.

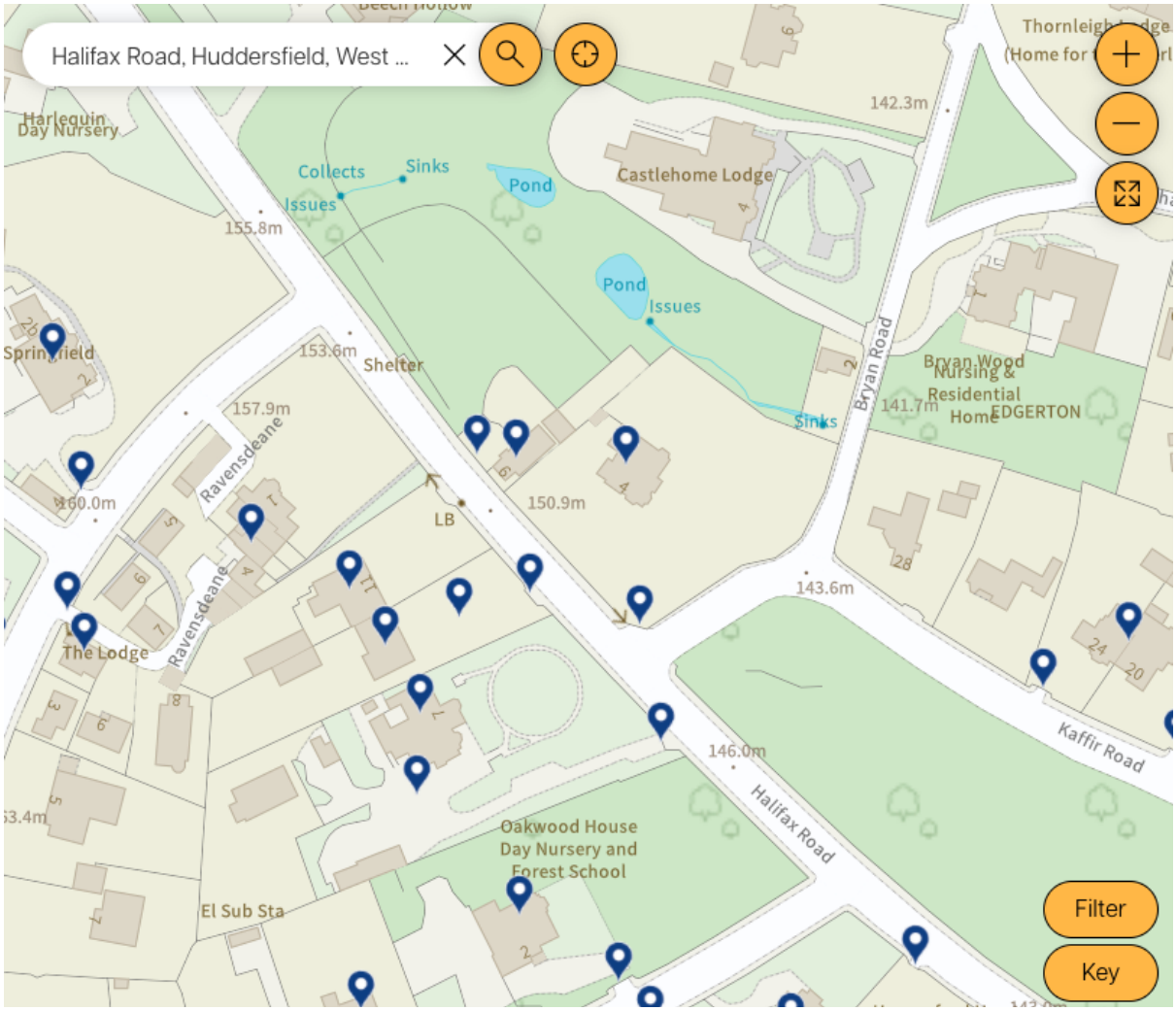
5.7 The extensive hardstanding to the side and rear of the house is modern and a negative element in its setting. By contrast, the garden to the west of the house with its terrace, raised circular planting bed and thick boundary planting are original and a positive feature in the listed building's setting, as is the corner access drive framed by stone gate piers. The footprint appears to be largely intact apart from the large, modern conservatory attached to the garden elevation which is a negative addition.

5.8 Applying the heritage values set out in Historic England's Conservation Principles, Policies and Guidance (2008), the special interest of can be summarised as the following:

- Architectural value: Cote Royd House is a well-preserved example of a late 19th century Tudor revival-villa reflecting local vernacular characteristics.
- Historic value: Cote Royd House is associated with an important local industrialist and civic leader (Wright Mellor) and is illustrative of the architectural style favoured by the broader class of 19th century West Riding "new rich" cloth manufacturers.

6.0 SETTING OF NEARBY HERITAGE ASSETS

6.1 Cote Royd House sits in a cluster of listed buildings shown in the extract from the Historic England National Heritage List below which are contemporary with the application site and have group value or a collective setting as a mature mid to late Victorian suburb which contributes to their special interest.



Map 2. Extract from Historic England Heritage List

7.0 CHARACTER AND APPEARANCE OF EDGERTON CONSERVATION AREA

7.1 The application site is in the core of the Edgerton Conservation Area. The Conservation Area Appraisal describes the general character of the area as "*predominantly that of a leafy Victorian residential area, with large, architecturally interesting, detached buildings set in generous grounds. The mature trees, shrubs and hedges in the private gardens, partially screen the buildings and create a sense of open space.*"

7.2 The Conservation Area Appraisal divides the conservation area in several Character Areas. Cote Royd House is in Character Area 1 which is described as "*the core of the Conservation Area, and includes land on the northern and southern side of Halifax/Edgerton Road*".

7.3 Addressing the grain of the area, the appraisal says that "*The largest properties [like Cote Royd House] are laid out along the Halifax/Edgerton Road, set in generous gardens or parkland, often with separate entrance lodges. Although these buildings are often screened from view by trees and mature landscaping within the curtilage, their presence is indicated from the public highways by structures such as stone garden walls and lodges. Historically, the relatively low density of development*".

7.4 The appraisal notes that all the historic buildings within the character area are constructed with natural stone walls, a pitched roof covered with either natural stone slate, blue slate or tiles and timber sash or casement windows. The stonework like Cote Royd House often incorporates architectural detailing, particularly at the eaves and around openings.

7.5 Cote Royd House is shown as a building which makes a positive contribution to the conservation area on the character area map. The modern development behind the house is shown as making a negative contribution.

7.6 The Management Plan section of the appraisal set out policies to preserve or enhance the conservation area. The Land Use policy says that the character of the Conservation Area relies upon the existing pattern of land uses and major changes to these land uses will affect this character. It seeks to resist minor changes that affect the character of the conservation area.

8.0 IMPACT OF DEVELOPMENT ON HERITAGE ASSETS

8.1 There are proposed internal changes to the listed building with external changes limited to the removal of the conservatory, with no changes to its curtilage. It follows that there will be no impact on the setting of the listed building or the settings of the listed buildings in the vicinity and the Edgerton Conservation Area from the physical changes.

8.2 Insofar as the proposed conversion to apartments which in use term is closer to the original use as a residential villa, the proposal will have a beneficial impact on the listed building, the setting of nearby listed buildings and the conservation area.

8.3 The internal changes result from the conversion of the building into residential use. The major changes are to the service wing, the internal arrangement of which does not contribute to the special interest of the listed building. The approach to the conversion of the principal rooms on the ground floor and first floor is 'light touch' fitting the apartments within the existing layout with little demolition proposed.

8.4 There are some alterations resulting from the introduction of bathrooms and subdivision which will have a minor adverse impact at the lower end of "less than substantial" harm. Further details will be required of junctions with walls and ceilings, and drainage runs as the proposal is developed in more detail but it is expected these will be secured by way of planning condition. It should be noted that the ground floor room with the canted bay facing the garden elevation in apartment 1 will not be impacted by the proposal.

8.5 Some doors are also proposed to be blocked which can be mitigated, by expressing the original opening through a set back of the infill panels and retaining the appearance of doors from the external spaces.

8.6 The removal of the modern conservatory and redundant fire escapes and doors which are negative features of the listed building discussed above, will be an enhancement of the significance of the heritage asset. Further details of the remediation of the flashing junction of the conservatory following its removal and changes to the doorway to the conservatory from an internal door to an external door can be secured by planning condition.

9.0 CONCLUSION

9.1 The proposed residential conversion will not impact on the curtilage of the listed Cote Royd House or its external spaces and therefore there will be no impact on the setting of the listed building or the setting of the listed buildings in the vicinity and the Edgerton Conservation Area from the physical changes.

9.2 The minor "harm" to the interior of the listed building is considered to be outweighed by the heritage benefit of introducing a residential use which is closer to the original use than the existing use and securing a sustainable new use as well and the heritage benefit resulting from the removal of the modern conservatory from the garden elevation and redundant fire escapes and doors.

9.3 Overall, the proposal conforms with the Kirklees Local Plan which seeks to conserve and enhance the district's historic assets which contribute to the distinct identity of Kirklees.

9.4 It also conforms with sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires decision makers to have special regard should be had to preserving the special interest of the listed buildings, including its setting, and preserving or enhancing the special architectural or historic interest of conservation areas.

9.5 It also meets the requirements of National Planning Policy Framework, December 2024 guidance which says that development proposals that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

9.6 Accordingly Planning and Listed Building Consent should not be withheld for this reason.

APPENDICES

APPENDIX 1

List description of Cote Royd House

HALIFAX ROAD 1. 5113 (South Side) Edgerton No 7 (Cote Royd) SE 1217 27/617 II GV 2. 1874. Built for Wright Mellor, 1st Mayor of Huddersfield, and then 1st Alderman. Rock-faced stone. Ashlar dressings. Pitched fish scale slate roof. Coped gables on cut kneelers. Ball finials. 2 storeys and attics. Front has 3 ranges of chamfered mullioned sashes with hoodmoulds (2-light on 1st floor, 3-light on ground floor), of which south one is gabled and has 2-light pointed arched window with bar tracery and hoodmould in gable end. Ground floor at north end breaks forward and is crowned by foliate frieze and parapet, both of which are continued round porch. Moulded 2-centred arch to porch with hoodmould and figurative label stops. 2 steps up, with pointed arched parapet, ending in octagonal piers with shallow caps. Garden front has 2 large gables, each with 2-light window with bar tracery and hoodmoulds, and one small one between. East bay has one storey semi-circular bay with foliage cornice and parapet ornamented with blind quatrefoils. Centre bay has canted 1st floor window with hipped stone roof. West bay has 2-storey canted bay with crenelated parapet, and some of blind tracery between storeys. Another 1st floor oriel to rear, with crenelated parapet.

APPENDIX 2

Photographs of site

(All photographs credit Bramleys Estate Agents)



Photo 1. Aerial of garden facing elevation showing conservatory proposed for removal



Photo 2. Main entrance



Photo 3. Side and rear elevations



Photo 4. Principal ground floor room

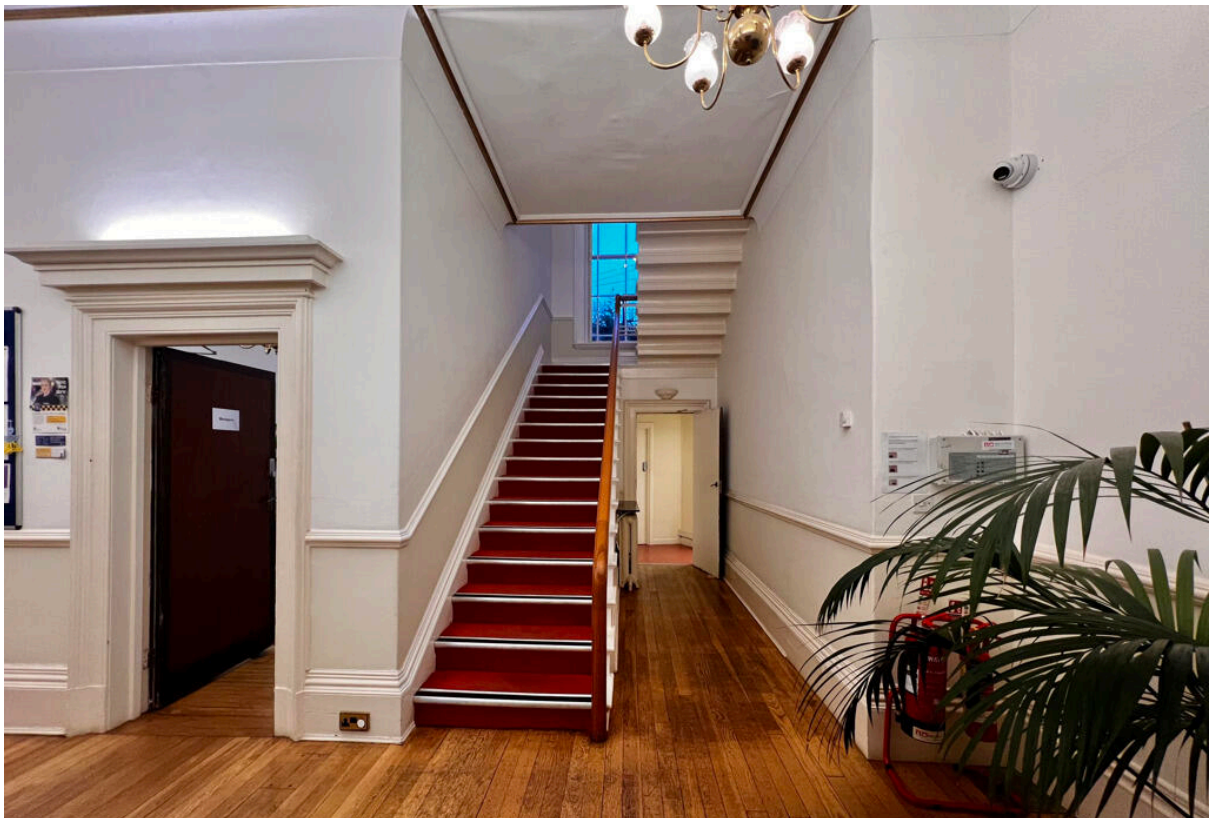


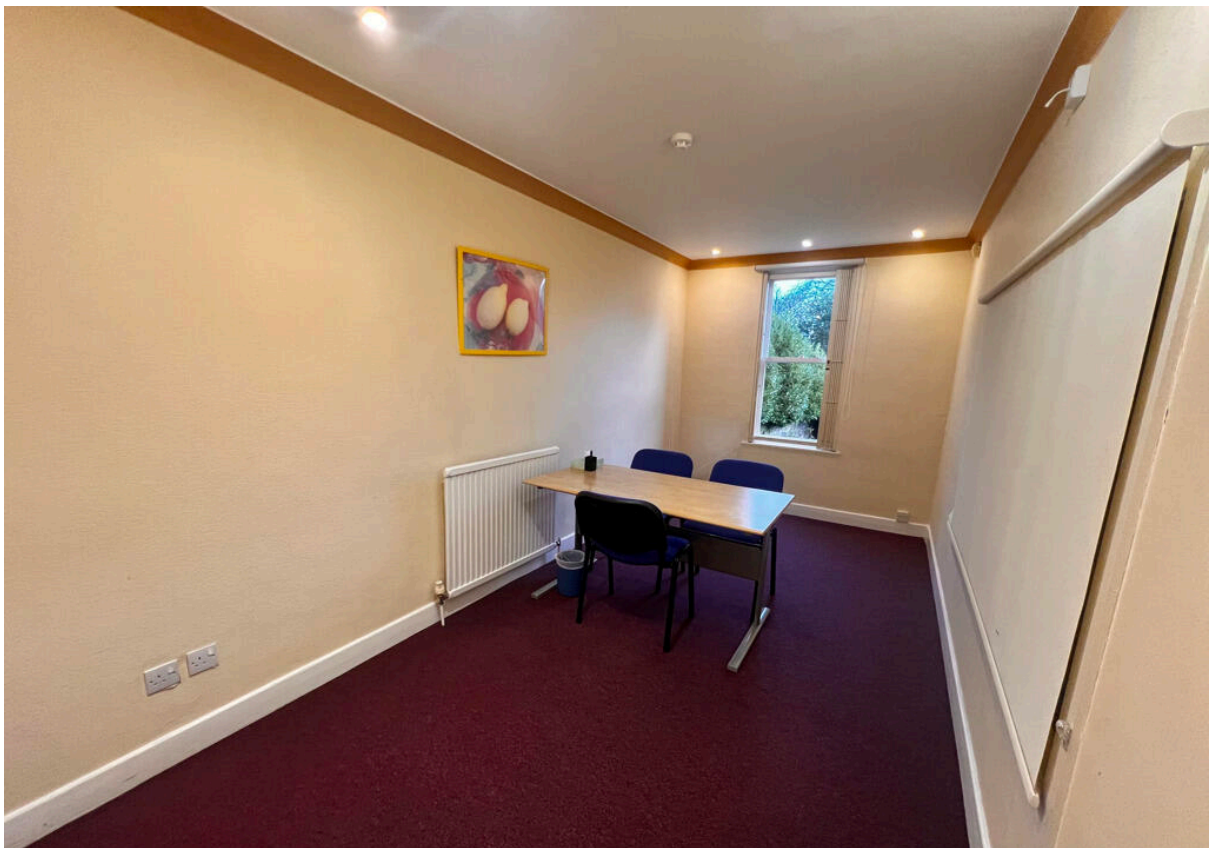
Photo 5. Main staircase



Photo 6. Ground floor office



Photos 7 and 8. Typical first floor rooms





Photos 9 and 10. Typical second floor rooms





Photo 11. Front garden



Photo 12. Conservatory

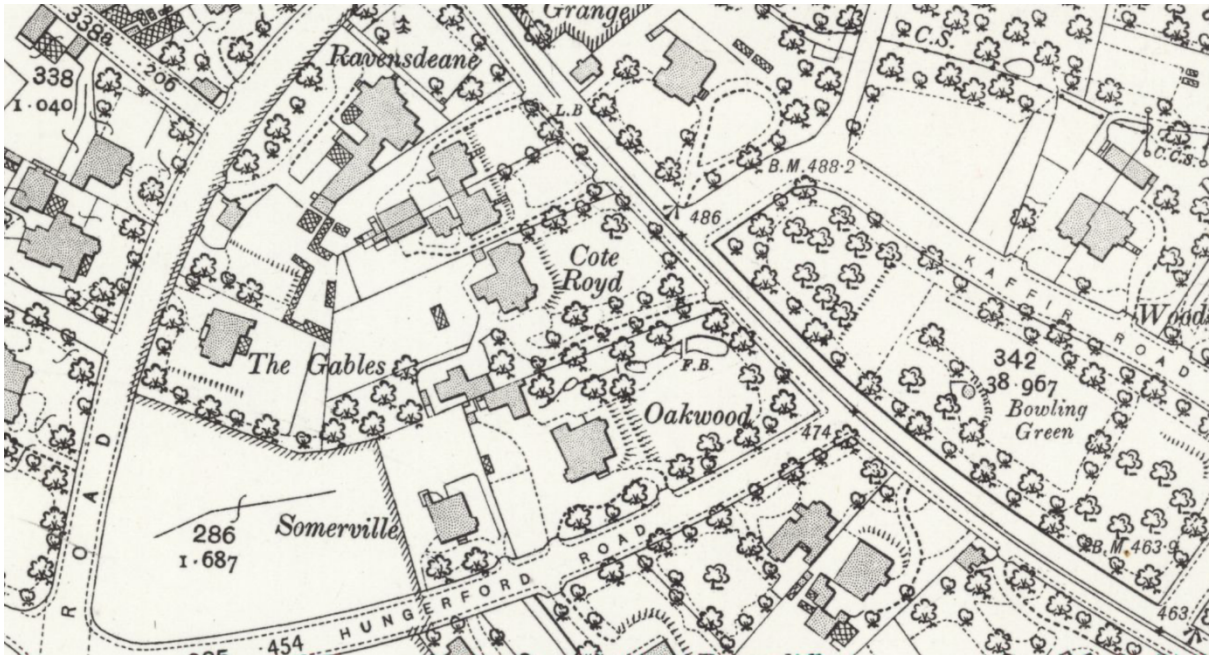


Photo13. Conservatory showing existing door opening into main house

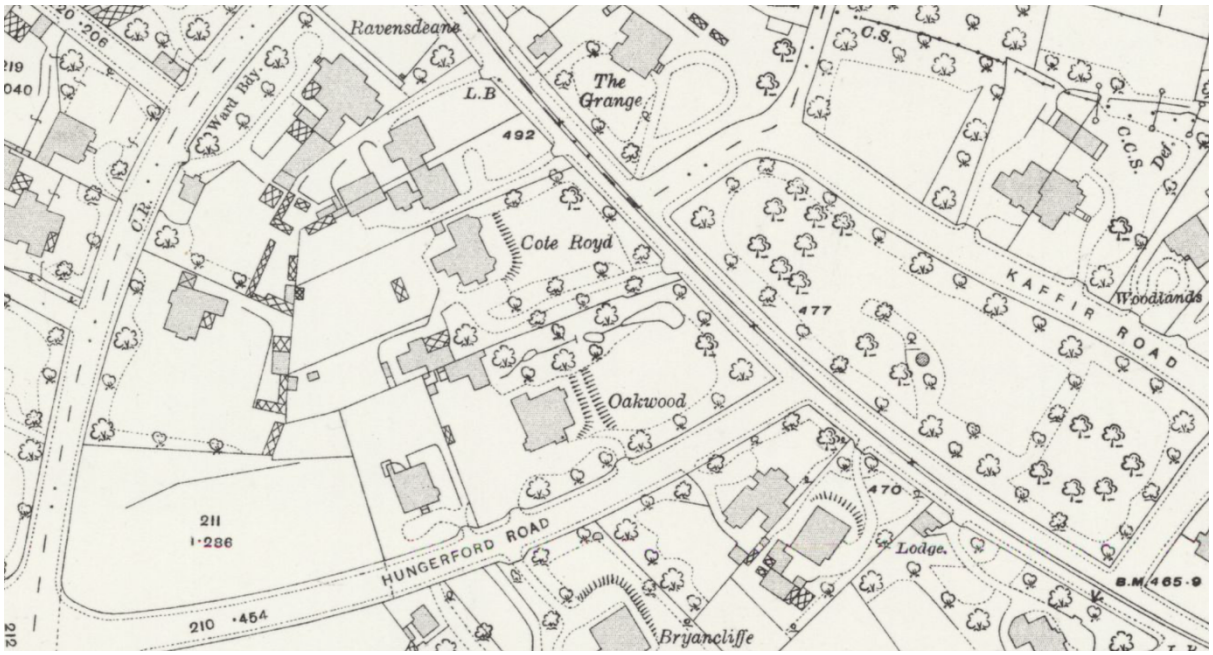
APPENDIX 3

Historic OS maps

(Source: National Library of Scotland)



Map 3. 1907 OS map



Map 4. 1918 OS map



Map 5. 1961 OS map