

Heritage Statement

Property: 26 West View, Paddock, Huddersfield, HD1 4TX

Proposal: Installation of Hypervolt Home 3 Pro 7Kw Type 2 tethered EV charger.

Listing Status: Grade II listed. Historic England list entry number: 1066613

<https://historicengland.org.uk/listing/the-list/list-entry/1066613?section=official-list-entry>
(see full Official List Entry document attached).

1. Introduction

The building is Grade II listed and therefore, in accordance with paragraph 206 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.

This Heritage Statement supports a listed building consent application for the installation of a Hypervolt Home 3 Pro 7Kw Type 2 tethered EV at 26 West View, Paddock, Huddersfield, HD1 4TX. The purpose of this installation is to support the transition to low-emission transport while ensuring that any works are sensitively managed in line with the building's historic and architectural significance.

2. Significance of the Heritage Asset

26 West View forms the larger part (along with number 28) of what was formerly Edge House. Built in 1839 (architect unknown) in a late-Regency or 'Adelaidian' style, with a south-facing elevation faced in ashlar stone, with a parapet, and a porticoed former main entrance. The building was sub-divided, and built on to, at some time in the 20th century. The property is significant for being at the centre of the Thornton v Ramsden case of 1862 in the House of Lords, in which ordinary householders first asserted their right to property ownership in opposition to the estate of Sir John William Ramsden.

In the publication *Discovering Old Huddersfield, part 5* Huddersfield Local History Society devotes a discrete section to the property entitled *Edge House & the Tenants' Right Question*. and describes it as follows:

"Although by no means extraordinary in size, appearance and style, Edge House must, nevertheless, be considered one of Huddersfield's historic houses for the part it played in the bitter argument between landlord and tenants known, in the 1860s, as the Great Tenant Right Question." (P.51)¹

3. Proposed Works

The proposal is to attach a Hypervolt Home 3 Pro 7Kw Type 2 tethered EV charger to the wall of the north-facing rear elevation of the property. Its dimensions are 243mm width, 328mm height and 101mm depth. The manufacturer's technical specification datasheet showing the dimensions and appearance of the charging unit can be consulted at <https://hypervolt.co.uk/en-GB/products/home-3-pro/tech-specs>. It is housed in a black casing.

¹ Gordon & Enid Minter (2002) *Discovering Old Huddersfield, part 5*. Huddersfield Local History Society.

There will be no other alterations made to the interior or exterior of the property.

The design principles follow standard practice.

The contractor Coretech Electrical Services Ltd., Unit 6-7, Brockholes Industrial Park, Brockholes, Holmfirth HD9 7BN, is accredited under the MCS (Microgeneration Certification Scheme) and NICEIC (National Inspection Council for Electrical Installation Contracting) and is an accredited OZEV EV installer.

4. Impact Assessment

The installation of the EV charger will have minimal impact on the significance of the listed building due to the following mitigation measures:

- **Location:**
The unit will be installed on the North-facing elevation near ground level where visual impact is limited, and not visible from any public highway.
- **Reversibility:**
The charger and associated fixings can be removed with minimal intervention, leaving the stonework largely untouched.
- **Preservation of fabric:**
Fixings will be made into mortar joints rather than stone to avoid permanent alteration or damage.
- **Sensitivity:**
The householder is a member of the UK Listed Property Owners Club and is personally committed to the preservation of the historic and aesthetic qualities of the property within the context of developing household technologies.

5. Justification

The proposal is consistent with the Kirklees Local Plan LP) and the National Planning Policy Framework (NPPF) favouring sustainable development (LP26, NPPF para 168) and the historic environment (LP 35, NPPF paras 207 & 208).

Moreover, the latest guidance from Historic England makes specific reference to Electric vehicle charging points

“Domestic off-street electric vehicle charging points will generally be acceptable. The demand for off-street vehicle charging points is likely to increase significantly as more electric vehicles are manufactured. In the majority of cases, charging points can be accommodated without harm to special interest provided they are located in discreet places”. (p. 33)²

The approach balances sustainability goals with the need to protect the character and fabric of the listed building. The EV charger is essential for future-proofing the property and supporting environmentally responsible living without compromising its heritage value.

Kirklees Council is working in partnership with the West Yorkshire Combined Authority to deliver the Kirklees Innovative Electric Vehicle programme. The programme aims to encourage and support people to consider and start using an electric vehicle, and to make it easier for Kirklees residents and businesses to charge and run an electric vehicle.

² Historic England 2026 *Adapting Historic Buildings for Energy and Carbon Efficiency: Historic England Advice Note 18 (HEAN 18)*. Swindon. Historic England.