Design and Access Statement

Proposed Redevelopment of Cote Royd House

7 Halifax Road, Edgerton, Huddersfield, HD3 3AN

Conversion to 7 Assisted Living Apartments with Staff Facilities

1. Introduction

This Design and Access Statement has been prepared in support of a planning and Listed Building Consent application for the conversion and redevelopment of Cote Royd House, 7 Halifax Road, Edgerton, Huddersfield, HD3 3AN, to provide 7 assisted living apartments together with associated staff facilities.

The proposal seeks to secure the long-term viable use of the building through a sensitive residential care-led conversion which preserves the character and significance of the heritage asset whilst providing high quality accommodation for residents requiring assisted living support.

The development has been designed to work sympathetically within the existing building envelope, retaining the principal architectural features of the property and making use of the existing main entrance and circulation arrangements wherever possible.

2. Site Context and Historical Background

Cote Royd House is a substantial detached Victorian property located within the Edgerton Conservation Area in Huddersfield. The building is Grade II Listed and occupies a prominent position on Halifax Road within an established residential and institutional setting characterised by large historic villas and mature landscaping.

Originally constructed in 1861 as a private dwelling in the Gothic architectural style, the property was enlarged during the 1870s. The building retains significant architectural and historic interest through its stone construction, steep roof forms, decorative detailing, mullioned windows and formal appearance.

Historically, the building remained in residential use until the Second World War, after which it was converted into a hotel. In later years it was converted again for healthcare-related uses, including use as a dental clinic (formerly Use Class D1) and more recently as psychiatrists' offices.

A former stable block positioned to the side of the principal building has also previously been converted for healthcare accommodation purposes associated with the site.

The building has therefore undergone a number of changes in use throughout its history whilst continuing to serve institutional and community functions. The proposed assisted living use represents a continuation of this established pattern of occupation and provides an appropriate and sustainable long-term use for the heritage asset.

3. The Proposal

The proposal comprises the internal conversion of the existing building to provide:

- 7 assisted living apartments;
- Associated staff facilities and support accommodation;
- Shared circulation and ancillary areas;
- Retention and reuse of the existing principal entrance;
- Minimal external alterations necessary to facilitate the new use.

The development has been carefully considered to ensure the historic character and special architectural interest of the listed building are preserved.

The scheme focuses primarily on internal adaptation using the existing layout and spatial hierarchy of the building. Existing features of architectural significance, including principal staircases, entrance spaces, window openings and external elevations, will be retained wherever possible.

No substantial extensions or alterations to the principal elevations are proposed as part of the application.

4. Design Principles

Heritage-Led Design Approach

The overriding design principle has been to preserve and enhance the significance of the Grade II Listed building and its setting within the Edgerton Conservation Area.

The proposal adopts a conservation-led approach by:

- Retaining the existing form and appearance of the building;
- Preserving important historic fabric and architectural detailing;
- Minimising intervention to significant spaces;
- Avoiding unnecessary alterations to principal elevations;
- Ensuring any required alterations are sympathetic and reversible where possible.

The continued occupation and active use of the building is considered essential to securing its long-term preservation.

Scale and Massing

The proposal does not materially alter the scale or massing of the existing building. The external appearance of the property will remain substantially unchanged, ensuring the development continues to sit comfortably within its historic surroundings.

Layout

The assisted living apartments have been designed around the existing building configuration in order to minimise structural intervention and retain the character of the internal spaces.

Staff accommodation and support facilities are integrated discreetly within the building to ensure effective management and resident support while maintaining a domestic and residential environment.

Appearance and Materials

Existing external materials including natural stonework, roof coverings and architectural detailing will be retained and repaired where necessary using matching traditional materials and appropriate conservation techniques.

Any new insertions or alterations required to facilitate the proposed use will be designed to remain visually subordinate to the historic building.

5. Heritage and Conservation Considerations

Following the conclusions of the heritage statement, it is proposed that no works will be done to the main street and entrance facades. The less important facades to the side and rear will be improved by removal of redundant metal fire escapes and doors.

6. Access Statement

Inclusive Access

The development has been designed to provide safe, convenient and inclusive access for residents, staff and visitors.

The proposal will continue to utilise the existing principal entrance to the building, thereby maintaining the historic approach and legibility of the property.

Internal layouts will be arranged to support assisted living requirements and ease of movement throughout the building.

Vehicular Access and Parking

Existing vehicular access arrangements from Halifax Road will remain unchanged. Existing parking and servicing arrangements associated with the current healthcare use are considered appropriate to serve the proposed assisted living accommodation and staff facilities.

The proposed use is expected to generate traffic movements comparable to, or potentially less intensive than, the existing and historic healthcare uses associated with the site.

Pedestrian Access

The site benefits from established pedestrian access routes and is located within reasonable proximity to local services, public transport routes and community facilities.

Safety and Security

The building will benefit from managed occupation and on-site staff presence, contributing positively to the security and ongoing maintenance of the property.

7. Sustainability

The proposal represents a sustainable form of development through the reuse and adaptation of an existing historic building.

The retention and refurbishment of the existing structure significantly reduces embodied carbon associated with demolition and new construction.

The continued use of the building also supports the preservation of a valued heritage asset and contributes positively to the social infrastructure of the area through the provision of specialist accommodation.

8. Conclusion

The proposed conversion of Cote Royd House to provide 7 assisted living apartments with associated staff facilities represents a sensitive and sustainable redevelopment of an important Grade II Listed building within the Edgerton Conservation Area.

The scheme has been carefully designed to preserve the architectural and historic significance of the building whilst securing its ongoing viable use.

The proposal:

- Respects the character and appearance of the listed building and conservation area;
- Retains the principal historic features and form of the property;
- Provides an appropriate and beneficial re-use of the building;
- Delivers specialist assisted living accommodation in a sustainable location.

It is therefore considered that the proposal accords with national and local planning and heritage policies and should be supported.